Quasi-Judicial Public Hearing: 6:00PM

1. Review & Discussion for proposed new construction of a home on the parcel located at the corner of Bay Avenue and 7th Street (Not Constructed) (R-1 Single Family Residential) (Historic District), more specifically described as Block 193 Lots 1-5 or 94 Bay Avenue, into the required 15’ front setback from Bay Avenue. **Applicant is requesting approval of a 8’ front setback.**

2. Decision on Variance Request for 8’ front setback. **(R-1) @ 94 Bay Avenue, Block 193 Lots 1-5. For Sarah Polow – Owner; Represented By: George Coon**

3. Discussion on voting in a new Board of Adjustment Chair and Vice-Chair for a 1-year term.

4. Decision on new Board of Adjustment Chair for 1-year term.

5. Decision on new Board of Adjustment Vice-Chair for 1-year term.

Other/New Business:

Outstanding/Unresolved Issues:

In our continuing effort to keep the citizens of Apalachicola informed, this agenda is posted on our website at www.cityofapalachicola.com prior to the scheduled meeting for public review. Additional information such as the City Land Development Code and zoning related maps, along with other development information is also available on the website for your convenience. Please direct any questions concerning items on this agenda or the Planning & Zoning Board to Bree Robinson (850)323-0985 or brobinson@cityofapalachicola.com.
City of Apalachicola

Apalachicola, FL 32320
850-653-9319 / 850-653-2205 Fax

QUASI-JUDICIAL
VARIANCE REQUEST

Name: Sarah Polow ___________________________ Telephone: (706) 264-5848

Address: P. O. Box 1394, Chatsworth, GA 30705 ___________________________

Agent: George Coon ___________________________ Telephone: (850) 227-6898

Address: 252 6th Street, Apalachicola, FL 32320 ___________________________

PROPERTY DESCRIPTION: Legal description of property

Subdivision: ___________________________ Block(s) Block 193 Lot(s) Lots 1-5

Parcel ID#: 01-09S-08W-8330-0193-0050 & 813/207 1325/38

Address of Property: 94 Bay Avenue, Apalachicola, FL 32320

Current Zoning and Land Use: R-1

Corner Lot: Yes / No YES Waterfront Lot: Yes / No YES Historic District: Yes / No YES

July 2023

[Signature]
Please note that the Board of Adjustment shall be guided in its determination to approve or deny a variance request by the below listed criteria. Please address these criteria using additional pages if necessary.

1. Are there existing special conditions and circumstances which are peculiar to the location, size and characteristics of the lot, structure or building involved and which are not applicable to other lots, structures or buildings in the same zoning district?

Refer to drawing A1.1.
The greatest influence of our request is the location of the wetlands and the 20 foot wetland setback. The wetland setback pushes the buildable area toward the front property line.
Theoretically, the only buildable house without a front setback would reduce the width from 21 feet to 14 feet. Because a 14 foot house would be facing lengthways to prevalent wind/hurricane loads, the structure required would make the house excessively costly. This is not an issue which would have been revealed when purchasing a “buildable” lot. This idea is illustrated here:

![Diagram of 14 foot "buildable" house]

Concrete vertical slabs or heavy steel structure will be required to resist and to brace against wind/hurricane loads.

2. Are there special conditions and circumstances which do not result from the action of the applicant such as pre-existing conditions relative to the property which is subject of the variance request?

The Survey, a professional service requested by the owner after property acquisition, shows the wetlands line but not buildable setbacks. The City had indicated that the wetlands represented the rear property line. Rear property lines require a setback of 5 feet. The precise location of the wetlands was not understood until after property acquisition and determination by the Survey, only that the property was “buildable”.
3. How will literal interpretation of the provisions of the Land Development Code work unnecessary and undue hardship on the applicant or deprive the applicant of rights commonly enjoyed by other properties in the same zoning district?

