

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:

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.

Corner lot with property line 20 ft to sidewalk. Requesting for Fence to go further and still have 10ft distance from the sidewalk.

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

House built on corner lot.

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.

This will not interfere with street views of cars driving around the corner or pedestrians crossing street.

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.

Losing out on 10ft of land to be closed off for privacy.

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

There would be 10ft still from sidewalk to fence.

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.

This will still allow 10' from the sidewalk and not interfere with street views of cars coming around the corner.