



BOARD OF COUNTY COMMISSIONERS

**Planning and Development**

2725 Judge Fran Jamieson Way  
Building A, Room 114  
Viera, Florida 32940  
(321) 633-2070 Phone

**VARIANCE HARDSHIP WORKSHEET**

Is the variance request due to a Code Enforcement action: ☐ Yes ☒ No

If yes, please indicate the case number and the name of the contractor:

Case Number: \_\_\_\_\_

Contractor: N.A.C. Seaside, Inc. - CGC058829

A variance may be granted when it will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship. The term "undue hardship" has a specific legal definition in this context and essentially means that without the requested variance, the applicant will have no reasonable use of the subject property under existing development regulations. Personal medical reasons shall not be considered as grounds for establishing undue hardship sufficient to qualify an applicant for a variance. Economic reasons may be considered only in instances where a landowner cannot yield a reasonable use and/or reasonable return under the existing land development regulations. You have the right to consult a private attorney for assistance.

In order to authorize any variance from the terms of this chapter, the Board of Adjustment shall find all of the following factors to exist:

1. That special conditions and circumstances exist which are not applicable to other lands, structures, or buildings in the applicable zoning classification.

Applicant Response:

The request is to put a garage/carport forward of the front line of the house. The house sits on 2.8 acres. The lot is approx. 500' deep and the house sits on the back half of the lot a few hundred feet from the street. There is no room to put a garage behind the house since the septic tank and drain field are located there. There are also very large oak trees there that should not be removed. The proposed site location is off the north side of the property and will not block the view of the house from the road.

2. That the special conditions and circumstances do not result from the actions of the applicant.

Applicant Response:

No special conditions result from actions by the applicant.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this chapter to other lands, buildings, or structures in the identical zoning classification.

Applicant Response:

land 5

+ There are at least six other homes within 1 mile of applicant that have detached garages that sit forward of the house line. This home is located in a neighborhood where houses are on lots between land 5 acres. Applicant is on 2.8 acres. This variance would be in full harmony of the surrounding rural area.

4. That literal enforcement of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the identical zoning classification under the provisions of this chapter and will constitute unnecessary and undue hardship on the applicant.

Applicant Response:

This variance would make the property more in harmony with the surrounding neighborhood. There is currently no garage while all other neighbors have garages. The requested location would be the most compatible with the intent of zoning laws.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Applicant Response:

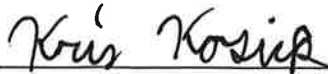
Review of the plans for requested location of garage/carport will confirm this is the best location with the minimum variance.

6. That the granting of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant Response:

The requested variance would comply with all the items mentioned above in reply # 6.

I fully understand that all of the above conditions apply to the consideration of a variance and that each of these conditions have been discussed with me by a Planning and Development representative. I am fully aware it is my responsibility to prove complete compliance with the aforementioned criteria.



Signature of Applicant



Signature of Planner