

The Board of Adjustment met in regular session in the Franklin County Courthouse Annex on Wednesday, March 2, 2005, at 9:00 a.m.

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| MEMBER: | Vance Millender | Chairman |
| | Richard Harper | Member |
| | Billy Granger | Member |
| ABSENT: | Bonnie Segree | Member |
| | Bryant Hand, Sr. | Member |
| | Susan Howze | Member |

The meeting was called to order by Chairman Millender, who thereafter presided. On motion by Member Harper, seconded by Member Granger, and by unanimous vote of the Board present, it was agreed to approve the minutes of the meeting held February 5, 2005, as mailed.

Regarding consideration of a request for a variance to construct a commercial building eight feet into the side setback line and five feet into the front setback line on property described as Lots 26 and 27, Block 3, Unit 1 East, St. George Island, Franklin County, Florida, as requested by Doug McKinney, owner. Mark Curenton presented the board with a proposed site plan which indicated a 30 x 80 ft. building located two feet from the east property line and 20 feet from East Pine Avenue. Mr. McKinney said that he needs the side setback variance to have enough room for parking as this will be a commercial building. He told the Board that he has considered reducing the building size. After much discussion concerning the parking requirements and septic tank location, the Board said that they do not normally grant variances any closer than five feet to any property line. Mr. McKinney agreed to try to locate the building behind the front setback line, with the understanding that he may have to come back to the Board for reconsideration of the front setback if the septic system location requires additional room. On motion by Member Harper, seconded by Member Granger, and by unanimous vote of the Board present, it was agreed to recommend to the Board of County Commissioners that they grant a five foot variance from the east side property line.

Concerning consideration of a request for a variance to construct a swimming pool eight feet into the front setback line on property described as Lot 1, Block O, Unit

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Two, St. George Island, Franklin County, Florida, as requested by David and Lynn Johnson, owners. Mr. Curenton said this matter had been tabled at the last meeting so that the Johnson's could present an accurate site plan. The site plan presented shows the swimming pool being located in the front of the house and encroaching eight feet into the front setback line which will be 17 feet from the front property line on Gulf Beach Drive. It was noted that this is the only location on the property that the pool could be located. On motion by Member Harper, seconded by Member Granger, and by unanimous vote of the Board present, it was agreed to recommend to the Board of County Commissioner that they approve this variance request.

Item #4 of the agenda was withdrawn at the applicant's request.

There being no further business to discuss, it was agreed to adjourn at 9:20 a.m.

Vance Millender, Chairman

Attest:

Mark Curenton, Assistant Planner