

VARIANCE CRITERIA

Respond completely and fully to all 6 criteria listed below to demonstrate that the request meets the standards of Seminole County Land Development Code Section 30.3.3.2(b) for the granting of a variance:

1. What are the special conditions and circumstances that exist that are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?

There is a natural area including a stream that widens into a pond with a natural wooded area across the pond that abuts our rear yard. The rear yard is only 25' deep before the natural easement begins.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

The stream/pond and natural area existed prior to the house being built in 1982. We acquired the property in 2021.

3. How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?

Neighboring houses next to us on the north side and 3 houses down to the south side have screen enclosures that extend closer to the rear property line than we are proposing.

4. How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

As stated previously, neighboring houses next to us on the north side and 3 houses down to the south side have screen enclosures that extend closer to the rear property line than we are proposing. They and most of our neighbors have screened in areas and are able to enjoy the outdoors without the nuisance of biting bugs and other critters who are drawn to the waterway and thus our backyard. Also, the multitude of squirrels in our rear yard have demolished cushions on our patio and will continue to do so unless we are able to screen in the area and keep them out.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

Less than the 5 foot variance would make it hazardous for a 73 and a 76 year old couple to move around the outdoor furniture without tripping.

6. How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?

The granting of the variance and building of the proposed screen room would promote a more pleasing appearance, yet not interfere with the neighbors' view of the waterway and natural area in our rear yards. All of the homes in Deer Run Unit 5 are 1 story, so no one would have their view impaired by the roof. There are no properties abutting the rear of the yard as there is a waterway and natural area, so it will not infringe on any neighbors to the rear