

**REVIEW OF THE BOARD OF ADJUSTMENT APPLICATIONS
AUGUST 2020**

Consideration of a request to construct a house 15 feet into the front setback off of Alligator Drive. Property described as 1237 Alligator Drive, Alligator Point, Franklin County, Florida. Request submitted by Elva Peppers, Florida Environmental & Land Services, agent for Walter "Kip" Kuck III, applicant.

The proposed house on this property is seaward of the Coastal Construction Control Line, and DEP is requiring the house to be located closer to Alligator Drive. The County granted a variance on the same property in 2014 to construct a house 13 feet into the front setback, but the house was never built.

I find that special condition and circumstances exist which are peculiar to the land, involved and which are not applicable to other lands in the same zoning district, and

the special conditions and circumstances are not the result of an action by the applicant, and

that granting the variance requested will not confer on the applicant any special privilege that is denied by the Franklin County Zoning Ordinance to other lands in the same zoning district, and

that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant, and

that the variance granted is the minimum variance that will make possible the reasonable use of the land, and

that the grant of the variance will be in harmony with the general intent and purpose of this ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

I recommend approving this variance request.

Mark C. Curenton

Mark C. Curenton
County Planner
July 21, 2020