

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 addition is intended to provide a safe, accessible living space for my elderly parents requiring hospital beds and a handicap accessible living space. The existing home layout and lot dimensions make it impossible to meet setback requirements while maintaining direct access and supervision. These conditions are unique to our caregiving needs and not typical of other homes in the zoning district.

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

The need for the addition arises from the medical and mobility limitations of the applicant's parents, which were unforeseen at the time of purchasing the home. The existing structure and lot configuration were established prior to this need and were not created by the applicant.

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.

The variance would not grant a special privilege but rather allow reasonable accommodation for caregiving. Other homeowners in similar situations would be eligible to request similar relief under the same criteria.

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.

Strict enforcement of the setback would prevent construction of an attached addition that meets accessibility standards and allows for direct caregiving. This would deprive the applicant of the ability to safely house and care for family members in need, which is a right commonly enjoyed by others.

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

The addition has been carefully designed to meet only the essential space requirements for accessibility and caregiving. It does not exceed what is necessary for reasonable use and is the smallest footprint possible to meet these needs.

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 addition maintains residential use and is in harmony with the neighborhood. It will not negatively impact adjacent properties or public welfare. In fact, it supports community values by enabling aging-in-place care within a family setting.