

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?

The special condition of the structure involved pertains to the construction of engineered footers that are encroaching with the municipality's set back of 20'.

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

The special conditions are that there is 20' from rear yard set back of property to the house footprint. The 24" depth pergola is same depth as the approved pool deck.

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?

By granting this variance would allow me to utilize and beautify my back property as has been done for many other homeowners. This project has already passed and been approved by the HOA. In our area many homeowners have screen enclosures very close to their property lines. We are only asking for the same accommodation allowed to pool screen enclosures and approved by the association.

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?

Same answer provided earlier

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

This request would be adding to an area that is already occupying within the 20' set back.

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?

same answer as #3