

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.

We have the community mailboxes in our yard and there is direct line of sight into our home which is why we are requesting a privacy fence. Our home is 15ft from the sidewalk so a fence with a 15ft setback would not cover our patio/windows facing the mailboxes.

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

We built our home in a new community and were not made aware the mailboxes would be in our yard when we chose the lot.

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 is a unique circumstance where the community mailboxes are in our backyard. There are several other corner lots in our community with privacy fences with < 15ft setback.

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.

There are several homes (see attached photos) with fences less than the setback in the neighborhood that get to enjoy their privacy. We would like to enjoy time with family and our children without the constant stares and traffic at the mailbox in our yard.

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

There is already a community fence on the back of the property 8ft from the sidewalk. It would be reasonable to line up the existing and proposed fence so that it appears streamlined and uniform for members of the community utilizing the mailboxes.

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. It is for the safety of our children on a corner lot and for the privacy of our family, which we should have a right to. It would be most beneficial to the community to line up the existing and proposed fence.