

## 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?

A prior owner applied for the pool screen enclosure to be vacated w/in a portion of the easement. We are looking to replace this pre-existing enclosure that is in disrepair + potential cause of leaking w/insufficient gutters.

2. How are the special conditions and circumstances that exist not the result of the 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 prior owners who installed the original screen enclosure applied for a portion of it to be vacated in the easement but did not submit a variance for the setback. We simply want to replace the existing structure. Granting the variance would allow us to replace the existing structure that is in disrepair.

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?

Without the approval of the requested variance, we would have to either maintain or remove a failing screen enclosure for our pool and patio, thus diminishing the enjoyment of the space.

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

We are not looking to encroach any further into the easement, but rather replace the existing structure.

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 new enclosure will function and look aesthetically better than the existing older enclosure, and a more sound structure.