

## 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.

Building is a Townhouse with other townhouses in a community where Screen Rooms have been added by a number of owners to the edge of their property line

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

Townhouse recently purchased by applicant constructed in the 70's

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.

A number of owners in the neighborhood already have screen rooms on their townhouses that extend to their property line and do not have setbacks

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.

Literal interpretation would deprive the applicant of an exterior screen room that is necessary for his health and well being as described by his physician that is enjoyed by his neighbors

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

This variance will allow maximum use of property allowed for the applicant's health if screen room has no property setbacks

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.

Granting this variance will bring this property in compliance with adjoining properties where screen rooms have no setbacks