

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?

see attached answers

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?
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?
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?
5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?
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?

1. This house was constructed toward the rear of the lot leaving very little rear yard space. Hence the need for a deviation from the standard 25' setback. This is a proposal to add a screen room in the limited rear yard space. The house itself is inside the current setback.

2.

2. The location of house in relation to the rear and side yard was established before the home was purchased by the existing owner and no action on the part of the existing homeowner created the issue.

3. 3. The granting of a variance will afford no special privilege that has not already been provided to others in this same community. Other variances have been obtained.

4. 4. The strict adherence to the existing setback requirement (25') would make it impossible to utilize the rear yard space in a reasonable manner as it would not allow the addition of a screen room.

5. 5. The request is for a deviation of 12' feet off of the required 25' setback. We are asking for a new setback of 13' from the rear property line which is the smallest practical setback to utilize our rear yard space.

6. 6. The granting of this deviation will allow the construction of a room that is identical to others previously erected in this same community by others.