



**ADVISORY BOARD OF ADJUSTMENT APPLICATION**

**FRANKLIN COUNTY BUILDING DEPARTMENT**

34 Forbes Street, Suite 1, Apalachicola, Florida 32320

Phone: 850-653-9783 Fax: 850-653-9799

[http://www.franklincountyflorida.com/planning\\_building.aspx](http://www.franklincountyflorida.com/planning_building.aspx)

**ADVISORY BOARD OF ADJUSTMENT APPLICATION**

PROPERTY OWNER'S NAME: Robert Mollergrren / Leslie Denhard  
MAILING ADDRESS: 319 Horse Plaza City/State/Zip: Fort Myers FL 33905  
PHONE #: 239-693-5256 CELL #: 239-565-3076 EMAIL: mollermail@comcast.net

AGENT'S NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
PHONE #: \_\_\_\_\_ CELL #: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROPERTY DESCRIPTION: 911 Address: 1610 Gulf Ave Carrabelle FL 32322  
Lot/s: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Unit: \_\_\_\_\_  
Parcel Identification #: 28-075-04W-0000-0030-0000

JURISDICTION:  Franklin County  
 Apalachicola  Eastpoint  St. George Island  Carrabelle  Dog Island  Lanark/ St. James  St. Teresa  Alligator Point

**LEGAL DESCRIPTION OF THE PROPERTY: (MUST ATTACH LEGAL DESCRIPTION)**

DESCRIPTION OF REQUEST: Seeking a variance for the front porch and stairs, back stairs and side walk ways.

ADVISORY BOARD OF ADJUSTMENT DATE: \_\_\_\_\_

RECOMMENDED APPROVAL: \_\_\_\_\_ RECOMMENDED DENIAL: \_\_\_\_\_ RECOMMENDED TO TABLE: \_\_\_\_\_  
CONDITIONS: \_\_\_\_\_

BOARD OF COUNTY COMMISSION MEETING DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_ TABLED: \_\_\_\_\_  
CONDITIONS: \_\_\_\_\_

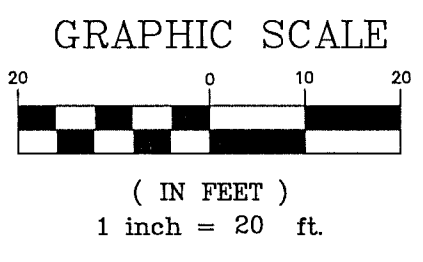
Instructions: Complete application, including proof of ownership in the form of deed, detailed description of request including any necessary information supporting request (site plan/survey) and application fee of \$250.00. Return to the following address:

Franklin County  
34 Forbes Street, Suite 1  
Apalachicola, FL 32320

**THIS VARIANCE REQUEST WILL EXPIRE ONE YEAR FROM DATE OF APPROVAL BY THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER.**

**POINT OF COMMENCEMENT:**  
 NORTHWEST CORNER OF SECTION 28,  
 TOWNSHIP 7 SOUTH, RANGE 4 WEST,  
 FRANKLIN COUNTY, FLORIDA.

