

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?

We would like to build a pool cabana but do not have the space to build it within being in the current setbacks

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

The placement of a pool built by a previous owner restricts where new structures can be built within the setback placed. We would like to build a pool cabana next to the pool that won't be in the drainage area towards the pond. Electrical panel is also right next to the area we are requesting

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?

Due to a sloped property that drains towards the pond on the right side, it would not be recommended to put the cabana anywhere other than the area requested

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?

Due to a sloped property that drains towards the pond on the right side, it would not be recommended to put the cabana anywhere other than the area requested

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 5-foot encroachment is the minimum necessary to allow for a functional structure while maintaining a safe distance from the property line

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?

We have met with neighbors and the head of the HOA and they have all approved what we would like to do