

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?
 - Due to the Shape of the Lot being on a curved street, the property lot decreases width to the rear of the property lot.
2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
 - Pool Enclosure has been in place since 2004 - Current Homeowners purchased property in 2015. Not looking to increase SQ FT but to replace what is currently existing.
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?
 - As this variance seeks relief based on unique and site-specific conditions, it is not considered a special privilege as the subject lot is irregular.
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?
 - As the structure has been approved and utilized over the last 21 years, the applicant would be deprived of the space that has been there for so long
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
 - Due to the size and shape of the waters edge, bringing in the walls of the pool enclosure to anything less than what's requested would restrict walkway access around the pool.
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?

Replacing this structure like for like SQ FT, would not diminish property values, hinder any access, or reduce neighborhood functionally as many other lots in this development have Pool Enclosures with a similar size, height, and shape.