

October 6, 2010
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Board of Adjustment
Franklin County, FL

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, October 06, 2010 in the Annex of the Franklin County Courthouse.

Attendance was as follows:

PRESENT

Vance Millender – Chairman
Joe Hambrose – Member
Larry Hale – Member
Michael Shuler – Attorney

ABSENT

Mitch Griner - Member
Gil Autrey – Member

The meeting was called to order by Chairman Vance Millender, who thereafter presided.

The first item on the agenda was approval of the minutes of the meeting held May 5, 2010, as mailed. On motion by Member Hale, seconded by Member Hambrose and by unanimous vote, it was agreed to approve the May 5, 2010 minutes as mailed.

Mrs. Rachel Ward told the members that the second item on the agenda for a request for consideration to construct a single family dwelling 15 feet into the side setback line fronting on unimproved Howell Street on Lot 1, Block 57, Unit 5, St. George Island, Franklin County, Florida, had been withdrawn.

The final item on the agenda for consideration of a request to construct a commercial building 10 feet into the side setback line fronting on 3rd Street East and 5 feet into the left side setback line on property described as Lots 1 and 2, Block 4, Unit One East, St. George Island, Franklin County, Florida. The request was submitted by Melvin D. McKinney, Owner.

Mr. Mason Bean, St. George Island resident and business man, spoke in favor of Mr. McKinney's request for variance. Some discussion followed concerning the changes in the commercial district of St. George Island. Mr. Bean said he believed a

commercial area with zero setbacks from the side lot lines is needed on St. George Island.

Mrs. Ward explained that originally the C-4 Zoning District had been introduced in the county to assist the property owners along Highway 98 in Eastpoint and West of Apalachicola. It had then spread to the commercial district of St. George Island.

Mr. McKinney stated that if he can purchase the adjoining lot, the setbacks will be left undisturbed. However, if he can not purchase the adjoining lot, he will need the variance into the setbacks in order to build on the lot.

Mrs. Ward stated that historically the county has granted this type variance in the commercially zoned areas because of the 25' width of the lots. She said she had spoken with Mark Carrell, the adjoining property owner, who had no objections to the variance being granted. She said it is her recommendation that the variance be granted.

Further, Mrs. Ward noted that Mr. McKinney would be required to obtain a DEP Storm Water Permit before a local building permit could be issued. She also told the members that Mr. McKinney had already done some site work. The site work included approximately 11 inches of fill. She noted that some of the fill may have to be removed, dependent upon the DEP Storm Water Permit requirements.

Mr. Michael Shuler noted that while he agreed to recommend approval for the variance, however, he did want to stipulate that the variance of 5 feet into the 10 feet setback on the left side be further defined as 5 feet into the ten foot setback on the west side of lot 3.

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After discussion and on motion by Member Hale, seconded by Member Hambrose and by unanimous vote, it was agreed to approve this request for variance as advertised.

There being no further business, the meeting was adjourned at 10:10 A.M.



Vance Millender, Chairman

ATTEST:



Rachel L. Ward, Zoning Director