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.

I live on a corner lot and a lot of my lot is exposed. The current fence that is from the previous owners is not very private. I live alone and just want a little bit more privacy.

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

I am just trying to take an existing fence down and install a new vinyl privacy fence.

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.

I am just requesting that I be granted permission to have a fence that is only 1 foot higher than the max allowed height.

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.

I am a single female living alone and just want a little bit more privacy. In my neighborhood, I would say at least 50% of people who have fences, have either 6.5ft, 7ft. or 8ft high fence

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

The requested variance is only 1 foot more than the standard allowed by the county.

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.

A lot of my neighbors already have fences higher than 6 feet tall so it won't look "out of the ordinary". I also spoke to my neighbors and they said it was ok with them.