

## VARIANCE CRITERIA

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which 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.

The screen room is installed on an existing concrete slab which was installed during the original construction in 1992, which is a specific condition that distinguishes my property.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

The concrete slab was part of the original construction and was not added by me after the fact.

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

The requested variance is necessary for the reasonable use of my property and is not an undue advantage that would confer any special privilege that is denied to other properties in the same zoning district.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

If the setback requirement is strictly enforced, it would limit the reasonable use of my existing concrete slab for a screen room, creating a space which would be under utilized on my property.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

The setback reduction to 6 feet is necessary for constructing the screen room while still maintaining a functional outdoor space. The screen room will remain within the confines of the existing concrete slab.

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

The variance will allow for a screen room which will enhance the currently under utilized outdoor space, thus enhancing my property.