

**REVIEW OF BOARD OF ADJUSTMENT APPLICATIONS
SEPTEMBER 2020**

Consideration of a request for a variance to construct three houses across five lots. Request for a 15 foot variance into the western side setback off 3rd Street West, 15 feet into the north property line off West Gulf Beach Drive and 4 feet into the eastern side setback on property described as Lots 1-5, Block 9 West, St. George Island Gulf Beaches, Unit1, 259 and 247 West Gorrie Drive, Franklin County, Florida. Request submitted by William A. and Carro N. Thomas, applicant.

This will result in three houses on five lots, which is less dense than the five houses that could possibly be built on these five lots. The right-of-way of Gulf Beach Drive is 100 feet wide at this location and the actual roadway is located close to the north side of the ROW, on the opposite side from these lots.

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
August 21, 2020