

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. *Current conditions around the fence in our backyard have a setback of 20' from the sidewalk. Also side yard fence near front to not be over 3' or must be a picket fence with 50% spacing. We would like to expand rear fence to 16' setback and side fence increase to 4ft height*
2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner. *Current condition align with county mandate. But several corner lots like our own are set beyond county setbacks*

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. *This would not be a special privilege as several other lots have these variances to land, structure, building that we are requesting*

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.

Current rear fence setback of 20' and side fence 3' or picket fence. By allowing the request it would grant more favored conditions for our family and property appeal. Our additional space in yard would grant more space for our family (including pets)

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

The variance being requested is only enough to allow us to enjoy our home more. Still maintains to major requirement in our corner lot and visibility

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.

I feel this variance request will be in harmony with zoning but also my community. This would give us the home we desire for our family keeping our neighbors undisturbed and similar land, structure and building in line with our other corner lot neighbors. I have had neighbors even recommend the property fence changes as the see with our neighbors