

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?

A 4' HIGH FENCE IS PERMITTED ALONG A SIDE YARD OF CORNER LOTS. WITHIN A 3-BLOCK RADIUS OF OUR HOME, 30 OF THESE CORNER LOTS HAVE 6' FENCES. ONLY 4 ARE IN COMPLIANCE.

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

OUR 6' FENCE WAS PART OF OUR PROPERTY WHEN WE PURCHASED THE HOME IN 2005. WE NEED TO REPLACE THE FENCE AND WOULD LIKE TO BUILD OR INSTALL THE SAME HEIGHT FENCE.

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?

AS STATED IN CRITERIA #1, 30 HOMES WITH CORNER LOTS IN OUR NEIGHBORHOOD ALREADY HAVE 6' FENCES IN THEIR SIDE YARDS

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?

OUR 6' FENCE AFFORDS US PRIVACY WHEN USING OUR POOL. PEDESTRIANS AND VEHICLE DRIVERS COULD EASILY SEE INTO OUR POOL FROM STREET LEVEL IF WE HAD TO PUT UP ONLY A 4' FENCE.

5. How would the requested variance be the minimum variance that will make possible the reasonable use of the land, building, or structure?

WE ARE ONLY ASKING FOR A NEW FENCE THAT FEATURES OR CONTAINS THE SAME ~~HEIGHT~~ HEIGHT AND FOOTPRINT OF THE ORIGINAL FENCE THAT EXISTED WHEN WE BOUGHT THE PROPERTY.

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?

THERE WOULD BE NO CHANGE FROM THE EXISTING FENCE AND THERE HAS BEEN NO VIOLATIONS OR COMPLAINTS.

EXISTING
HARDSHIP