

Lee Andrus Jr  
401 Kentwood Av  
Sanford FL 32771

## 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. Property is a corner lot with a well, I need to install a fence to not only enclose the well head - but also for the security of my family. My kids are active and are involved in outdoor activities. Their bedroom windows are also on that side of the house.
2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner. The conditions that exist (corner lot) are related to zoning regulations. I am requesting a fence variance.
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. Request is consistent with the general zoning plan (per Future Land Use and Zoning table - may be reduced 15ft setback for side street). The fence would be 85ft from Kentwood Ave and 28ft setback from Wayside Dr.
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. Per the Future Land Use Zoning table - Side street setback may be reduced to 15ft with approval. There are properties on the same street that have walls/fences that are under 15ft from the sidewalk. - (see pics)
5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure. The fence would make it possible that my well would be protected and provide security for my family. My children's bedroom windows would be enclosed by the fence. They also could be in the yard - Gardening, Baseball, swings, etc. and be inside the fence.
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. The fence would be 85ft from Kentwood Ave and 28ft setback off of Wayside Dr. There would be no obstructions (to traffic - see pics) or sidewalk. The fence would also match nicely with the property across the street (Wayside Dr)