

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?

House is backed up to i-4 truck stop. This results in more noise, light pollution, and visibility affecting privacy.

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

The circumstances justifying the request stem from the unique location of the property, which backs up directly to an active rest stop. The stop creates elevated noise levels, light pollution & reduced privacy. These conditions were pre-existing.

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?

This variance would not grant any special privilege that is denied to others. This request is based solely on the unique hardship of the property's adjacency to a highway & truck stop. The proposed 8 foot fence is a practical solution and is consistent with neighbors 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 literal interpretation of the provisions would deprive us the ability to enjoy the same level of privacy, security, and quiet use of our backyard that most residential properties do not face. Most homes are not backed up to a truck stop.

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 8 foot fence in only the backyard is the minimum necessary to make reasonable use of the property. The requested 8 feet is the smallest practical height that will sufficiently address the noise, light, and visibility.

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?

The variance would not be injurious to the neighborhood or detrimental to public welfare. It is a reasonable and minor adjustment to the zoning regulation. The requested fence height is modest and will not even be visible to the neighborhood.