

## 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 backyard has been specifically designed as a recreational area for children & adults (including elderly), which includes the installation of a parabola (screen room) structure and to protect everyone from the Florida environmental conditions (such as high temperature, frequent rain, etc.). The addition of an insulated roof is necessary to make the space more usable and safer for children to play. Due to small size of the lot, I have a very small backyard (only 20' deep after leaving 10' easement as required by county) and I need to make the best use of every space available for my family recreation. Additionally, almost 6' is blocked by the AC unit, which is installed also at the back of the home, leaving the usable width of only 34'. And I also need to install the playset (slides, etc.) for my small kids for there activity and recreation. And any good playset has dimensions of approx. 14' x 18'. So, for me to have a reasonable space for the screen room (14'x20') and still be able to install the playset (15'x20' on side of screen room) for my kids, I need to extend the screen room 20' behind my lanai (and 14' wide) and leaving 19' x 20' space on the side of the screen room, while still respecting side (5') drainage and back (10') landscape buffer easements. And I would also need to keep some walking space behind the playset for adequate movement of personnels. Hence, I am only left with the proposed option to have a screen room on one side of the backyard and playset on the other side. Please refer additional sketches for reference.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?  
The special conditions and circumstances are due to (1) the small size of the backyard, (2) the 10' easement that I need to keep at the back of my lot and (3) lastly the natural environment of Florida (high temperature, request rains, etc.) are not caused by the applicant.

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?  
Granting the variance would not provide any unique advantage to the applicant. It is a reasonable request to allow for a safer and more functional recreational space for children, similar to enclosed patios or other outdoor structures commonly found in the 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?  
A strict interpretation of the zoning regulations would prevent the installation of the insulated roof, which is essential to protect children and provide them with needed recreation and playset space. Denial would limit the backyard's functionality and create unnecessary hardship, as the area would remain underutilized.

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

The variance request is limited solely to the addition of an insulated roof, which is the minimum modification required to ensure the space is usable for its intended purpose including safe and enough play area for kids.

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?

The insulated roof will not alter the character of the neighborhood or affect surrounding properties. Instead, it will enhance the functionality of the backyard while maintaining aesthetic harmony with other structures (Lanai). The modification will promote safety and wellness, especially for children, without causing any harm to the public welfare. Consent & Approval from the neighbors have been secured and their permissions are attached.