

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 rear yard property line is at an angle, effectively cutting off a portion of land that could be used by the homeowner. Also, the home was not built perpendicular to this line and as such, the right-side corner is closer to the rear yard property line leaving little space to improve the property.

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

The homeowner did not plat their property or build their home.

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?

The proposed screen room is consistent with the design and look of other screen rooms in the area. The proposed screen room does will not adversely affect the public interest.

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?

The literal interpretation of the provisions of the zoning regulations would deny the homeowner the same rights enjoyed by othe properties in the same zoning district by preventing the erection of a screen room of sufficient size for the homeowners private use.

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

The variance is of the minimum required in order for the homeowner to fully cover their existing patio.

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?

Granting the variance will not obstruct the view of any neighbors or adjacent properties. The structure is in harmony with other screen rooms in the neighborhood.