



**FRANKLIN COUNTY BOARD OF ADJUSTMENTS REGULAR MEETING
COURTHOUSE ANNEX COMMISSION MEETING ROOM**

DECEMBER 04, 2019

10:00 AM

AGENDA

PLEASE NOTE: THE ADVISORY BOARD OF ADJUSTMENT MAKES RECOMMENDATIONS TO THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONERS REGARDING YOUR APPLICATION. ALL APPLICANTS ARE NOTIFIED THAT IF YOUR APPLICATION IS DENIED, IT MAY NOT BE RESUBMITTED FOR ONE YEAR. ALSO, ANY PERSON WISHING TO APPEAL THE RECOMMENDATIONS OF THE ADVISORY BOARD OF ADJUSTMENT OR THE DECISION OF THE FRANKLIN COUNTY BOARD OF COUNTY COMMISSIONER BOARD ARE RESPONSIBLE TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE.

Approval of the Minutes

Variance Requests

1. Consideration of a request to construct an addition 5 feet into the east side setback on property described as 4402 St. Teresa Avenue, St. Teresa, Franklin County, Florida. Request submitted by Jay McDaniel, agent for Jerry and Nora McDaniel, applicant.
2. Consideration of a request to construct a 1,628 square foot house 13 feet into the Critical Habitat Zone on property described as Lots 7, 8 & 9, Unrecorded Pine Log Creek Subdivision, 130 Pine Log Drive, lying in Section 22, Township 6 South, Range 4 West, Carrabelle, Franklin County, Florida. Request submitted by Charles Oxendine, agent for Deborah Clifford, applicant.

THE BOARD OF COUNTY COMMISSIONERS ACTING AS THE BOARD OF ADJUSTMENT WILL ADDRESS THESE REQUESTS AT THEIR REGULAR MEETING ON OCTOBER 15, 2019 AT 9:00 AM.

****PERSONS WISHING TO COMMENT MAY DO SO IN PERSON OR IN WRITING TO THE FRANKLIN COUNTY PLANNING & ZONING DEPARTMENT, 34 FORBES STREET, SUITE 1, APALACHICOLA, FLORIDA 32320. TRANSCRIPTS OF THIS HEARING WILL NOT BE RECORDED, PERSONS WISHING TO RECORD THE PROCEEDINGS MUST MAKE THE NECESSARY ARRANGEMENTS TO DO SO.**



- Legend**
- Parcels
 - Roads
 - City Labels

Parcel ID	29-065-02W-2100-0000-0061	Alternate ID	02W06529210000000061	Owner Address	MCDANIEL LENORA P. & JERRY L
Sec/Twp/Rng	29-6S-2W	Class	SINGLE FAM		TRUSTEE OF REVOCABLE TRUST
Property Address	4402 ST. TERESA AVE	Acreage	0.229		P.O. BOX 1046
					PANACEA, FL 32346



MS Daniel

4402 St. Teresa Avenue

STREET (NOT OPEN)

S. 86° 49' 12" W.
41.25' (M)

SET 5/8"
RE-RIP 06/75

41.25' (M)

R/W

FND. 4/4
C.L. 8/29/5



MS Daniel Property

Lang Property
4404 St. Teresa Ave.

Gruber (Lewis) Property
4400 St. Teresa Ave.

CORR DRIVE

249.03' (M)

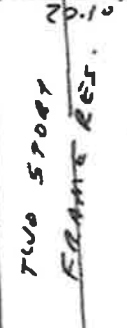
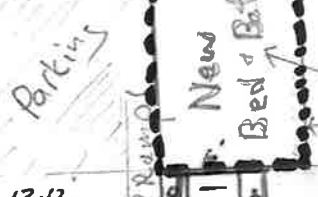
STREET (ABANDONED)

248.89

78.75

52.12

0.24 AC. ±



New 16x26
Bedroom + Bath
Ground Floor

5' setback
from property line

FRAME RES.

1' OVERHANG

FND. 5/8"
RE-RIP 06/75

470.10' (M)

FND. 4/4
C.L. 8/29/9

FND. 5/8"
RE-RIP 06/75

41.25' (M)

N. 87° 01' 02" E.

41.25' (M)
N. 87° 01' 02" E.

