

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.

Built house is already 19ft away from property line.
There is a lake in the back.

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

Current screen room was damaged from a hurricane. Owner would like to repair and expand to avoid having the screen too close to the house walls.

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.

Screen will only reach the easement line. It won't go further into the lot.
The neighbors have pools at their back yard at the same or more distance.

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 backyard is already quite small. It is unfair to not allow for a walkaway space.
There are plenty of houses in the same street with pools and bigger screenrooms than the one we are requesting

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

The space will be use for a screenroom for a residential recreational area to be used by the owner.

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.

Neighbors already have pools in their backyard. Our screen room will be smaller than theirs
It won't look out of place.