

The Franklin County Board of Adjustment met in regular session on Wednesday, September 3, 2008, at 9:00 a.m., in the Franklin County Courthouse Annex. The attendance was as follows:

PRESENT:

Vance Millender – Chairman
Joe Hambrose ----- Member
Richard Harper ---- Member
Michael Shuler ---- Attorney

ABSENT:

Gil Autrey

The first item on the agenda was approval of the minutes of August 6, 2008 meeting, as mailed. On motion by Member Harper, seconded by Member Hambrose, and by unanimous vote of the members present, it was agreed to approve the August 6, 2008 minutes as mailed.

The next item on the agenda was consideration for a variance to build a boat ramp within the Critical Habitat Zone on property described as Lot 24, Alligator Point Subdivision, Alligator Point, Franklin County, Florida. The request was submitted by Gary Fritz, Agent for Walker Bickerstaff, Owner.

Ms. Rachel Ward of the Planning and Zoning Department stated that the request met the required criteria and she recommended approval of this request.

After brief discussion and on motion by member Hambrose, seconded by Member Harper and by unanimous vote of the members present, it was agreed to recommend that The County Commission approve this request as submitted.

The final item on the agenda was consideration of a request to construct a single family house 12.5 feet into the front setback line off of US Highway 98 on property described as lots 9 and 10, Block I, City of St. George, Franklin County, Florida. The request was submitted by Garlick Environmental Associates, agent for Larry and Jennifer Carners, owners.

Dan Garlick presented a site plan for consideration. He explained to the board that the lot accesses Highway 98 where the D.O.T. Right-of-Way is 110' instead of 66'. He noted that the house will be in line with the other houses along that area. He said

there is plenty of room on the lot to meet all the setbacks, except the Critical Habitat Zone. Therefore the house needs to be moved forward to fit on the lot.

Ms. Ward inquired if there is adequate room for the septic or aerobic system? Mr. Garlick said there is no problem with fitting the septic system on the lot. He noted that application has been made to H.R.S. for the septic system and he did not foresee any problems.

Member Harper stated the house could be constructed smaller to fit within the setbacks. To which, Dan Garlick stated that from an engineering standpoint, square houses are more structurally sound than rectangular houses. Some discussion ensued between the members whether this statement is based on fact. Dan Garlick stated that his information came from engineers. He also noted that the parking area would have a bulkhead to hold the fill in place to allow access and parking for the lot.

Ms. Ward told the members that while there did not seem to be a definite hardship; the county did not have a problem with the request because it was consistent with other homes along the area. She explained that it is up to the board's discretion.

Member Harper made the statement that he is a licensed contractor and does not readily agree with the statement that square houses are more structurally sound than rectangle houses. He then noted that the house could be made to meet the setbacks by building it longer to fit the lot. He also stated that the house is still further back than most of the houses along this area. With this in mind; a motion was made by Member Harper, seconded by Member Hambrose and by unanimous vote of the members present, it was agreed to recommend the County Commissioners approve this variance request as presented.

Dan Garlick asked that this request to the Board of County Commissioners be postponed until the October Board of County Commission Meeting because he would be out of town this coming week for his mother's 82nd birthday.

Board of Adjustment
Sept. 3, 2008
Page Three.

There being no further business, the meeting adjourned at 9:30 a.m.

Vance Millender, Chairman

ATTEST:

Rachel L. Ward, Zoning Director