

## 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?

The sloping of land. The Topography of the land which shifts as it rains over time has draped. The level of light in immediate area to provide security to the public's safety most communities have light for // Land does not provide usual terrain & not self created.

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

The street is a dead end w/ 10 houses, no street lights, not gated. The Topography of old farm land is unique in that it slopes on an angle from left to right. Rainy seasons the land to erode and slope in various areas not consistent with a flat dead end land -

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?

Had the ~~application~~ <sup>permit</sup> been approved in early 2024 the style of fence would have been approved. The way would be consistent with requirements to ensure fences don't obstruct views, create hazards. Assumes safety & aesthetics of community. Provide additional access for medical & fire personnel.

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?

If permit were approved in 2024 would have passed code & been approved. Strict adherence to requirements would leave an unusable portion of the lot. It would deprive me of the ability to feel safe at the same level that my neighbors face with 8 ft high fences. Most homes are on level lots.

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

Financial burden cost of renovations, demolitions, plus substantial impact of financial burden as severely encumbered. Could also diminish the properties market value. The hardship is unique because the size & shape Topography make it impossible or unduly burdensome to comply. This hardship is inherent to property. Significant slopes the run off in front elevation is ~~front~~ <sup>portion</sup>

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?

Helps prevent unauthorized access & helps protect animals in family. It contributes to the overall safety & appearance of the community by providing light on a dead end street that has no street lighting. It keeps with the gates in the community & promotes the feeling of a community well protected to deter unwanted intruders and is consistent with the neighborhood watch all neighbors have embraced. & public safety is secured.