

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. Our fence has been in place since before we moved in, therefore it's been there for at least 9 years and has not caused any problems with neighbors, traffic on the county/city.

2. Describe how special conditions and circumstances that currently exist are not the result of the actions of the applicant or petitioner. I did not originally put up the fence. I moved into the house long after the fence was installed.

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. If the purpose of denying our permit was due to reduced visibility, I aim to prove there is no visibility issue due to our fence location. I was told that if I make the top $\frac{1}{3}$ of the fence lattice (50% visibility) that this would be approved by the Planning & Development Dept.

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.

Our bushes & swingset would have to be moved and a fence with the proper visibility ($\frac{1}{3}$ with 50% visibility) is ^{\$13500 more.} ~~double~~ of the cost. Estimate available in photos for \$14,814

5. Describe how the requested variance is the minimum variance that will make possible the reasonable use of the land, building, or structure. If we can replace our fence in the same location & replace it with the same kind of fence we will not have to move our bushes, swingset or posts for the gate that face Dyson.

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. I have at least five letters from my neighbors and photos demonstrating the safe distance the fence is from the street and not interfering with visibility of drivers, cyclists or pedestrians.