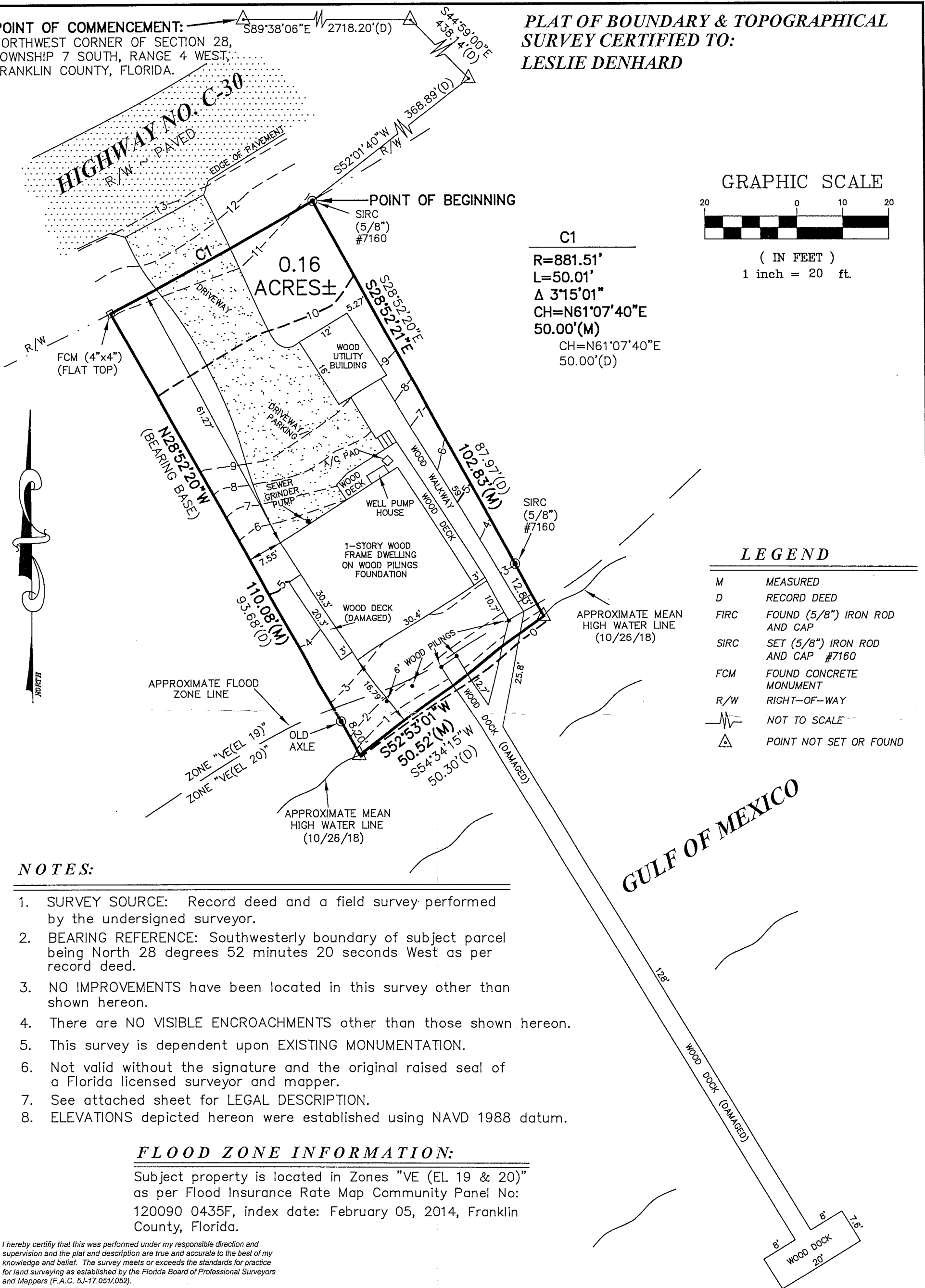
**PLAT OF BOUNDARY & TOPOGRAPHICAL  
 SURVEY CERTIFIED TO:  
 LESLIE DENHARD**



**C1**  
 R=881.51'  
 L=50.01'  
 Δ 3°15'01"  
 CH=N61°07'40"E  
 50.00'(M)  
 CH=N61°07'40"E  
 50.00'(D)

**LEGEND**

M	MEASURED
D	RECORD DEED
FIRC	FOUND (5/8") IRON ROD AND CAP
SIRC	SET (5/8") IRON ROD AND CAP #7160
FCM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
~	NOT TO SCALE
△	POINT NOT SET OR FOUND



**NOTES:**

1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southwesterly boundary of subject parcel being North 28 degrees 52 minutes 20 seconds West as per record deed.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. See attached sheet for LEGAL DESCRIPTION.
8. ELEVATIONS depicted hereon were established using NAVD 1988 datum.

**FLOOD ZONE INFORMATION:**

Subject property is located in Zones "VE (EL 19 & 20)" as per Flood Insurance Rate Map Community Panel No: 120090 0435F, index date: February 05, 2014, Franklin County, Florida.

