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? The Setback on corner lot will bring the fence to Front door. All other properties has less Set back with their fence.

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

Set back of the Fence for the Front & side street The Conditions are pre-existing lot, which were created by the Fence Comp. We seeking reasonable solution to utilize Fence on property.

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?

The Community has exiting Fence which are already less than the Required Set back. The precious house was already had a Fence.

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? The HOA rules are meet, and Fence was Approved by them, as other properties has same look & this will prevent safety & enjoy our home.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure? the requested will help secure my house as it is in the front, with kids playing & safety. without it the front & side will be wide open. It will maintain the property Functionality and will not impact neighbors properties or the character of the community.

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?

Asking for the grant based on the whole Community & Neighborhood current fence.