

ALTURAS  
BABSON PARK  
CUTOFF 061904

LAKE BUFFUM RD 170501

**Front Patio**  
**Reduce to 12 Feet**  
**Built +/- 2017**



# 3825

273029000000044010

**Site Location**

**Rear Patio**  
**Reduce to 6 Feet**  
**Built +/- 2020**



273029000000044100

#4030



TITIVUS Babson Park

**Decrease to 12-foot setback**

FENCE GATE

Existing mobile Home

Existing Front porch

Requested area

FENCE GATE

LAKE BOFFORD RD

SEPTIC

Rear porch

Requested Area

26'-8"

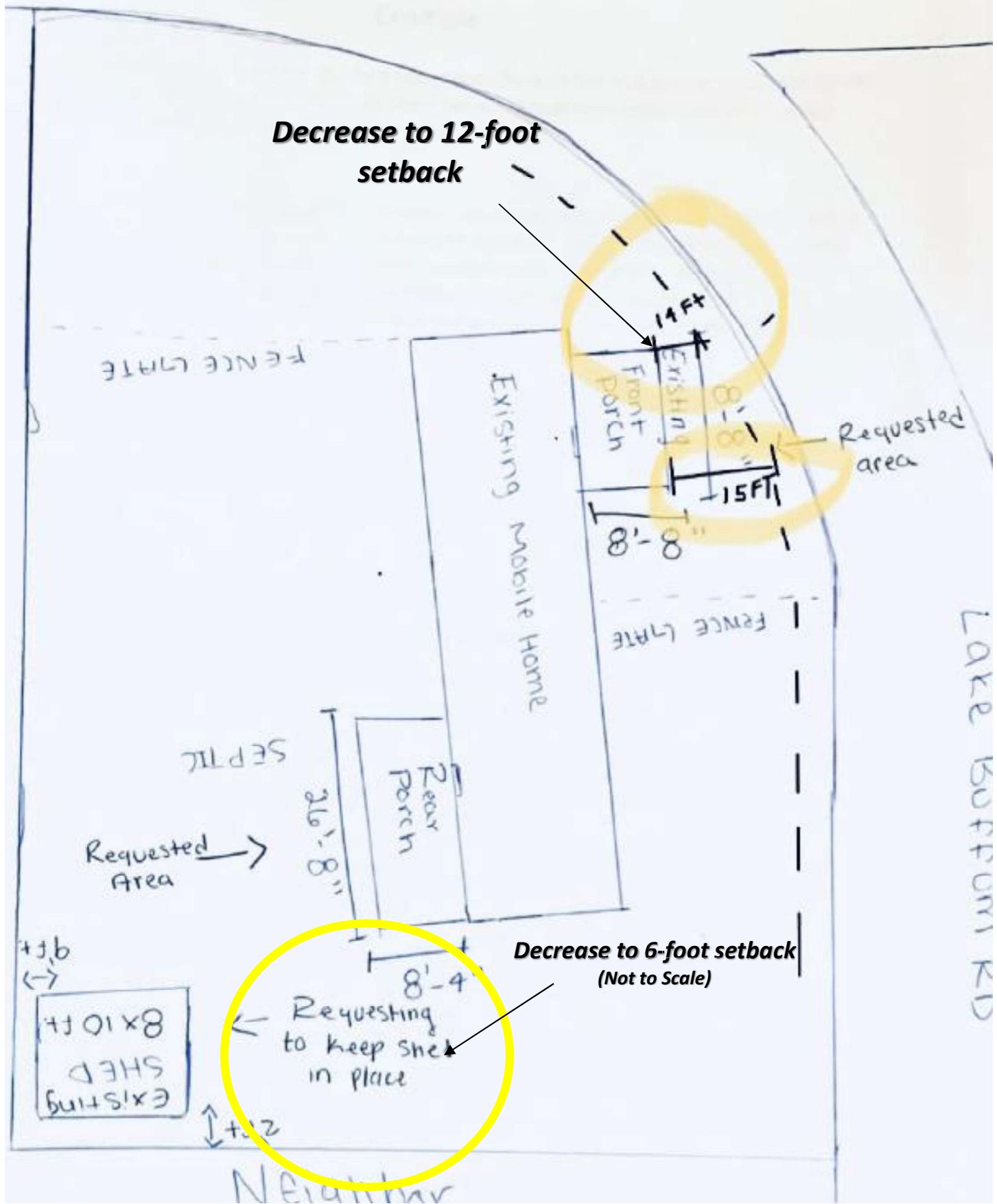
8'-4"

**Decrease to 6-foot setback**  
(Not to Scale)

Requesting to keep shed in place

EXISTING SHED 8'x10'

Neighbor



## Section 931 Criteria for Granting Variance

### Factors to Consider

In order to authorize any variance from the terms of these Land Development Regulations, except variances to Section 303 Communication Towers, the Land Use Hearing Officer shall consider the following factors:

1. Whether granting the variance will be in accordance with the general intent and purpose of this Code, and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare; I believe that my shed along with my front and back porch has no negative affect on my neighbors property.
2. Whether special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the applicable land use district; My house has an existing front porch and shed. These were already existing prior the purchase of the home. The house had an unfinished porch that I would like to reconstruct. I like to spend time outside in the shade; the property little to no shade & very little room.
3. Whether provided the special conditions and circumstances present in the request do not result from the actions of the applicant; I would like to keep the porch (front & back) and the shed that's located in the back yard. Since the property is small and has limited space a porch will give a desirable area to pass time. The shed gives a needed storage area for tools and a lawn mower.
4. Whether granting the requested variance will not confer on the applicant any special privilege that is denied by the provisions of this Code and will constitute unnecessary and undue hardship on the applicant; If requested denied, it will take away a small privilege to enjoy the small limited amount of space that is available within the property.
5. Whether the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure; If variance not accepted I will have to find the need to tear down the front porch that was already built and get rid of a shed that provide storage space that is needed.
6. Whether that in no case shall a variance be granted which will result in a change of land use that would not be permitted in the applicable land use designation;  
NO, ~~we are~~ I am not requesting a land use change.
7. Whether that in no case shall a variance be granted which would result in creation of any residual lot or parcel which does not meet the requirements of the Code; and  
I am not creating a new lot or subdividing the land.
8. Whether that the granting of the variance does not circumvent a condition of the intent of a condition placed on a development by the Planning Commission or the BoCC.  
There are no conditions placed by the BoCC that I know of and should not be affected by the variance.

(2) This will give me access to have extra space to store and a nice shaded spot to enjoy.