

Variance Criteria

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which 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. *When we moved into the house in 2003, the builder added a basketball court per our request. The concrete slab is 7ft from the back property line and should be 10'. Kids are grown and gone from the house so I am trying to utilize the existing slab and decided to build a shaded area.*
2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner. *I Hired A COMPANY TO BUILD AN ENCLOSED SEATING area and we found out the did not get a permit. As a result, we spent 95K and had to take the roof off the structure. I am now trying to utilize the existing posts and incorporate them into a sun sail for the backyard.*
3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

The sun sail shade will enhance the backyard and I have already re-landscaped the backyard to update everything.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

I am just trying to enhance the area and make it more functional for guests and family.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

After already spending 25K and having 8 posts and beams to show for it. I am trying to minimize total cost while utilizing the property. I have hired a commercial shade company and will spend another 15K to improve the property.

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

It is in my backyard and cannot be seen from the street. The space will be functional. My house is well kept and is the largest in the neighborhood so I am focused on making sure everything is first class.