

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 REAR LOT LINE IS ON AN ANGLE. TO MAINTAIN A SUFFICIENT WALKWAY BETWEEN THE POOL & PROPOSED SCREEN ENCLOSURE AND TO MAINTAIN A RECTANGULAR SCREEN ENCLOSURE, A VARIANCE IS REQUESTED.

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

WE PURCHASED THE PROPERTY IN JUNE OF 2025. THE POOL AND DECK WERE CONSTRUCTED WHEN THE HOUSE WAS BUILT.

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?

THIS VARIANCE WOULD ALLOW US TO ENJOY THE POOL INTO THE EVENING (BUGS).

THIS VARIANCE WOULD NOT DIMINISH OUR NEIGHBORS VIEW. PLEASE SEE ATTACHED APPROVALS FROM OUR NEIGHBORS.

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?

THERE WOULD BE NO DIMINISHED VIEWS OR ANY TYPE OF HARDSHIP TO OUR NEIGHBORS OR THE COMMUNITY.

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

THE SCREEN ENCLOSURE WOULD BE MUCH MORE ASTHETICALLY PLEASING TO THE RESIDENTS AROUND OUR RETAINAGE AREA. "OFFSETS" WOULD BE NEEDED ON THE REAR OF THE SCREEN ENCLOSURE TO CONFORM TO THE CURRENT SET BACK OF 5'.

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 MAJORITY OF THE RESIDENTS IN OUR NEIGHBORHOOD ~~WANT~~ HAVE SCREEN ENCLOSURES. THIS WOULD ADD VALUE TO OUR RESIDENTIAL PROPERTY. THE VARIANCE WOULD NOT CAUSE UNDOE HARDSHIP TO ANYONE IN OUR COMMUNITY.