

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?

The property has an existing residence with limited rear yard depth and existing setbacks that restrict the replacement of a 16x29 Insulate Patio roof. The configuration of the lot and the location of existing structure make it difficult to construct the patio cover.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

The special conditions are not the result of any action taken by the applicant. The home and lot configuration were established prior to current request. The applicant is simply attempting to improve the property with a code-compliant insulate patio cover.

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?

Granting this variance will not confer any special privilege that is denied (to) other property in the same zoning district. Similar patio covers exist in the area, and the request is consistent with residential improvements commonly permitted.

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?

A strict interpretation of the zoning regulations would prevent the reasonable use of the rear yard for a covered patio area, which is commonly enjoyed by other properties in the same zoning district. Denial would create an unnecessary hardship due to the specific lot layout.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

The requested variance represents the minimum necessary to allow construction of the 16x29 Insulate Patio roof. The structure has been designed to minimize encroachment while still providing functional coverage.

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?

The proposed patio cover will be attached to the existing home and constructed in compliance with building codes. It will not negatively impact neighboring properties, traffic, drainage or public welfare. The variance will be in harmony with the general intent of the zoning regulation.