

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?
 - Home is built farther into the lot than other homes on the street.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
 - Current H/O Purchased home that was already built into the 30' rear setback.
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?
 - Structure will not be further into the setback than what the House has been at since the 60's
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?
 - H/O would like to enjoy the backyard and fresh air without insects and debris as well as protection from the direct sun.
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
 - The proposed Screen Room will have the same setback that the residence currently has had for many years.
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?
 - Rear neighboring Properties have been acquainted to the homes current setback for years, having the screen room structure at the same setbacks would not be intrusive to the public welfare