Gulf of Mexico

IT OF
INNING

November 5, 2019

The Advisory Board of Adjustment
Franklin County Building Department
34 Forbes Street, Suite 1
Apalachicola, FL 32320

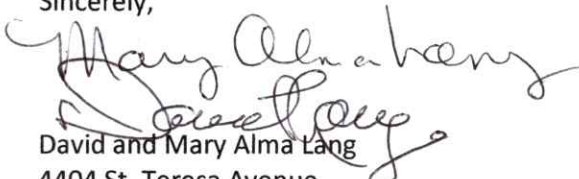
RE: Support Letter for McDaniel Variance Request Application
4402 St. Teresa Avenue, Bedroom & Bath Addition

Dear Board of Adjustment:

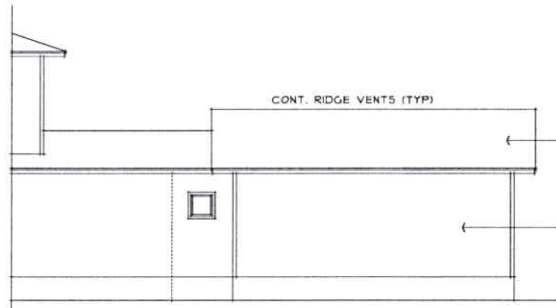
We support our neighbor's (McDaniel) Variance Request to construct a Bedroom and Bath addition behind their existing house approximately 5' from their eastern property line. We are aware that the standard setback is 10', but the 5' setback requested will provide a much better utilization of the McDaniel property, and it will not incumber our property in any way.

Please let us know if you need anything further from us in support of the McDaniel's setback variance request.

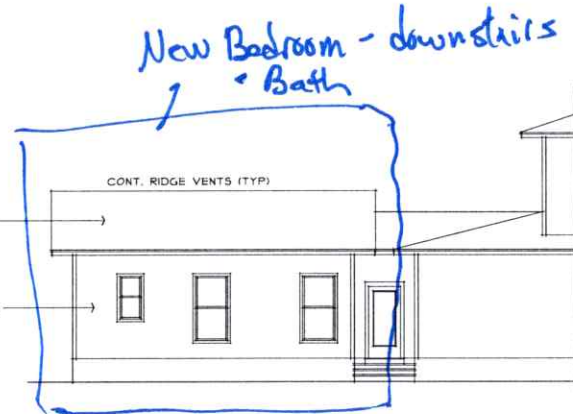
Sincerely,



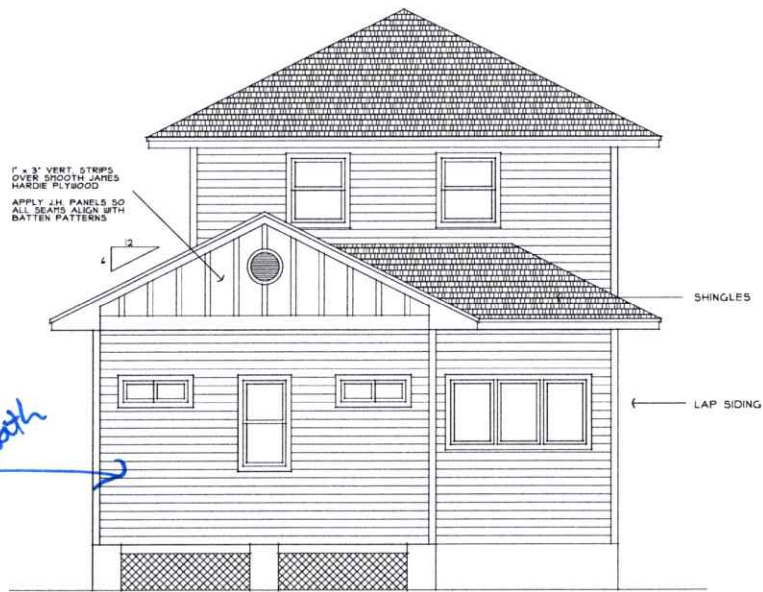
David and Mary Alma Lang
4404 St. Teresa Avenue
St. Teresa, FL 32358



Proposed Left Elevation
Scale : 1/8"=1'-0"



Proposed Right Elevation
Scale : 1/8"=1'-0"



Proposed Front Elevation
Scale : 1/4"=1'-0"

5

Design House home plans were designed and drafted to meet average conditions and codes in the State of Florida at the time they were drawn. All plans were designed to meet the specifications of "some, none" jurisdiction every state, county and municipality has its own regulations, codes, ordinances and requirements. The purchaser of these plans shall be responsible for verifying or having a third party or parties to verify the scale and all dimensions on the drawings, the loading capacity of structural elements and general structural integrity and the availability of certain desired products relative to the dimensions on the plans. The purchaser and/or builder of the plan releases Design House, Inc. its shareholder, officers, directors and employees from any claims or lawsuits that may arise during the construction of the home or anytime thereafter. Design House outlines the scale and use of these plans expressly upon the purchaser's obligation to determine the suitability of these plans for your specific site and application. Certain states require the seal of an architect and/or an engineer. This service is not included in our plan prices. These plans can be modified to meet your local codes and all requirements. It is the responsibility of the purchaser and/or builder to insure that the home is built in strict compliance with all applicable codes (city, county, state and federal). All plans published and sold by Design House, Inc. are protected under the Federal Copyright Act, Title 17 of the United States Code and Chapter 37 of the Code of Federal Regulation. The purchaser is granted a limited use of these plans for construction purposes only. Further distribution of these plans is strictly prohibited. Prices and conditions of plans subject to change without notice.

