Pergola
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?

   We want to replace existing crack concrete and put a pergola for an out door living area. Lot set back is 20' and we want to move it to 10' to build a 10' wide pergola.

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

   When the home was bought a cracked slab and retaining wall was built. We want to repair/replace to then build our pergola

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?

   My neighbor to the South side has been granted the same 10' as he did an addition and was ok with us using the same distance

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?

   My neighbor to the South side has been approved for a 10' variance and we would like to use the same for our pergola

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

   the lake high water mark as well as the neighbor built a 2 story addition in the same 10' variance approval

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?

   Everyone of my neighbors has it and has been previously allowed and approved