



REQUEST FOR A SPECIAL VARIANCE TO ARTICLE IV, SECTION 4.5

Only dogs, cats and other generally recognizable household pets may be kept on the Lots.

The Association is specifically authorized to promulgate additional Rules and Regulations pertaining to this Section, and the Association is specifically authorized to grant a variance to this Section. The requests for a variance must be addressed in writing to the Association and must comply with the following guidelines and not negatively impact the surrounding area. These variances shall be revokable if at any time the variance creates a nuisance to neighbors. Compliance with these guidelines does not guarantee a variance will be granted.

Guidelines for Special Variances in Wedgefield Estates

Wedgefield Homeowners Association will consider granting variances that comply with the following guidelines for the raising or keeping of animals that are not covered by the standard animal variances:

- a. No commercial on-site slaughtering;
- b. Animals must not pose a smell nuisance or noise nuisance during the OC quiet hours of 10PM to 7AM nor negatively impact the water supply;
- c. Appropriate permits are obtained from local, state, and/or federal governments;
- d. Letters of no objection are obtained from all non-vacant, neighboring property owners;
- e. A site inspection by a representative for WHOA is conducted.
- f. Any barn, paddock, stall, pen, or corral shall be setback at least fifteen (15) feet from all property lines and at least thirty (30) feet from the normal high-water elevation of any lakes or natural water bodies;
- g. Manure and compost shall not be piled or stored within fifty (50) feet of any property line in the estates nor within thirty (30) feet of any property line in the city.

Wedgefield Homeowners Association

wedgefieldhomeowners.com
PO Box 905 • Christmas, FL 32709

WHOA SPECIAL ANIMAL VARIANCE CHECKLIST

Owner: _____

Property Street Address: _____ Location (check): City Estates

Phone: _____ Email: _____

Type(s) of Animal(s) (check): Fowl Swine Exotic Other _____

Special Considerations: _____

I certify that I will abide by the guidelines for Special Variances in Wedgefield Estates and acknowledge that this variance can be revoked by the WHOA at any time with cause:

Signature: _____ **Date:** _____

(DO NOT WRITE BELOW THIS LINE - FOR WHOA ONLY)

	Yes	No	N/A
a. Valid permit from Orange County Zoning Division	___	___	___
b. Valid permit from State of Florida	___	___	___
c. Valid permit from US Fish & Wildlife Service	___	___	___
d. Letters of no objection included			
1. Left Side Neighbor	___	___	___
2. Right Side Neighbor	___	___	___
3. Forward Neighbor (s)	___	___	___
4. Rear Neighbor(s)	___	___	___
e. Site Inspection			
1. Cage/Pen acceptable	___	___	___
2. Noise level acceptable	___	___	___
3. Smell acceptable	___	___	___
f. Coop, barn paddock, stall, pen, or corral setback			
1. 15 feet from property lines	___	___	___
2. 30 feet from the normal high-water elevation of natural bodies of water	___	___	___
g. Storage of manure, waste, compost materials			
1. City – 30 feet from property lines	___	___	___
2. Estates – 50 feet from property lines	___	___	___

Comments: _____

Reviewed By: _____ Date: _____