A literal interpretation of the LDC would prevent the owner from building a house which would complement the neighborhood and enhance the spirit of Apalachicola.
Following the LDC front setback requirement of 15 feet only allows a severely limited area to build.
An 8 foot setback is a compromise and essentially halves the 15 foot setback stated in the LDC. An 8 foot setback will allow a 21 foot wide house as illustrated on drawing A2.1.

Allowing this variance gives better freedom to design a house more complimentary to the neighborhood.
Without any variance only a 14 foot wide house, illustrated on the previous page, is achievable.

The immediate neighbors have similar or even more severe setbacks than we are seeking.

4. What is the minimum variance that will make possible the reasonable use of the lot, building or structure and which promote standards of health, safety or welfare?

We believe that the variance requested is the minimum needed for a reasonably attractive and friendly residence. The width of the house will be 21 feet. We’ve placed the stair and porch to the outside of the house and reduced the size significantly to a 1,606sf, 2 bed/2 bath plan.
This is a conceptual design which will continue to be improved as the projects evolves. The reason these drawings is to establish the front setback. There are other Architectural solutions, as have been illustrated through this process.
5. How will granting the variance request not confer on the petitioner any special privilege that is denied by these zoning regulations to other lots, buildings or structures in the same zoning district?

We don’t believe this is a special privilege, but is a privilege which has been conferred to others as described partially in the following table, and on the page following.

The neighbor to the West, 92 Bay Ave., has a 2’-6” setback.
The neighbor directly across the Avenue, 12 Bay Ave., has a 3’-0” setback.
The close neighbor, 10 6th Street (McLeod) was recently awarded a 0 foot setback. The other 2 houses along 6th Street between Bay Avenue and Avenue B both have variances; 12 6th Street, has a 7 foot setback, 18 6th Street has more than a 0 foot setback by extending into City Property by 5 feet.

It appears that 82 and 100 Bay Avenue both extend into their Wetland Setbacks. (We have no proof.)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>10 6th</td>
<td>This property was given a 0 foot setback Variance approval at the last meeting. The owner had stated that a 7 foot setback would also work. The house design, the area of 2,007sf, the height (not stated), the roof shape (to help avoid the oak), and the garage (how does the garage affect the oak) were all not considered. (We agree with the Variance given.)</td>
</tr>
<tr>
<td>12 7th</td>
<td>Neighbor directly across the Avenue a 3 foot setback / 2,455sf.</td>
</tr>
<tr>
<td>98 Bay</td>
<td>Neighbor directly to the West a 2 ½ foot setback / 1,860sf.</td>
</tr>
<tr>
<td>12 6th</td>
<td>7 foot setback.</td>
</tr>
<tr>
<td>18 6th</td>
<td>5 foot encroachment into City property</td>
</tr>
<tr>
<td>100 Bay</td>
<td>Appears to encroach into the 20 foot wetlands setback</td>
</tr>
<tr>
<td>82 Bay</td>
<td>Appears to encroach into the 20 foot wetlands setback</td>
</tr>
</tbody>
</table>

6. How will granting the variance be in harmony with the intents and purposes of the Land Development Code a non-injurious to the neighborhood or otherwise detrimental to the public welfare?

This variance would allow an attractive house within building lines which is enjoyed by others. This will complement the street front of Bay Avenue generally. A house can be built on this Lot. We are only asking for the best possibility for good design. This variance will also help to maintain, or even improve the value of other properties here. Neighborhood order and Apalachicola street design will be enhanced. The natural wetlands are respected and will be maintained. Because we are not requesting any other variance other than the Front, and that we have responded to each of your previous concerns, we believe you should allow this single variance.
7. How will granting the variance be consistent with the Land Development Code?

The Land Development Code allows for and helps to regulate orderly growth. It considers the existing rules and limits and applies what is reasonable to good design. Because a house is able to be built on this site, what is allowed to be built with no variance actually works against the spirit of the Code and of the Apalachicola Architectural heritage.

