

Variance Criteria Fence

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.

Fence was a replacement not new

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner.

Fence replacement done in 2023 / original was installed over 20 years ago

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.

The fence was a replacement fence therefore applicant did not know permit was required

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.

Fence was replaced original fence was in place for over 20 years.

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

Replacement fence not new

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.

The fence was replaced, a fence has been at the location for 20+ years