

# 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 proposed house structure is from the Rebuild Florida Program, which assists qualified homeowners with rehabilitation or replacement home due to the impacts of Hurricane Ian. The Program has a specific home models and floor plans available to participants. The proposed house is the most appropriate model available for the participant and the property.

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

The need for the new house is a result of damages due to Hurricane Ian; it is not the result of actions of the applicant.

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 granting of the variance does provide any special privilege to the applicant. The applicant's home was damaged due to the effects of Hurricane Ian. It the right of the property owner to be able to have a home to live in on their property. This right is enjoyed by other property owners in the same zoning district.

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 zoning district setbacks could hinder the applicant's ability to participate in the Rebuild Florida program. The program maintains specific floor plans and home models that are used for all program participants. Every effort is made to site the most appropriate house on each property.

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

The 1.67 feet variance for the side setback, in lieu of the required 10' side setback is the minimum needed for the proposed house to fit on the existing lot. This is a 16.7% variance, which is just over the limit of an administrative variance process, which can be granted for variances up to 10%.

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?

The variance would allow for a single family home, which was damaged beyond rehabilitation by Hurricane Ian, to be reconstructed. The construction of a single family home would not be injurious to the neighborhood or general welfare.