

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?

This property has a unique layout that limits privacy in the front yard due to its open exposure to the street. The fence is necessary to provide a safe, private, and secure outdoor space.

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

The need for fencing results from the properties location and how it sits in relation to the road & surrounding properties. These conditions are inherent of the property / neighborhood, and not created by the applicant.

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?

Several properties on Van Arsdale St. have similar structures (fences), or even larger/taller fences in their front yards. This doesn't provide special privileges, rather just aligns w/ existing community conditions.

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?

Enforcing regulation would prevent the applicant from installing a privacy fence similar to their neighbors, resulting in a loss of privacy, safety, and general comfort of my home & family.

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

The variance allows fence to align flush w/ neighboring fences, w/ the same setback from the road for a clean and aesthetic transition, & proposed fence location is what is necessary to ensure privacy.

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?

The fence is visibly consistent w/ neighboring fences, enhances property appearance & improves security. It has zero affect on surrounding area or public welfare.