

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.

This home is located on a corner lot with a 24.5' distance from home to sidewalk.

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

Having a distance of 24.5' from home to property line and having to lose out of some backyard privacy for family and children to roam freely with maximum space.

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 homeowner has multiple dogs and children that they would like to have more room/separated space for each. To be able to have a dog space and a child's play space. Also, a 4.5' distance isn't enough to fit a commercial mower. The homeowners elderly mother lives on residence also who cannot mow with a push mower.

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.

Having the additional room to be able to allow a commercial lawn mowing business to fit to the back yard. Also, the home across the street has a 10' distance of fence on side of property. It would match across the street.

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

We are requesting to do 10ft from home for fence on side of property, leaving 14.5ft to property line & roughly 26.5ft to street. Allowing the 10ft distance (a variance of 14.5' to allow 10ft of fence) would make it possible to put a 6ft gate to allow mowers to get in and out easy and to open more space for kids and pets to roam freely and privately.

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 home is located in the front of the neighborhood, you can only go straight or make a left turn when entering. The 10ft of fence will not block or blind anyone from their turns down the street. Exiting neighborhood is the same. Just 1 turn which is to the right. Which is a stop sign and our fence will not block or be further than stop sign meaning there will be plenty of room for cars to check for other cars driving to exit. Anyone coming down the side of the home too can only go straight or turn right to go back into neighborhood, the fence will be nowhere near those turns to effect seeing other cars. In conclusion, the fence will be behind from front of home not blocking any viewing when cars are turning.