

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

Consideration of a request to construct a house 19 feet into the setback off of Castoldi Street, 6 feet into the west side setback and a 15 foot variance into the setback off of Carrabelle Beach Drive. Property described as Lots 5-6, Block B, Range 2, McKissack Beach, Carrabelle, Franklin County, Florida. 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 interior property line, 8 feet from the Castoldi Street property line and 10 feet from the Carrabelle Beach 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 house as designed is approximately 84 feet long and 36 feet deep. When the stairs are added the structure is almost 58' deep. The house could be set back further from Carrabelle Beach Drive without impacting the setback from Spacey Drive.

I recommend approving this variance request provided that the house is moved to be 17 feet from Carrabelle Beach Drive.

Mark C. Curenton

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County Planner
July 30, 2020