

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. My property is at the end of a cul-de-sac so the lot is pie shaped, which makes part of the backyard more narrow from my property line to the patio that I want to enclose with a screened in porch. Most of my neighbors lots are more rectangular, which allows them to have screened porches and additions. The setback in question, is here the existing patio is has a setback of ~~20.69'~~ ~~20.54'~~ and ~~20.54'~~ at the end because the lot is misshaped.
2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner. My house was built in 1968 according to the code at that time and the house has not been modified. My house is L-shaped and the patio was placed as a direct result of the shape of the house. The cement patio was replaced with brick in 2016.
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 screened in porch will not give the applicant any special privileges as most of the neighbors that surround the house have porches and additions.
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. Denial of the screened porch would deprive the petitioner of the comfort of enjoying their backyard year round during inclement weather and free of mosquitoes and other pests. It would also provide shade and would add another living area for my family to enjoy. Other properties in the same zoning district in my area have porches to add their backyard enjoyment.
5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure. The yard is large but more narrow where the screened in porch would need to be. Granting of the minimum variance of the setback a few feet would allow the existing patio that is flush with the end of the house to be built.
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. Granting of the variance will be in harmony and not injurious to the neighborhood because it is the same structure that most of the neighbors have. Most will not even be able to see the structure as it is lower than the roof line and there is a 6' privacy fence around the backyard and vegetation that is tall.