

VARIANCE CRITERIA

Respond completely and to all 6 criteria listed below to demonstrate that the request meets the standards of *Seminole County Land Development Code Section 30.3.3.2(b)* for the granting of a variance:

- 1) **What are the special conditions and circumstances that exist are peculiar to the lands, structures, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district?** There was a concrete wall that was required by Winter Springs City Hall after listening to all the neighbors and owner regarding the extra noise and employees who were able to look into our backyards giving us no privacy. Therefore, building a concrete wall to meet the requirements and by so doing left a 6 ft section of property which not being maintained by the city and now being unable to be maintained by the homeowners. Therefore, all but 1 homeowner removed their fences so they could maintain the 6ft of property keeping the weeds under control and using the extra property as their own, which I also did and have been maintaining the property and using it as my own since 2015.
- 2) **How are the special conditions and circumstances that exist not the result of the actions of the applicant?** The brick wall was required by City Hall to reduce the noise and give privacy to the homeowners whose properties backed up the businesses.
- 3) **How would the granting of the variance request not confer on the applicant any special privilege that is denied by Chapter 30 to other lands, buildings, or structures in the same zoning district?** The other homeowners whose properties back up to the brick wall have increased the value of the property and are a valuable property asset which can affect an area economically and beautify the 6ft of land between the brick wall and our property lines. The removal of the chain link fences benefits to existing property owners on the same street. We provide stability and the value of improved real property which can affect an area economically and beautify the land
- 4) **How would the literal interpretation of the provisions of the zoning regulations deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?** Unimproved real property which could cause drainage and soil erosion causing increased public costs. The brick wall provides shade and windbreak protection and moderating temperatures within the neighborhood. as with my property we have a rock garden in the corner of the property which allows birds and squirrels a place to place and get a drink of water.
- 5) **How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building or structure?** The shed provides a workspace and storage unit for my husband which allows him to keeps the tools in a safe secure location so they would not be stolen while maintaining the variance from overgrown weeds and bushes.
- 6) **How would the granting of the variance be in harmony with the general intent and purpose of the zoning regulations and not be injurious to the neighborhood, or otherwise detrimental to the public welfare?** It would discourage people from hiding and doing drugs. It would encourage the others homeowners to also maintain their property.