

ORIGINAL

November 6, 2013

Advisory Board of Adjustment
Franklin County, Florida

The Franklin County Advisory Board of Adjustment met in regular session on Wednesday, November 6, 2013 at 10:00 a.m. in the Hearing Room of the Franklin County Courthouse.

Attendance was as follows:

PRESENT:

Vance Millender –Chairman
Larry Hale ----- Member
Joe Hambrose ---- Member
Rachel Ward ----- Zoning Administrator
Michael Shuler – Attorney

ABSENT:

Gil Autrey --- Member
Mitch Griner – Member

The first item for discussion was approval of the minutes of the September 4, 2013 meeting as mailed. On motion by Member Larry Hale, seconded by Member Joe Hambrose, and by unanimous vote of the members present, it was agreed to approve the September 4, 2013 minutes, as mailed.

The second item on the agenda was for consideration of a request to construct a rock revetment within the Critical Habitat Zone (CHZ) on property described as Lot 3, Alligator Point, Franklin County, Florida. The request was submitted by Larry Joe Colson, agent for James G. Stelzenmuller, owner.

Mrs. Ward stated that she had not received any objections to this request. She did tell Mr. Colson that he could not back fill the lot to reclaim lost land.

Mr. Colson explained that he was aware of this and the homeowners just want to protect the remaining land and build a dock on the property. On motion by Member Joe Hambrose, seconded by Member Larry Hale and by unanimous vote of the members present, it was agreed to recommend approval of this request to construct a rock revetment within the CHZ.

The third item on the agenda was for consideration of a variance request to construct a rock revetment within the CHZ on property described as Lot 2, Alligator Point, Franklin County, Florida. The request was submitted by Larry Joe Colson, agent for Chapman Investment, owner.

Mrs. Ward explained that this lot is joining the previous lot. The same conditions apply to both lots. She also noted no objections have been received pertaining to this request.

After consideration and on motion by Member Joe Hambrose, seconded by Member Larry Hale and by unanimous vote of the members present, it was agreed to recommend approval for this variance to construct a rock revetment within the CHZ as requested.

The fourth item on the agenda was for consideration of a variance to the S-4 Special District requirements of Lanark Village which limits construction on a rear wall

to 8 feet. The request is to construct an addition 10 feet from the rear wall on property described as Unit 32-6 Warren Avenue, Lot 6, Block 8, Unit 1, Lanark Village. The request was submitted by R.F. Gray Builders, Inc., as agent for Hazel M. Wolfe, Owner.

Mrs. Rachel Ward explained the S-4 District requirements limit the homeowner to 8 feet from the rear wall. She noted that the Lanark Village Review Committee was notified. She said one of the letters was returned unclaimed. She also said one member had called and said she was ok with the variance. However, she did think the electrical needed to be upgraded to make sure the service was adequate for the addition. Mrs. Ward stated she had not heard from the third member of the committee. She stated that in the past, if one did not respond, it was considered as a no objection.

Mr. R.F. Gray was present and noted that he had already taken the electrical into consideration and it does need to be upgraded from the old 60 amp service to a 200 amp service to carry the air conditioner. Both he and the home owner were in agreement that this would be done.

There were some comments that the address, as advertised, was incorrect. However, it was established that the legal description was correct.

Mr. Doug Schlak from Unit 32-7, adjoining property owners voiced objections regarding the variance request. Mr. Schlak stated that they bought the unit under current conditions and if Mrs. Hazel Wolfe is allowed to build 10' from the rear wall it would block their view and any breeze they would otherwise have.

Mrs. Ward inquired if Mr. Schlak had an addition on the rear of his building and how far out it goes. Mr. Schlak did agree that he has an addition which extends 10' into the rear. He noted that the addition was built prior to his purchase of the property. He felt the variance request should be denied.

The members considered Mr. Schlak's concerns. However, Mr. Vance Millender stated that the precedent had already been set by the extension of his addition beyond the 8' requirement. He said he felt the adjoining property owner should have the same consideration.

On motion by Member Larry Hale, seconded by Member Joe Hambrose and by unanimous vote of the members present it was agreed to recommend the Board of County Commission approve this variance to extend 10' into the rear setback as requested.

Mrs. Ward explained that the other owners could voice their concerns at the Board Meeting on November 19th to the Board of County Commission who would have the final say in this request.

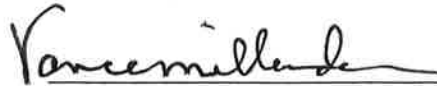
The fifth and final item on the agenda was for consideration of a variance to construct a rock revetment within the Critical Habitat Zone on property described as 319 Bruce Street, Lot 10, Block 57, Unit 5, St. George Island, Franklin County, Florida. The request was submitted by Garlick Environmental Associates, agent for Benjamin N. Chase, Owner.

Mr. Clayton Studstill, represented Garlick Associates for the homeowner.

Member Larry Hale said he knew the property well and feels it is needed to protect the lot from further erosion.

Mrs. Ward said she had received no objections to the request. After consideration, Member Larry Hale made a motion to recommend approval of this request for variance. The motion was seconded by Member Joe Hambrose. The motion carried by unanimous vote of the members present.

There being no further business, the meeting adjourned at 10:18 a.m.



Vance Millender, Chairman

ATTEST:

Rachel L. Ward, Zoning Director