

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?

- Residence was built with a setback of 23' to the rear property line, current guidelines state 15' rear setback for Screen Room Structures, only allowing a 8' structure to be built. This condition is a result of the original placement of the home. The reduced buildable area in the rear yard limits the ability to construct a reasonably sized screen room while maintaining the required setback

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

- The location of the residence and foundation were established prior to the current homeowner's purchase of the property in 2025 and was not created by the applicant. The homeowner is seeking to utilize the existing space and foundation area in a reasonable manner.

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?

- Many other properties within the neighborhood have existing approved screen room structures with similar rear setbacks to the one being proposed. The requested variance would therefore be consistent with the established development pattern within the neighborhood and would not adversely affect surrounding properties.

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?

- Property Owners have a granddaughter, that they would like to be able to construct a useable, outdoor space and protect from the outdoor elements. Enforcement of the setback requirement would therefore create an undue hardship by preventing the reasonable use of the rear yard space while other properties in the neighborhood are able to enjoy similar improvements.

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

- As the foundation is approved and existing, Homeowners are requesting to utilize the full 12' Concrete slab, without having any additional sq footage added to the property. The variance request represents the minimum relief required to permit a reasonable and customary improvement while maintaining compatibility with surrounding properties and the overall intent of the zoning regulations.

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?

- Many properties within the neighborhood already have approved screen room structures with similar rear setbacks. The proposed structure would be comparable in size and design. The screen room would not create any adverse impacts related to safety, drainage, access, or neighboring property use.