

Variance Criteria

Respond completely and fully to all six criteria listed below to demonstrate that the request meets the standards of Land Development Code of Seminole County Sec. 30.43(3) for the granting of a variance:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district.

Normal grade property

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

Hoa approval & county approval not in line with each other. Customer sold on home based on Hoa approvals.

3. Explain how the granting of the variance request would not confer on the applicant, or petitioner, any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.

Existing fences within the community vary. Hoa approved client with 5 ft set back.

4. Describe how the literal interpretation of the provisions of the zoning regulations would deprive the applicant, or petitioner, of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant or petitioner.

Client has growing family & there are safety concerns, in addition client wants to maximize yard.

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.

Will be in line with Hoa approval & maximize use of yard for clients growing family & offer security for children.

6. Describe how the granting of the variance will be in harmony with the general intent and purpose of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Hoa approved 5 ft setback