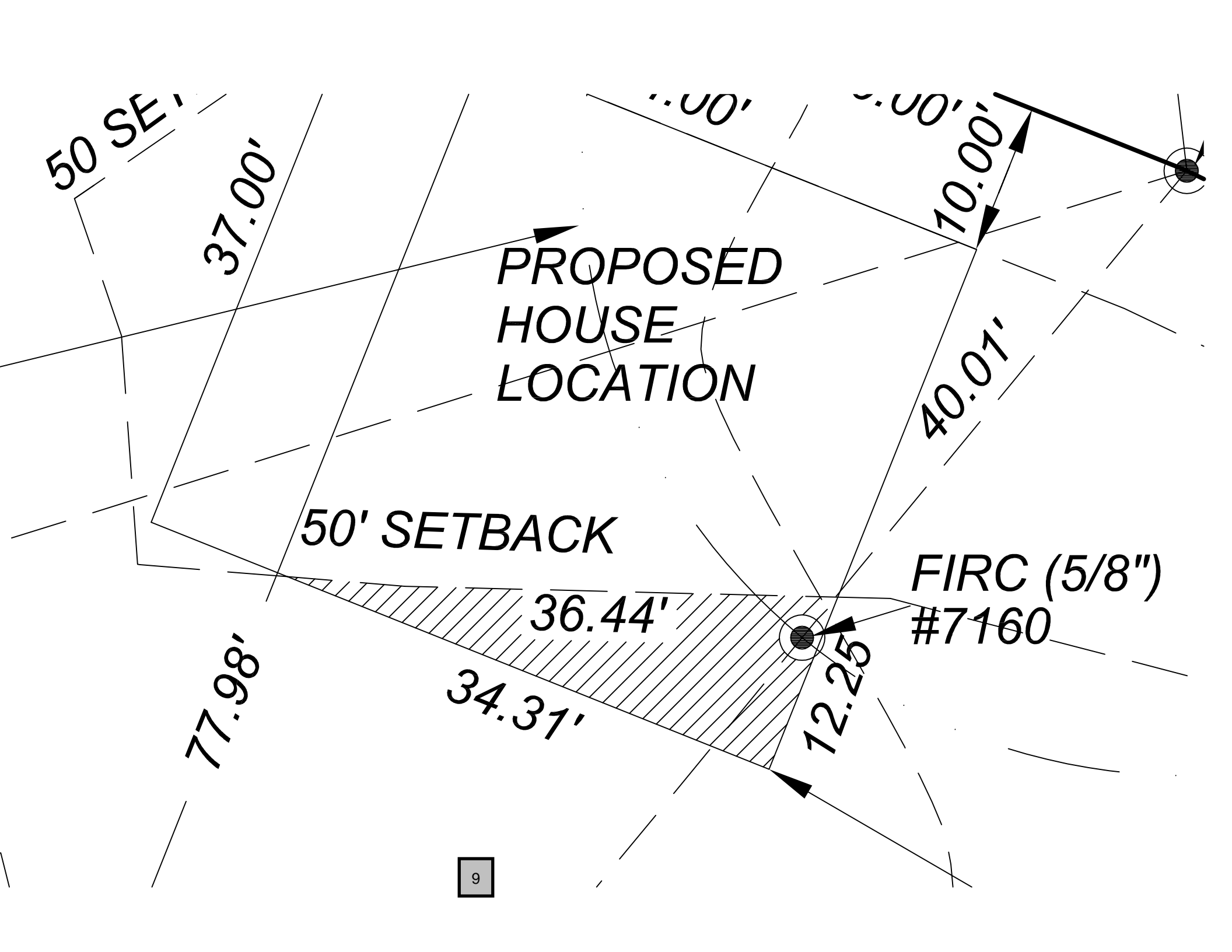
Design House
residential design services
1400 Village Square Boulevard | Unit 3-714 | Tallahassee, Florida 32312
850.508.0322 | www.designhouse.com | 1-800-999-2014

DRAWN TOMH	
CHECKED	
DATE DRAWN	
PRINT DATE	10/31/2019
JOB NO.	2019031
4402 ST TERESA AVENUE	
SHEET	of 5



- Legend**
-  Parcels
 -  Roads
 -  City Labels

Parcel ID	22-06S-04W-0000-0030-0080	Alternate ID	04W06S22000000300080	Owner Address	CLIFFORD DEBORAH RAE
Sec/Twp/Rng	22-6S-4W	Class	W 7 HOUSE-		P.O. BOX 64
Property Address	130 PINE LOG DR	Acreage	3.1		PANACEA, FL 32346
District	1				
Brief Tax Description	LOT #7 BEING 1.02 AC ALSO				



50 SE'

37.00'

PROPOSED
HOUSE
LOCATION

50' SETBACK

FIRC (5/8")
#7160

77.98'

36.44'

34.31'

12.25'

10.00'

40.07'