

## 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?

Property has large valley where grade slopes down over 18" in backyard. The valley starts 10ft from the property line and continues past the property line. Valley runs entire width of parcel.

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

This valley in backyard is just the natural slope of the land, it wasn't created by anyone.

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?

6ft is a normal height for a privacy fence that other homeowners who have a flat parcel of land can install and others can't see into their backyard. Because we have this large ditch in our backyard, we need to install an 8ft fence to be high enough that people can't see over it, this would give us the same rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship on the applicant?

Putting a 6ft fence in a ditch that is significantly lower than the grade of the land around it would be equivalent to putting up a 4ft fence which would not create any privacy. Other homeowners are allowed to have 6ft of privacy, so need an extra 2ft to have the same privacy as those around us.

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 ditch is over 18" lower than the grade around it so we need to add that height to our fence to make it consistent with other homes. The next fence panel size up is 8ft.

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

The purpose of allowing a fence is create privacy for homeowners. Because of this abnormal slope in our backyard we need an 8ft fence to create the same privacy as the rest of the neighborhood. This valley is only on our property so the fence will look the same height as the rest of the fences in the neighborhood. Whereas if we put a 6ft fence it would stick out & look odd compared to others around