

# 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?

There is an excess of 25 feet between state road 46 & the property line which consists of a dense area of trees & brush. There is a 25 feet between 3rd street and the property line, again, consisting of a dense area of trees & brush. None of the other properties observed off state road 46 have a natural barrier existing in front of their fences.

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

I have not taken any action to cause negative impact that would require this variance to be approved. Yet, I'm requesting the approval of this variance in order to have enjoyment of the entirety of my property.

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?

Other properties in the area have fences located on the property line which do not differ from the variance requested.

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?

It would encroach a large portion of my property - limiting my ability to maintain it. As a single mom, this would put an extra burden on me to maintain/manage my backyard as two parts - the area confined by the fence in addition to the remaining land on the outskirts. I would be deprived of gardening, raising chickens/gathering my own eggs. My dog would be deprived of extra space to roam in addition to lack of safety/space for my son to play in our backyard.

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

It will allow for the security of my property, myself, my baby and dog. As a single mother, our privacy & security are my top priority. I intend on using the entirety of my property for gardening, a chicken coop, a pool for my family, a specified area for my dog to roam freely and ample room for my son to safely play in our backyard. I will also be adding a storage shed to protect my water pump & filters.

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?

Granting the variance would be in harmony with general intent & purpose of zoning regulations and would not be injurious to the neighborhood or otherwise detrimental to the public welfare because it does not impact any of my neighbors' enjoyment of their stated property. The fence is barely visible to those passing the ~~the~~ property as there are surrounding trees & bushes between the property line & state road 46/3rd street. It does not impair driver's ability to see oncoming traffic from either direction on state road 46.