

VARIANCE HARDSHIP WORKSHEET

Is the request due to a Code Enforcement action?

☐ Yes. If Yes, indicate case number _____, and

name of contractor _____

☒ No. but 25BC07474 pending

Prerequisites to granting of variance:

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:

this
37 years ago manufactured home was constructed/installed
in Barefoot Bay 2.3' to 0.1' closer to property line than
required 7.5' setback.

(2) That the special conditions and circumstances do not result from the actions of the applicant:

Neither of us resided in Florida at the time, we did
not own the property.

(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:

Not planning to expand further into setback, only planning
to maintain existing (since 1988) in current location.

(over)

(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:

Do not understand how to "literally enforce" requirement, short of tearing down storage shed, and porch, plus failing to replace carport. Carport, porch, and shed are required by Barefoot Bay deed of restrictions.

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

Asking for variance to only allow existing structure, no more.

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

measuring the closest point between the encroaching side of this structure and the neighboring structure, the distance is 15'3". This is more than twice the required 7.5' setback. This lends credence to the surveyor's comment about the property line being mismarked in 1988.

I 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 the below-signed zoning representative. I am fully aware that it is my responsibility to prove complete compliance with the aforementioned criteria.

Signature of applicant



Signature of planner

