

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 house was built closer to the rear yard setback than all other homes in his neighborhood.

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

The homeowner had no say as to the placement of his house.

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.

Considering most of his neighbors have solid roof enclosures in their back yard this homeowner wishes to do the same.

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.

The literal interpretation of the provisions of the zoning regulations do not allow the homeowner to build-out 13 from his home a covered-patio which would leave the patio susceptible to rain and other elements which may not allow the homeowner to enjoy his backyard.

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

The most common projection from the house wall for a screen room is over 12'. This homeowner is asking for 13'. Most design professionals do not go lower than this due to; comfortability, useability, and safety. These rooms offer homeowners and guests an area to enjoy each others company whilst also enjoying our great Florida Outdoors. Anything smaller would give a cramped feel and little room for furniture layout.

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 variance will allow the homeowner to enjoy his beautiful home and does not encroach on any easements and will further beautify and add to the value of his home. The structure will be between 2 private residences which is not seen or interfering with the public.