

VARIANCE HARDSHIP WORKSHEET

Is the request due to a Code Enforcement action?

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

name of contractor _____

☒ No.

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:

I am requesting a variance to the lot size, width & depth. I purchased the property in 1998. The current configuration is as it was at the time of purchase. I was not aware that the lot was undersized for its zoning requirement.

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

I purchase the property in its current configuration.

(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:

I have lived in this home since 1998. I am not requesting any special privileges, I just want to have my home rebuilt that was damaged during Hurricane Irma.

(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:

This is my primary residence that I have owned since 1998.
Rebuild Florida is helping me to rebuild my home, however, the
building cannot be approved unless this variance is approved.

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

RM-1-11 requires 7500 square feet lot size - my lot is 4,356.
Lot width required = 75' - my lot is 90'
Lot depth required = 75' - my lot depth is 65' + 10' subject to ROW

(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:

Rebuild Florida will build the home to meet current setbacks
within the existing lot size. Rebuilding my home will not cause
injurious to the area or cause detriment to public welfare.

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

Catherine S. Baldwin

Signature of planner

Pauli Sullivan