

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

Consideration of a request for a variance to construct a septic system 75 feet from an existing well on property described as Lot 22, Block 7, Dog Island, Unit 2, 372 Lubbers Lane, Dog Island, Franklin County, Florida. Request submitted by Claude Nardy, applicant.

It will be the neighbor's well that will be just 75 feet from the septic system. It appears they have been approached about moving their well, but they do not want to move it. 75 feet meets the State of Florida's minimum standard. The 100 feet separation between a well and a septic tank is a Franklin County requirement.

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