Granting this one variance exemplifies the reason for the LDC in the first place. This one variance helps greatly in providing the necessary space for well-designed house to fit. Not granting this one small variance would lead to unnecessary hardship for the owner because they would be in a position of building a house they would not want to live in. The house would be built simply to add value to the property which they would then sell. All the reasons to deny the house will not deter the building, but it will ensure a terrible Bay Ave. house.

8. Please provide any other information which may be necessary for the Board of Adjustment to make an informed decision on this matter.

The property consists of 5 Lots of Block 193. All but Lot 5 on Bay Avenue, is underwater. This Lot still has a very small buildable area. Any approved setback for a house would comply easily with the 40% Lot coverage. Parking can be under the house with no parking on the Bay Avenue needed.

[Signatures and printed names]

Signature of Property Owner

Printed Name of Property Owner

Signature of Property Owner

Printed Name of Property Owner

30 July 2023

Date
HOUSE FOR SARAH POLOW
94 BAY AVENUE
APALACHICOLA, FL 32320

CONTENTS
A0 COVER / SURVEY
NEXT: GARLICK WETLANDS
SITE PLAN
A0.1 AERIAL SITE PLAN
A1.1 HOUSE SITE PLAN
A2.1 PLANS
A3.1 ELEVATIONS
A3.2 ELEVATIONS

LOT COVERAGE
FULL PROPERTY 30,000 sf
SINGLE LOT 5 6,000 sf

LOT COVERAGE FOR LOT 5:
IMPERVIOUS COVERAGE: 1,239 sf
SINGLE LOT 5: 21%
FULL PROPERTY: 5%
Bree Robinson – City Planner

Board of Adjustment
Public Hearing 11/20/23 @ 6:00PM
City Staff Findings

Background:
The following variance requests items will be discussed, considered, and decided upon at the 11/20/23 BOA Public Hearing:

1. Proposed new construction of a home on the parcel located at the corner of Bay Avenue and 7th Street (Not Constructed) (R-1), more specifically described as Block 193 Lots 1-5 or 94 Bay Avenue, into the required 15’ front setback from Bay Avenue. Applicant is requesting approval of a 8’ front setback based on reasonable use.

This item is the continuation of a variance request from the 3/15/23 and 6/28/23 BOA meetings – the previous meeting minutes are available for review on the City of Apalachicola website. Advertisements giving public notice of the new request and the public hearing are published in The Times on 11/9/23 and 11/16/23. The advertisement language is within the agenda packet. The Public Notice sign is to be posted on the property by 11/1/23. The content of the sign is attached to this report. Citizen Input was sought out through letters sent out to abutting and nearby property owners. City staff received 7 letters in return – 1 in favor and 6 opposing the variance request. Their comments are below in this report.

Citizen Input Findings:
Letters were sent out to all abutting property owners or owners within 500ft. The letters sent out gave a brief overview of the request and had a form on the back for citizens to fill out if they were for or against the variance and give comments on why or why not.

Variance #1: 94 Bay Avenue requesting 8’ front setback
For: 1

<table>
<thead>
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<th>Comments:</th>
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<td>Variance #1:</td>
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<tr>
<td>FOR ✓</td>
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<tr>
<td>AGAINST</td>
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</table>

Comments: We have no objection to the variance and favor approval.
Variance #1:

<table>
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<tr>
<th>FOR</th>
<th>AGAINST</th>
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</table>

Comments

Apalachicola is a beautiful historical City with a remarkable history. Our City gives residents a special place to live, and we must be grateful for this gift from previous generations. Income from tourism is driven because the City is beautiful and set in an environmentally protected area.

Ordinances and codes for the City, State, and Federal agencies have been thoughtfully implemented to protect the environment where we live. These standards ensure we reside in safe, attractive, and functional communities.

