

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?

We are requesting a modest 8' screen room with an insulated roof to protect our family from the sun's harsh ultraviolet rays, heat and insects. The 25' rear setback would prevent this reasonable request. Most homes have 15' rear setbacks.

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

The rear setback of 25' seems unnecessarily generous, as the utility easement is only 7.5'. We currently have a screen enclosure extending 17' from the house, which would be replaced with the proposed screen room with a modest 8' extension.

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?

No special privilege would be conferred due to the proposed aluminum structure would be built upon pavers within the parameters set by the zoning district.

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?

If the application was denied, the applicant would be denied the same rights commonly enjoyed by other properties since the proposed structure it to be built with no new fill or lot grading which could impose additional runoff onto nor impede runoff from adjacent properties.

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

We are requesting that the 25' rear setback be changed to 17' so that an 8' screen room can be installed for reasonable family use. 17' is the minimum variance that would make the reasonable use of the land possible, as the entire back yard is 25' and the 25' setback would prevent use.

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?

Granting the variance would 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 as the proposed structure is to be built on proposed pavers and would not affect any other pre-existing grades or structures, and has a much smaller footprint than the existing screen enclosure.