

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.

The proposed set back of 25' ft is not possible due to a tree that is in the way, a well, and a playground all which existed prior to the new fence being placed.

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

The house already had a fence in that same spot when purchased. The tree and well were already there and the playground was added before the new fence.

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.

I have a corner house and my fence does not take over anyone else's property in any way.

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.

Removal of said existing structures would be costly. Our neighbors across have the same setback as my fence.

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

Due to the placement of the other structures, this is the minimum setback that can be accommodated.

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.

Our privacy fence is well built, visually pleasing and does not interfere with any public structures.