Compliance with codes, such as the one being considered here, must be maintained to keep our community safe and efficient, providing the services, utilities, and streets we need. Particularly critical is the requirement of the City commissioners to keep our residents in a community free of tensions and conflicts that would otherwise result in disharmony and disgruntled residents.

Bay Avenue is a precious part of our City history and is an aesthetically and environmentally sensitive area where code compliance is essential.

Variance to code on Bay Avenue will set a legal precedent that will cause others to apply for and be granted similar compliance requests, resulting in changes to our City that will be regretted for generations.

The City of Apalachicola has a recent history of adhering to city codes and ordinances with reference to setback requirements. We strongly support the city enforcing its setback requirements. The proposed variance violates these requirements. We strongly oppose the approval of this variance. Please do not compromise the city’s integrity by approving this proposed variance.
### Variance #1:

**FOR**

<table>
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<th>AGAINST</th>
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**Comments:**

We vigorously object to the assertion—without any evidence—that our house at 100 Bay Ave "appears to encroach into the 20 foot wetlands setback." This is untrue. We continue to believe that the purchaser of the lot at 94 Bay Ave. should have done more research before purchasing a marginally buildable lot. Carelessness on the part of the purchaser is not an "undue hardship."

<table>
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<th>Variance #1:</th>
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**FOR**

| AGAINST |

**Comments:**

I am a strong supporter of adhering to our codes, especially the setback requirements. When this lot was for sale I inquired about it for a friend and was told by the City of Apalachicola that it had very strict setbacks and only a small house could be built. Variances for existing houses on Bay Avenue are at least 20-30 years old. Our city has changed in those decades and I strongly support adhering to current City code with a 15' setback.

---

**SEE ATTACHED FOR ADDRESSES LETTERS WERE SENT TO!** Letters are available for viewing at City Hall with a public records request.

### Applicable Code:

- **Sec. 111-268. - R-1 single-family residential.**
  - (3) Minimum building setbacks.
    - a. Front: 15 feet.
    - b. Side interior lot: 7½ feet each side, or any combination of setbacks on each side that equals at least 15 feet, provided that no such setback shall be less than five feet.
    - c. Side, corner lot: 15 feet.
    - d. Rear: 25 feet for principal structures, five feet for accessory structures.
  - (4) Submerged lands. In cases where building lots are adjacent to and contiguous with wetlands, a setback of 20 feet from jurisdictional wetlands shall replace conflicting lot line setbacks. This setback shall consist of a vegetative buffer.

https://library.municode.com/fl/apalachicola/codes/code_of_ordinances?nodeId=SPBLADECO_CH111LAUS_ARTIIIZO_DIV3ZODIRE_S111-268SIMIRE

- **(Sec. 101-61 (2)) Board of Adjustment**
  - Variances. Variance from the terms of this Code shall be granted only if the variance is not contrary to the public interest and where, owing to special conditions, a literal enforcement of the provisions of this Code would result in unnecessary hardship. However, a variance may be authorized only for height, area, setback, size of structure, or size of yards and open space requirements.

