

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.

Multiple mature and healthy trees exist on the side of the house, which extend beyond 15 ft setback line, preventing a fence.

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

Trees were planted long before we purchased the house.

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.

This variance does not benefit our property over other properties.

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.

Building a fence at the current setback line would cause harm to mature and healthy trees.

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

Proposed variance is minimum distance that allows for tree maintenance.

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.

This variance allows mature vegetation to grow unharmed, does not restrict pedestrian or vehicle sight.