



VARIANCE APPLICATION

Development Services – Planning Division
150 N. Lakeshore Drive | Ocoee, FL 34761
Phone: 407.905.3157 | Fax: 407.905.3158

Received Date – Office Use Only

Application Fee for Variance:

Single Family Residence \$250.00
All Others \$500.00

- A deposit is not required for variance applications.

A separate application fee is collected for each action sought and for non-contiguous parcels or for parcels held under separate ownership.

A variance shall not be granted by the city unless and until a written Variance Application is submitted with the Variance Fee Sheet demonstrating:

1. That special conditions and circumstances exist which are peculiar to the land, structures, or required subdivision improvements involved and which are not applicable to other lands, structures, or required subdivision improvements;
2. That a literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties with similar conditions;
3. That the special conditions and circumstances do not result from the actions of the applicant;
4. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, structures, or required subdivision improvements under similar conditions. No pre-existing conditions of neighboring lands which are contrary to these regulations shall be considered grounds for the issuance of a variance.