https://library.municode.com/fl/apalachicola/codes/code_of_ordinances?nodeId=SPBLADECO_CH101GEADPR_ARTIIENAD_DIV2PODU_S101-61BOARD
• (Sec. 101-61 (2) d-j) Board of Adjustment
  o d. The board shall find that special circumstances or conditions exist which are peculiar to the land, building or other structure for which the variance is sought and do not generally apply to neighboring lands, buildings or other structures in the same district; that strict application of the provisions of this Code would provide the applicant with no means for reasonable use of the land, building or other structure equivalent to the use made of neighboring lands, buildings or other structures in the same district; and that the peculiar conditions and circumstances existing are not the result of the actions of the applicant.
  o e. The board shall find that the reasons set forth in the application justify the granting of a variance, and that the variance proposed to be granted is the minimum variance that will make possible use of the land, building or structure.
  o f. The board shall find that the granting of the variance will be in harmony with the general purpose and intent of this Code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
  o g. In granting any variance, the board shall prescribe any conditions and safeguards it deems necessary or desirable to ensure conformance with the standards of this Code and the Code of Ordinances and the comprehensive plan adopted for the city. Violation of such conditions and safeguards, when made a part of the terms under which such variances were granted, shall be deemed a violation of this Code.
  o h. The board may prescribe, as a condition to its granting of a variance, a reasonable time limit within which the action for which the variance was granted shall be commenced and/or completed.
  o i. Under no circumstances shall the board issue a variance to permit a use or expand a use not generally or provisionally permitted in the district involved in the request, or any use expressly or by implication prohibited by the terms of this Code in the referenced district. The board shall not issue a variance because of the presence of nonconformities in the zoning district or an adjoining district. The board shall not issue a variance that would in any way increase the density upon a parcel of land if not generally or provisionally permitted in the district in which the parcel is located. The board shall not issue a variance which would permit the reduction of the required setback requirements along arterial and collector roads as defined in the traffic circulation element of the city comprehensive plan.
  o j. The board shall find that the granting of the variance will not confer on the applicant any special privilege that is denied by this Code to other lands, buildings or structures in the same district.

https://library.municode.com/fl/apalachicola/codes/code_of_ordinances?nodeid=SPBLADECO_CH101GEADPR ARTIENAD_DIV2PODU_S101-61BOAD

Staff Comments/Recommendations:

Variance #1: 94 Bay Avenue Requesting 8’ Front Setback
The citizen feedback from public notice of this potential variance was overall negative. It should be noted that they knew this property was constrained when purchased and the minimum buildable size for R-1 is 800SF, which is achievable without variance. However, a standard City lot is 60’x100’ or 6,000SF with 40% lot coverage, which equals to a possible home footprint of 2,400SF. While this applicant owns 5 lots equaling 30,000SF, their buildable space has been limited to one standard lot still partially covered in wetlands. It should be noted that in the applicant's application that #2 refers to setbacks not having been shown on the survey when purchased and they were under the impression the rear setback was only 5’- the rear setback for a principal structure is always 25’ and a minimum of 20’ from wetlands. The lot is mentioned as "buildable", which it is – just not to an extent that the applicant feels is reasonable use to the area.

• Minimum/No Variance Options: The City code speaks to granting the minimum variance that will make possible use of the land, building or structure. The City Code also speaks to reasonable use. In this case, the applicant was aware of the building restraints present on this lot at the time of purchase January 25, 2022.
  o Minimum Variance: The footprint of the home the applicant has submitted and would prefer to build with variance is roughly a 1,239SF footprint - 1,606SF heated and cooled space with 2
floors, 2 bed, 2 bath, excluding the porch decks. This equates to around 20% maximum lot coverage, opposed to standard 40%.

- **No Variance:** If no variance is granted, it would only be feasible to build a roughly 13.5'x64.5' home, with a 951SF footprint and heated & cooled space of 1,902SF with 2 floors. With no variance, their allowed lot coverage would max out at 951SF or 16% – lower than a standard 2,400SF or 40% allocation for a single lot.

Several other houses neighboring to this property sit in a similar stance to Bay Avenue and have not caused issues for pedestrians. If the variance is granted, there would still be a clear ROW owned by the City in between their property and Bay Avenue. (There is about 35’ of City ROW from the applicant’s property line to the edge of Bay Avenue.) Allowing the front 8’ setback variance would allow the applicant to build a complementary home on the lot, instead of a very narrow elevated shotgun style home, which the applicant cites as a more reasonable use. The BOA will need to determine if the possible use of 16% lot coverage is reasonable and if variance should be given for 8’ up the applicant’s property line to increase the lot coverage to 20%. (Applicant is asking to occupy 7’ into their required 15’ front setback.)

