

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

Consideration of a request to construct a house 15 feet into the front setback line off of Highway 98. Property described as 2324 Highway 98 West, Carrabelle, Franklin County, Florida. Request submitted by Ronald and Daisy Laone, applicants.

This parcel is located on the south side of U. S. Highway 98 along St. George Sound. The configuration of the lot makes it impractical to build a reasonable house on the property without receiving a variance from some setback. If the variance is granted the house will be 17.7' wide on the east end and 27' wide on the west end. The house will maintain the 50' setback from mean high water. If the variance is granted the house will be approximately 45' from the U. S. Highway 98 pavement at the closest point. It appears that a septic system can be permitted on the property.

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