

## 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.  
Property line angles back towards rear of lot, which puts the N/E corner of the house close enough to require proposed variance request.
2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner. Home was built in 1976. Current Homeowner purchased 2 years ago.
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.  
Homeowner wishes to enjoy outdoor kitchen out of direct sunlight as other neighbors do.
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.  
Homeowner just wants enough shaded area to stay out of direct sunlight while utilizing outdoor kitchen.
5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure. The 5 foot request only leaves 1 foot inside setback required for aluminum roof over outdoor kitchen. Total solid roof will be 6 ft. wide and 12 foot deep.
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 only neighbor that would be closest to said encroachment Signed a letter of approval. Encroachment not seen from street.