

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: *SEE ATTACHED PICTURES*

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. *OTHER PROPERTIES WITHIN THE AREA HAVE WOOD SCREEN FENCE ENCRACHING INTO SETBACKS*
2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner. *PLACEMENT OF NEW 6' WOOD SCREEN FENCING WILL NOT HINDER OR OBSTRUCT THE USE OF OTHER PROPERTIES*
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. *OTHER PROPERTIES IN THE AREA HAVE WOOD FENCES WITHIN THE SETBACKS*
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. *OTHER PROPERTIES HAVE WOOD PRIVACY FENCES WITHIN THE SETBACKS - THE PLACEMENT OF THE WOOD FENCE WITHIN THE SETBACK WOULD ALLOW MORE USE OF OUR BACKYARD AREA.*
5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure. *THE USE OF MORE SIDE PROPERTY WOULD ALLOW MORE USE OF OUR BACKYARD AREA AS IT WOULD ALSO FURTHER THE DISTANCE FROM OUR POOL FOR SAFETY REASONS*
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. *OTHER PROPERTY OWNERS HAVE PROPERTY S.B.'S ENCRACHED UPON BY WOOD PRIVACY FENCES*