

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? Land is located directly across from local post office entrance with 24/7 P.O. Box access. Prior to construction of fence, this resulted in heavy foot traffic through yard to reach post office, as there were no sidewalks to guide pedestrians.

2. How are the special conditions and circumstances that exist not the result of the actions of the applicant? House layout and post office location are pre-existing to purchase of home.

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? Other properties are allowed fencing to prevent foot traffic cutting through yard spaces, and frequently have sidewalks to guide pedestrians away from cutting through corner lots.

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?

Typical property front yards are not located such that they encourage foot traffic through yard.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? 6ft fencing height is requested to match connecting side yard fence. 5ft setback is requested to maintain uniformity between fence and roads on both sides.

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?

Pedestrians still have ample walking space to access post office between designated utility easements and proposed setback. Fence is constructed to allow corner visibility at intersection per land development code Section 30.14.19CA(2)