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 custom designed pergola maxamizes its usable space and enhanced the asthetic appeal of the property, contributing positively to the overall neighborhood landscape.

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

Zoning regulations and building codes are established by local authorities and are not within our control.

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 decision to grant a variance is typically based on a through review of factors such as public interest, health, safety, and welfare, ensuring that any potential benefits are in the communities interest.

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.**

Due to the zoning regulations, I am limited to the ability to use the properties full land use. This limits me to enhance the property and maximize the potential value.

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

By requesting the minimal variance necessary, I demonstrate a commitment to respecting the intent and purpose of zoning regulations without seeking undue or excessive relief.

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 proposed variance is expected to contribute positively to property values within the neighborhood by improving the visual appeal and desirability of the area.