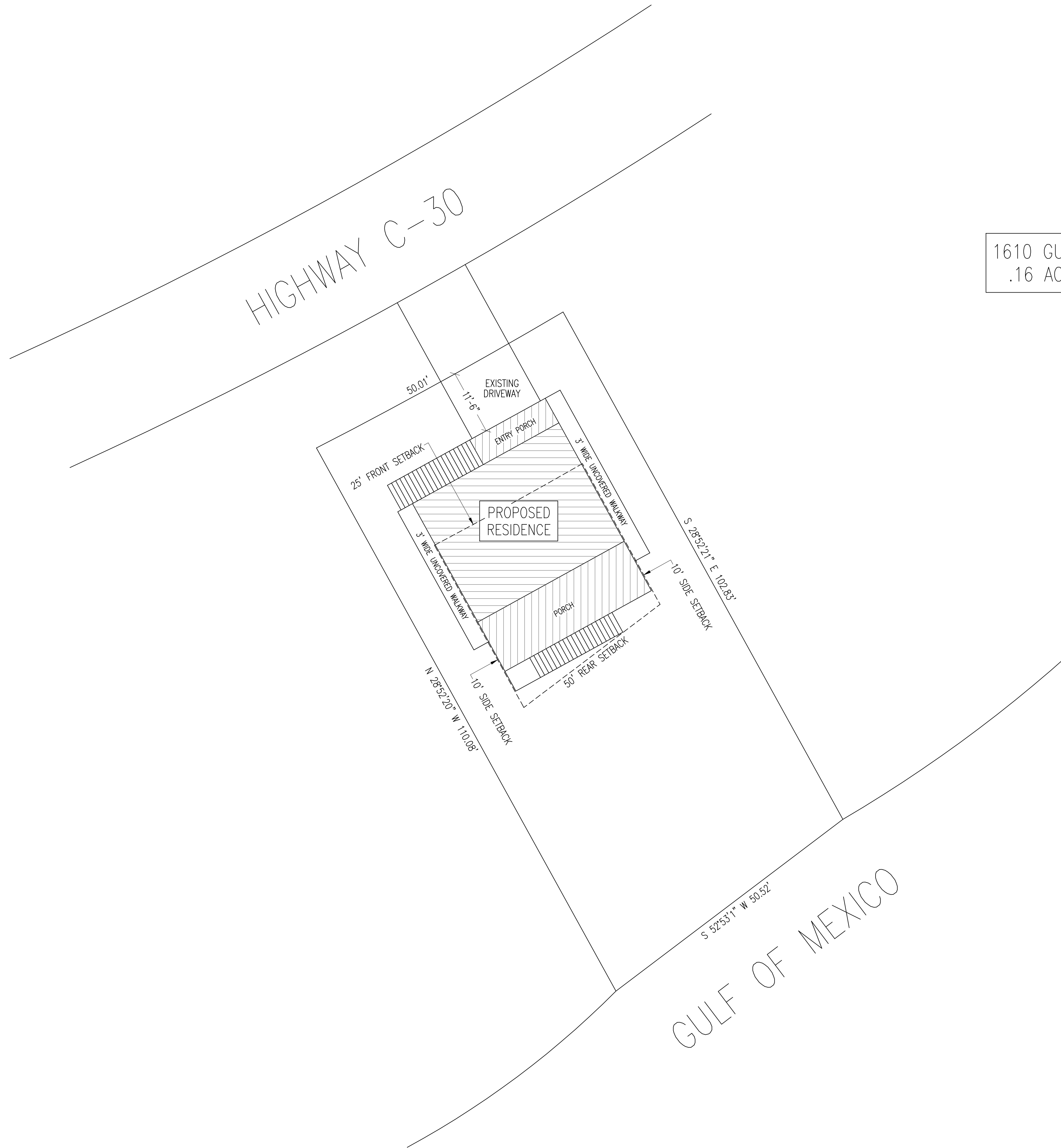
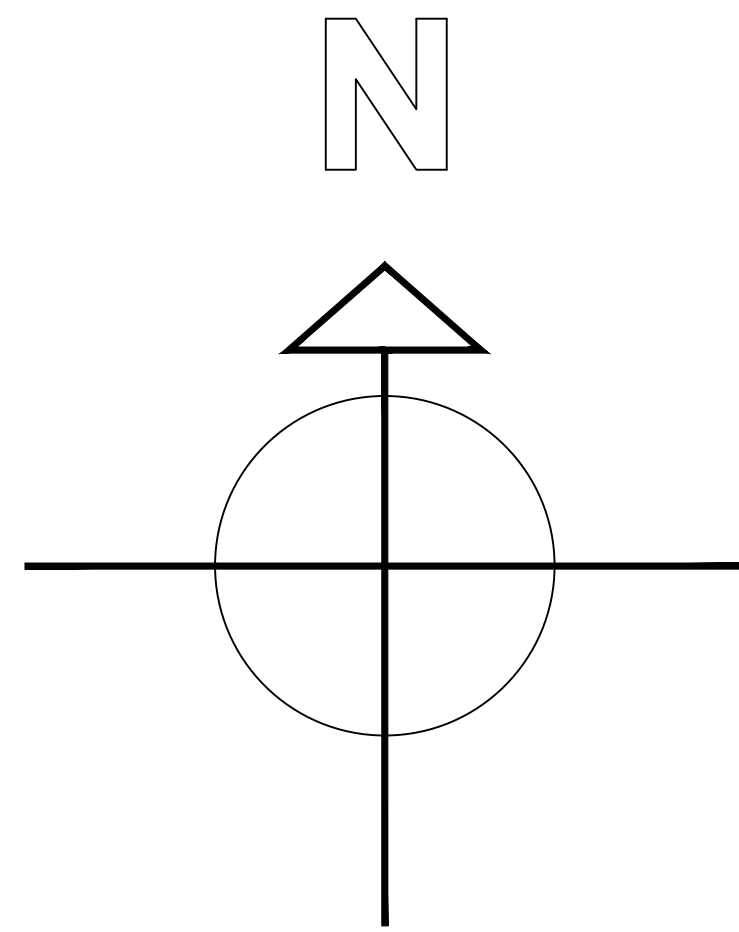
*I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/052).*