- **Recommendation:** It is staff’s recommendation that the BOA discuss and determine whether the current possible lot coverage of the land is reasonable use and if the wetlands constitute a hardship. It is staff’s opinion that this request is not injurious to the neighborhood or otherwise detrimental to the public welfare in any way.

**Attachments:**

- Advertisement in The Times - Published November 9th & November 16th
- Public Notice Signs Posted on Site
- Mailing List of Addresses (Within 500')
- Letters Sent
NOTICE OF PUBLIC HEARING
BOARD OF ADJUSTMENT
CITY OF APALACHICOLA, FLORIDA

The Apalachicola Board of Adjustment will hold a Public Hearing on Monday, November 20th, 2023 at 6:00PM in the Community Center, 1 Bay Avenue, Apalachicola, Florida to address the following variance requests and receive citizen comments relating to proposed changes on the parcels listed below. A decision will immediately follow.

The following variance requests items will be discussed, considered, and decided upon:

1. Proposed new construction of a home on the parcel located at the corner of Bay Avenue and 7th Street (Not Constructed), more specifically described as Block .93 Lots 1-5 or 94 Bay Avenue, into the required 15' front setback from Bay Avenue. Applicant is requesting approval of a 8' front setback.

The Apalachicola Land Development Code allows for variance when special circumstances, conditions and/or undue hardships are determined. All interested parties are encouraged to attend and be heard with respect to this request. For further information, contact the City Planner, Bree Robinson, at 850-323-0985 or brobinson@cityofapalachicola.com.

November 9, 16, 2023

$$$$$$$

PUBLIC NOTICE

A VARIANCE REQUEST FOR THIS PROPERTY HAS BEEN FILED WITH THE BOARD OF ADJUSTMENT

A PUBLIC HEARING FOR THIS REQUEST WILL BE HELD NOVEMBER 20th @ 6:00PM IN THE COMMUNITY CENTER (1 BAY AVENUE)

