

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 current screened addition has a major design flaw which creates poor drainage, resulting in major leaks and water intrusion problems to the rest of the property.

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

The current screened addition was permitted and built back in 2010 which met the allowed rear setbacks at the time of construction. This was built by a construction company that did not consider possible issues with the design and water intrusion.

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 purpose of the variance would be to alter the existing structure which is already in place. We are not looking for additional privileges on setbacks, only the opportunity to alter the current building components of an existing permitted addition which would allow the repair of the current design flaw.

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.

If the current rear setbacks are enforced the homeowner would have to sacrifice a sizeable amount of square footage in order to repair a structure which was previously approved by the county through the permitting process. This square footage is vital to homeowner since its currently where she hosts, and spends precious time with her family. Additionally, losing square footage would negatively and unfairly impact her property value.

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

The requested rear 20ft setback variance will allow the alteration of the existing addition while maintaining the current footprint. This will ensure we can rebuild the existing addition while improving the design and bringing it up to current building codes.

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 existing structure to remain in the original location while correcting design flaws and improving the appearance. This will ensure that the property will not become injurious to the neighborhoods property values and remains on par with other properties.

Revised 2019