

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.

The house is located on a corner lot, so we need a variance for the south side of the home to adjust the current set back requirement.

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

We were not aware of the set back restrictions before purchasing the property but would like to be afforded the same courtesy as many other corner lots in the community (even directly across the street).

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.

There are multiple corner lots that have already been granted the variance approval (even the one right across the street).

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.

We won't be able to have any privacy and my kids won't be able to enjoy the full view of the yard and play there. My wife won't be able to nurse my newborn in patio as there is no privacy.

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

We are requesting a ten feet set back from the side walk which is very reasonable and has been done already in this area.

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.

1. We have adjacent letters agreeing to the fence placement.
Revised 2019 2. This will not impede when coming to a stop. Again this was done directly across the street with no issues.