QUESTIONS? CALL (850)323-0985 OR EMAIL BROBINSON@CITYOFAPALACHICOLA.COM
# Polow Variance Mailing List:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Mailing Address</th>
<th>Block</th>
<th>Lot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lance &amp; Maria Paterson</td>
<td>98 Bay Avenue</td>
<td>7341 Hall Road Greenbrier, TN 37073</td>
<td>193</td>
<td>6-10</td>
</tr>
<tr>
<td>Elizabeth Perkins &amp; Ralph Schiefferle</td>
<td>100 Bay Avenue</td>
<td>P.O. Box 1016 Apalachicola, FL 32329</td>
<td>194</td>
<td>1-5</td>
</tr>
<tr>
<td>Peter Cunningham &amp; Stephanie Cunningham</td>
<td>82 Bay Avenue</td>
<td>641 East 6th Avenue Tallahassee, FL 32303</td>
<td>192</td>
<td>6-10</td>
</tr>
<tr>
<td>Suber John Weatherington JR</td>
<td>80 Bay Avenue</td>
<td>Suber William Middleton P.O. Box 245 Quincy, FL 32353</td>
<td>192</td>
<td>5. ½ 4</td>
</tr>
<tr>
<td>Norman &amp; Harriet Biondi</td>
<td>1 Battery Park Lane</td>
<td>1 Battery Park Lane, Box 880 Apalachicola, FL 32320</td>
<td>192</td>
<td>1-3, ½ 4</td>
</tr>
<tr>
<td>William &amp; Charlene Dobbie</td>
<td>12 6th Street</td>
<td>12 6th Street Apalachicola FL 32320</td>
<td>26</td>
<td>2/3</td>
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<tr>
<td>Anthony &amp; Linda Armstrong</td>
<td>18 6th Street</td>
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<td>4/5</td>
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<tr>
<td>Clifford &amp; Lisa Bristol</td>
<td>77 Ave B.</td>
<td>15333 NW CR 12 Bristol, FL 32321</td>
<td>26</td>
<td>6, ½ 7</td>
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<tr>
<td>Leon Bloodworth</td>
<td>18 7th Street</td>
<td>BOX 760 Apalachicola, FL 32320</td>
<td>27</td>
<td>½ 3, 4-5</td>
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<tr>
<td>Norma &amp; Beth McNair</td>
<td>17 7th Street</td>
<td>P.O. Box 216 Apalachicola, FL 32329</td>
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<td>½ 7, ½ 8</td>
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<tr>
<td>Michael Northdrop &amp; Grayson Wallace</td>
<td>85 Bay Ave.</td>
<td>85 Bay Colony Ave. Apalachicola, FL 32320</td>
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<td>½ 8, 9-10</td>
</tr>
<tr>
<td>John &amp; Eloise Nichols</td>
<td>12 7th Street</td>
<td>214 Foxhall Rd. Pike Road, AL 36064</td>
<td>27</td>
<td>1-2, ½ 3</td>
</tr>
<tr>
<td>Caroline &amp; Charles Kienzle</td>
<td>15 8th Street</td>
<td>15 8th Street Apalachicola FL 32320</td>
<td>27</td>
<td>7-10</td>
</tr>
<tr>
<td>Lee &amp; Patricia Mclemore</td>
<td>101 Bay Ave.</td>
<td>P.O. Box 183 Apalachicola, FL 32320</td>
<td>36</td>
<td>1-5</td>
</tr>
<tr>
<td>Curtis &amp; Mary Moon</td>
<td>Block 194 Lots 6-10</td>
<td>P.O. Box 127 LLOYD, FL 32337-0127</td>
<td>194</td>
<td>6-10</td>
</tr>
<tr>
<td>Michael &amp; Leslie Rindler</td>
<td>P.O. Box 519</td>
<td></td>
<td>36</td>
<td>9-10</td>
</tr>
<tr>
<td>Elizabeth &amp; Mark Milliken</td>
<td>P.O. Box 277</td>
<td></td>
<td>36</td>
<td>½ 7 and 8</td>
</tr>
<tr>
<td>Judi Stokowski</td>
<td>19 8th Street</td>
<td>P.O. Box 10</td>
<td>27</td>
<td>6</td>
</tr>
<tr>
<td>Don &amp; Ana Maria McLeod</td>
<td>10 6th Street</td>
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NOTICE OF PUBLIC HEARING
BOARD OF ADJUSTMENT
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The following variance requests items will be discussed, considered, and decided upon:

1. Proposed new construction of a home on the parcel located at the corner of Bay Avenue and 7th Street (Not Constructed), more specifically described as Block 193 Lots 1-5 or 94 Bay Avenue, into the required 15’ front setback from Bay Avenue. Applicant is requesting approval of a 8’ front setback.

The Apalachicola Land Development Code allows for variance when special circumstances, conditions and/or undue hardships are determined.

You are receiving this notice because you are an abutting registered property owner of one of the above referenced parcels or are within 500’ of the request. We would appreciate your comments and ask that you please complete and return this form to the City of Apalachicola by 4:00PM, Monday November 6th, 2023. Comments will be included in the City Planner Staff Report with names and addresses omitted. You are also encouraged to attend the Public Hearing to be heard with respect to this request.

Please send your response to City Hall, Attention: Bree Robinson, 192 Coach Wagoner Blvd., Apalachicola, FL 32320. If you have any questions in regards to this notice, please call the City Planner, Bree Robinson at (850)323-0985 or email brobinson@ci.yofapalachicola.com.

(The form is on the back of this page.)
Please circle your response:

**Variance #1:**

FOR  
AGAINST  

Comments:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Property Owner Address: ____________________________________________________

Property Owner of Block: _________________  Lot: _________________

Signature: __________________________________________________________________

Printed Name: __________________________________________________________________

Date: _______________________________________________________________________