

****Troy Brown****

1400 Lombardi CT, Poinciana, Fl, 34759

GENERAL VARIANCE INFORMATION

The following justification criteria from Section 931 of the Land Development Code must be demonstrated for all requests for variance to setbacks.

1. That 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;
 - The lots in this section of Solivita are small. Without reduction of the rear setback the solid roof screen room could not be built.
2. That the literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code;
 - Yes, other variances have already been issued for the same type of structure in this area.
3. That the special conditions and circumstances do not result from the actions of the applicant;
 - No, the county originally set these setbacks years ago. This way a variance would be required.
4. That the granting of the variance will not confer on the applicant any special privilege that is denied by this Code to other lands, structures, or buildings in the same district;
 - No special privilege. The homeowner would like to enjoy their property and be protected from the elements.
5. That granting the variance will not circumvent a condition or the intent of a condition placed on the development by the Planning Commission or the BoCC; and
 - This reduction of the rear setback will not affect the size of the lot or parcel. The homeowner just wants to be able to use what he has.
6. That the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - Yes, due to the setbacks of this property this reduction will allow the homeowner to be protected from the elements and enjoy their property.

7. Whether that in no case shall a variance be granted which will result in a change in land use that would not be permitted in the applicable land use designation;
 - No, the granting of this variance will in no way result in a change of land use.

8. Whether that in no case shall a variance be granted which will result in creation of any residual lot or parcel which does not meet requirements of the code;
 - No, The granting of this variance will in no way result in a creation of any residual lot or parcel.

*****Variance: Reduce rear setback from 10' to 5' to build a solid roof screen room.***