

**REVIEW OF BOARD OF ADJUSTMENT APPLICATIONS
OCTOBER 2020**

Consideration of a request for a variance to construct a house 15 feet into the front setback off of Castoldi Street and 10 feet into the front setback off of Spacey Drive on property described as Lots 5-6, Block B, Range 2, McKissack Beach, 104 Castoldi Street, Carrabelle, Franklin County, Florida. The east and west overhangs will be less than 30 inches from the wall of the house as required in the Franklin County Height Ordinance. Request submitted by Greg Winters, applicant.

This property measures 100' by 100' and is surrounded on three sides by private streets. The site plan with the application shows the proposed house being 8 feet from the west property line, 8 feet from the Castoldi Street property line, 25 feet from the Carrabelle Beach Drive property line, and 15' from the Spacey Drive property line. The survey shows that the wood deck on the house to the west is located less than a foot from the property line. The 24 inch extensions at the east and west end of the house are actually walls cantilevered out, so they will require additional variances, so this project will end up requiring a 10' variance from Spacey Drive for the entry stairs, a 17' variance from Castoldi Street for the east side of the house, and a 2' variance from the side setback off the west property line for the west side of the house.

The hardship presented by the applicant is that he was incorrectly told by the Building Official that the county setbacks did not apply in this subdivision, so the applicant had an architect design a house based on setbacks of 10' from each property line. The survey of the property, from Odom Surveying & Mapping, dated June 15, 2020, shows the correct setbacks on the lots. There is 3250 square feet of buildable area on these lots without requiring a variance.

There were 10 letters submitted in opposition to this variance request.

There appears to be no hardship of the land or special condition not applicable to other lots in the same zoning district. This variance request is based on the action of the applicant – having a house designed that does not fit on the lot.

I recommend not approving this variance request.



Mark C. Curenton
County Planner
October 12, 2020