

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 requested 10' rear setback from the rear fence on the back side of my property is being requested because we would like to place the structure in the center of the patio to provide the most shade and look centered on the patio.

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

The location of the patio was selected to be in compliance with setback requirements of the septic tank & drainfield. The patio is much further away from the septic & drainfield than the minimum setback requirements.

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 structure is esthetically pleasing, well manufactured, will be properly anchored, professionally installed and will not be an encroachment on any neighboring property.

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.

This is the best, most fitting location for this structure to provide shade our property. Many other neighbors have similar structures.

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

The location of the paver patio makes the 30' setback from the rear fence impossible and would place the structure over the septic tank.

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 structure is esthetically pleasing, well manufactured, will be properly anchored, professionally installed and will not be an encroachment on any neighboring property.