

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

Consideration of a request to construct an addition 15 feet into the front setback off of St. Teresa Avenue. Property described as Lots 3-4, Block A, Cochran Beach, Unit 1, 4198 St. Teresa Avenue, St. Teresa, Franklin County, Florida. Request submitted by Charles and Leslie Redding, applicants.

St. Teresa Avenue is a 40' wide right-of-way in this subdivision. It is not constructed in this area of St. Teresa and probably will not ever be constructed. The only thing that appears to be located in the right-of-way is the electric distribution line. Three of the neighbors, Randy and Cindy Briley, 4194 St. Teresa Ave.; Jeannine McGinn, 4203 St. Teresa Av.; and Lewis Cole Cochran, 4200 St. Teresa Ave., have written letters stating they do not object to the variance.

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