

VARIANCE CRITERIA

Respond completely and fully 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 that 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?

We are requesting approval to install an 8-foot Privacy fence due to ongoing trespassing and harassment from our neighbors. They have repeatedly entered our property without permission and continue to invade our privacy by looking over the existing fence. Despite previous efforts to resolve these issues, they persist making our family feel unsafe in our own home. An 8-foot fence is necessary to prevent further trespassing.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant?

The need for an 8-foot fence is due to ongoing trespassing and harassment by our neighbors, not our actions. Despite following all property rules, they continue to invade our privacy. Since other solutions have failed, a taller fence is necessary for our security.

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?

Approving this Variance would not grant a special privilege but rather provide necessary protection due to ongoing trespassing and harassment. Similar exceptions are permitted in comparable cases, ensuring fairness and adherence to zoning regulations.

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?

A literal interpreting of the zoning regulations would deny privacy and security, causing undue hardship. The current fence height does not address trespassing, unlike other properties in the same district.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

The 8-foot fence is the minimum needed to address trespassing and privacy issues. It will provide security without further changes to the property, allowing for reasonable use while solving the problem effectively.

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?

Granting the Variance supports the zoning regulations' goal of safety and privacy. The 8-foot fence addresses trespassing without harming the neighborhood or public welfare, maintaining the area's character.