

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 property at 619 Tuskwilla Point Lane sits on 0.21 Acres of land. The back of the house is capable of handling a 15' x 26' Screen enclosure for the purpose of Entertainment & Personal use.

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

Special conditions stem from the 1980's construction of my house. The screen enclosure is to provide an extra functional room.

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.

Granting of the variance to 390 Sq. Ft Screen enclosure. Several homes in my community have screen enclosures also. To help keep the area & neighborhood from being a nuisance.

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.

It would only deprive me of having the right to enjoy if it wasn't approved. The H.O.A has given their approval.

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

The variance to install a 390 Sq. Ft Screen enclosure in the back of the home as confirmed by the survey for 619 TUSKWILLA PT LANE.

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.

Granting the variance to install a 390 Sq. Ft Screen enclosure 15' x 26' w/ one door in the back of the home as confirmed by the survey for 619 TUSKWILLA POINT LANE.