

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 HAVE A VERY TIGHT CORNER LOT THAT BACKS UP TO THE 9TH HOLE OF THE HATHAWAY CC. HATHAWAY HOA HAS GRANTED APPROVAL TO MOVE FORWARD.

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

WE WERE UNAWARE OF THE 20' SETBACK WHEN WE PURCHASED THE HOME. OUR HOME SITS AS 25' AND THAT LEAVES NO ROOM TO USE OUR BACKYARD.

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?

WE ARE ALREADY ALLOWED A 10' SETBACK FOR A POOL. WE ALSO HAVE NEIGHBORS THAT ALSO BACK UP TO THE GOLF COURSE WITH BUILDING STRUCTURES WITHIN THE 20' SETBACK.

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?

POOL SCREENS, BUILDINGS AND POOLS ARE ALLOWED FOR OTHER HOMEOWNERS IN THE DISTRICT. WE WANT TO BE ABLE TO ENHANCE THE VALUE AND AESTHETIC OF OUR HOME.

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

WE WANT TO PROVIDE SHADE FOR A KITCHEN AREA THAT DOES NOT REQUIRE A VARIANCE.

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?

THIS REQUEST WILL ENHANCE THE LOOK OF THE PROPERTY AND INCREASE ITS VALUE.