

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.

The structure and condition are exactly the same it's a Single Family Home, no changes will be made. In the back yard there is an existing structure (Gasebo) where we want to close, put internal walls, doors and windows to make a games room. For to do this remodeling we need to do the permits and for that a variation must be made. It does not affect or harm in any way the houses or lots of the neighborhood. What is needed is to change the setbacks to get the permissions out.

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

The circumstance is that the structure is existing when the house was purchased. When trying to make improvements to the structure (Gasebo) they realized the patios are not in accordance with the current regulations. That is why we are asking for the variation to be able to make the changes in the current structure

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 existing structure does not confer any extra privilege to the petitioner. The structure is internal and is completely legal, it is a space that will be used by the owners (bathroom and game room). It does not affect the structure of the house or give it a different privilege.

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.

The zoning regulations are the same, that is not being changed, they are the same rights that the zoning allows. Unnecessary and undue hardship will not be generated towards the other owners in the area with the request. The variance request does not create any unnecessary and undue hardship.

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

The requested variation is the minimum that is needed for the Gazebo. It is an existing construction that only wants to make improvements. The variation is from the side of the property. Setback required 20" and proposed 13-11"

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.

The requested variation is in harmony. It does not have the intention or purpose of harming the neighborhood in any way. It's still a Single Family Home. It's a Gazebo close to the pool where the family can spend time of recreation and one bathroom.

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