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

*James T. Roddenberry*

JAMES T. RODDENBERRY  
 Surveyor and Mapper  
 Florida Certificate No: 4261

<b>TR &amp; A</b>	<b>THURMAN RODDENBERRY &amp; ASSOCIATES, INC</b>		
	PROFESSIONAL SURVEYORS AND MAPPERS P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358 PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103 LB # 7160		
DATE: 10/31/18	DRAWN BY: BB	N.B.609 PG.36	COUNTY: FRANKLIN
FILE: 18495.DWG	DATE OF LAST FIELD WORK: 10/26/18	JOB NUMBER: 18-495	

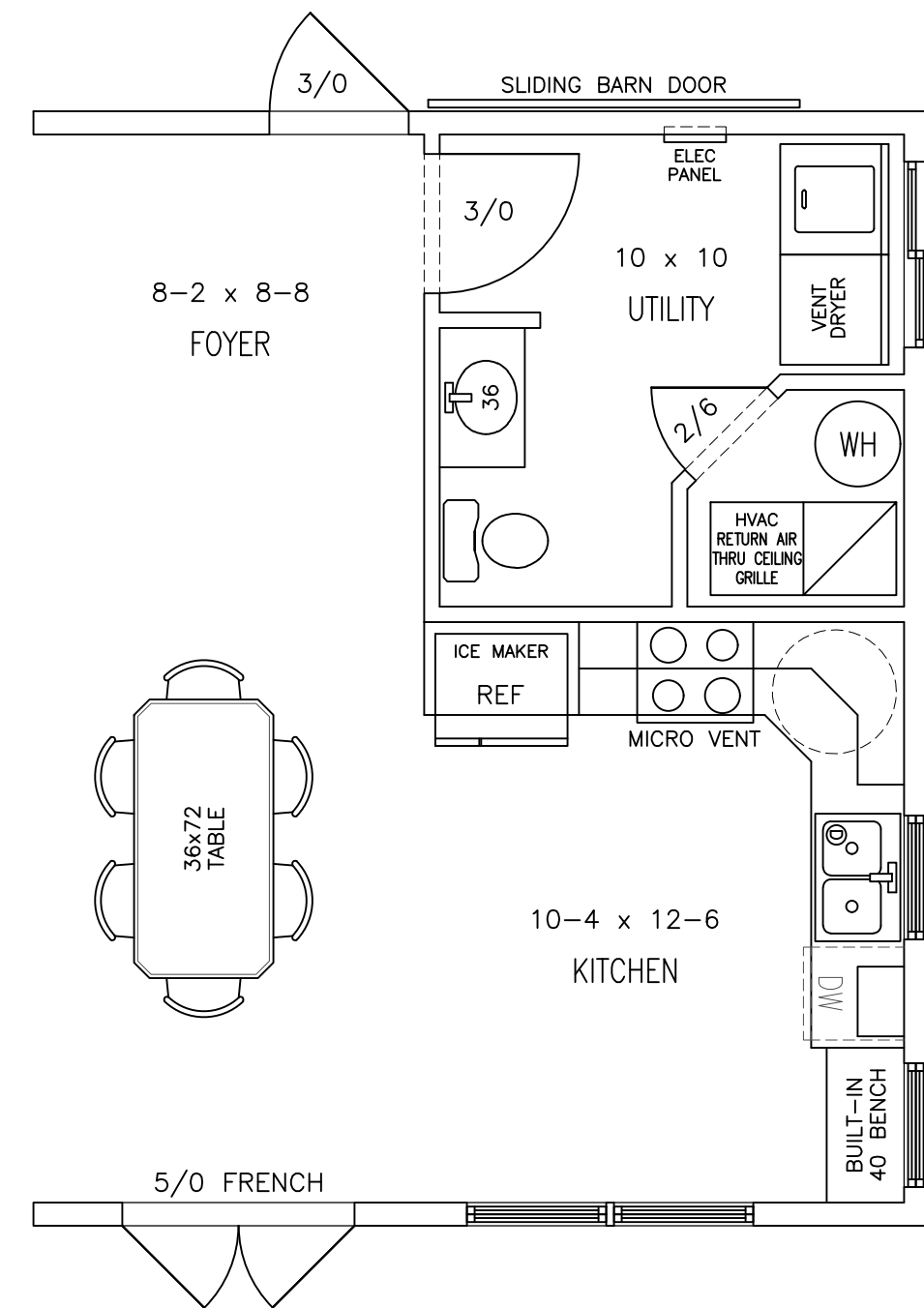


1610 GULF AVENUE  
.16 ACRES MOL

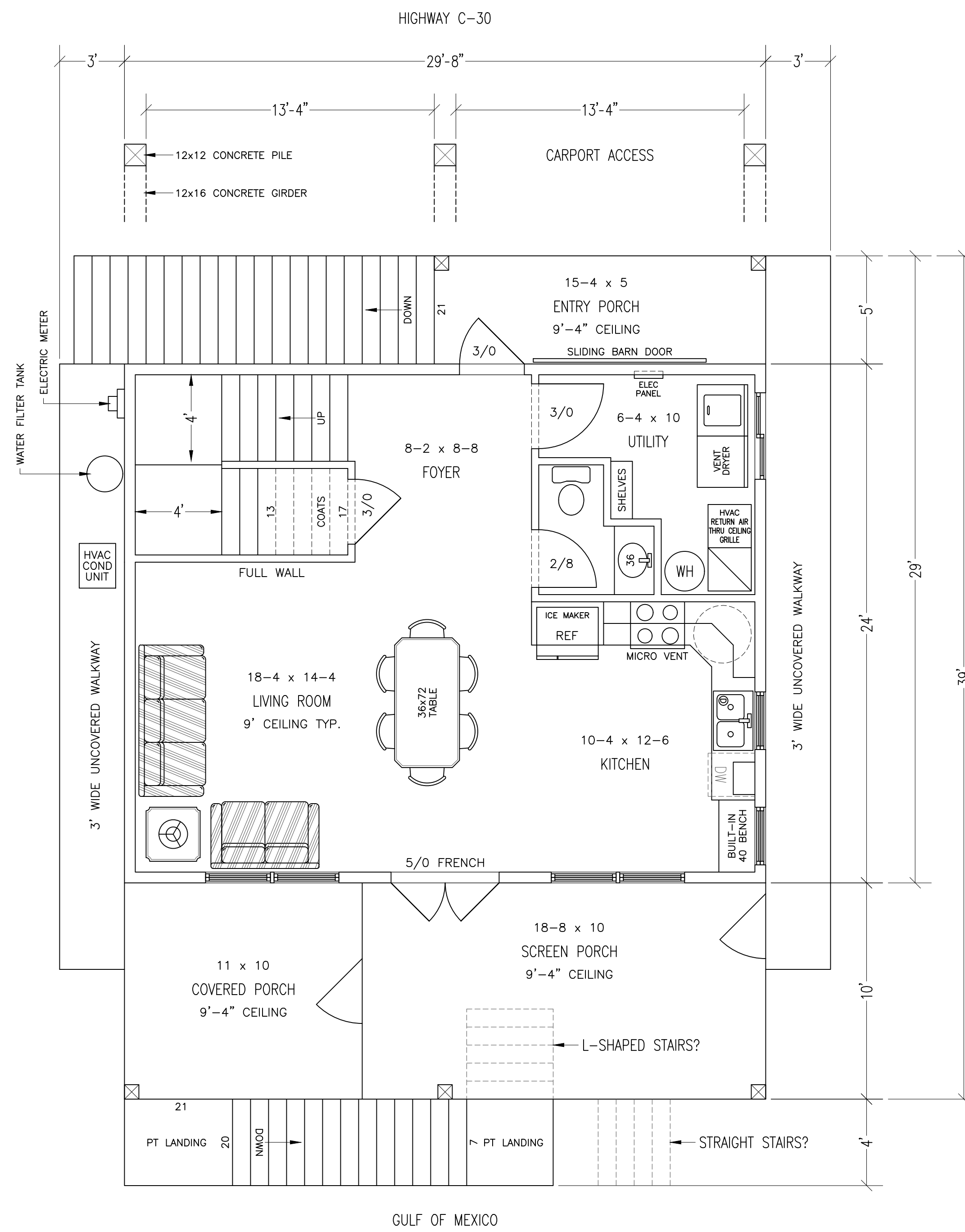
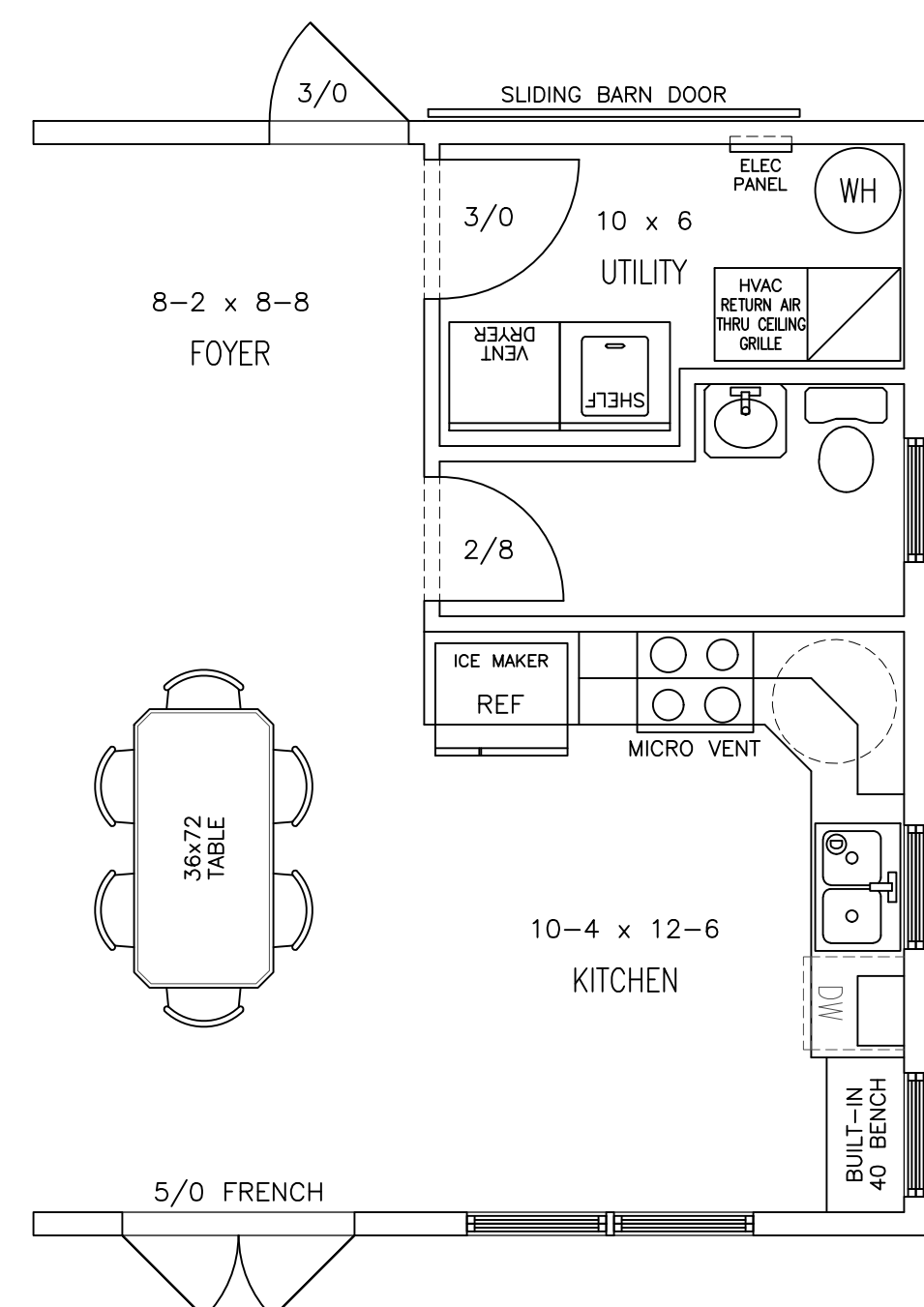
<b>Oasis Designs</b>	SITE PLAN
5082 Bird Nest Trail Tallahassee, FL 32312 (850) 668-3111	SCALE: 1"=10' SHEET # DATE: 2/17/21 NAME: MOLLERGREN BEACH HOUSE

OASIS DESIGNS, INC. RETAINS ALL RIGHTS TO THE DESIGN AND DRAWINGS CONTAINED HEREIN AND PROHIBITS ANY REPRODUCTION OF THESE DRAWINGS WITHOUT WRITTEN PERMISSION FROM OASIS DESIGNS, INC.

UTILITY ROOM OPTION #1



UTILITY ROOM OPTION #2



712 SF FIRST FLOOR LEVEL  
 640 SF SECOND FLOOR LEVEL (ESTIMATED)  
 1352 SF TOTAL CONDITIONED SPACE

CLIENT TIME LOG		
7 HOURS ESTIMATED FOR CONSULTATION AND PLAN REVISIONS		
2/26/21	TELEPHONE CONFERENCE	.5 HOUR
2/26/21	REVISE FLOOR PLAN	1 HOUR
3/2/21	REVISE FLOOR PLAN	1.25 HOURS

SHIFT DINING TABLE INTO KITCHEN AREA???

REMOVE DISHWASHER???

REVIEW UTILITY ROOM OPTIONS

MOVE WATER HEATER BELOW STAIRS???

STRAIGHT OR L-SHAPED EXTERIOR STAIRS???