



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: N/A

Contractor: \_\_\_\_\_

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:

Requested Variance is to replace  
the damaged home.

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

Applicant Response:

Existing home was damaged in Hurricane Milton. Most affordable replacement is a smaller mobile home.

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:

The VARIANCE request would not significantly alter the overall design or appearance of the neighborhood, & intended use of the property would remain consistent with the goals of the zoning regulations.

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:

To buy a mobile home that meets minimum size, would cost significantly more than we can afford.

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

Applicant Response:

this is the minimum, variance requested, to be able to move back on our property.


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 request will not negatively affect the neighboring properties & is in keeping with the vibe of the area.

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