

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Robbie Hollingsworth
District No. 4 - Everett Phillips
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

March 27, 2023

Mr. Brody Pack
BKP Permitting LLC
6470 147th Road
Live Oak, FL 32060

RE: Lambrianidis-Keersky
Variance V 0338

Dear Mr. Pack:

At the March 23, 2023 Board of Adjustment ("Board") hearing, the Board approved your application for a Variance be granted from minimum yard requirements of Section 4.9.7 of the Land Development Regulations to allow for a deviation from the required 10-foot side yard setback to allow for a 9-foot side yard setback in accordance with Section 12.3 of the County's LDR's. Per Section 12.1.1 of the County's LDR's there is a thirty (30) day appeal period. If not appeal is filed within thirty (30) days, the decision of the Board shall become final. No permits shall be issued until the thirty (30) day appeal period has expired.

Attached for your records is a copy of Resolution BA V0338.

If you have any questions, please do not hesitate to contact me at cbrecheen@columbiacountyfla.com or 386-754-7119.

Sincerely,

Connie Brecheen
Community Development Coordinator
Land Development Regulation Administrator

BOARD MEETS THE FIRST THURSDAY AT 9:00 A.M.
AND THIRD THURSDAY AT 5:30 P.M.

RESOLUTION NO. BA V 0338

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, GRANTING A VARIANCE AS AUTHORIZED UNDER SECTION 3.2 OF THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS, AS AMENDED; PROVIDING FOR A VARIANCE SECTION 4.9.7 OF THE LAND DEVELOPMENT REGULATIONS TO WHICH REQUIRES TEN (10) FOOT SIDE YARD SETBACKS TO ALLOW FOR 9 FOOT SIDE YARD SETBACKS ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; REPEALING ALL RESOLUTIONS IN CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Land Development Regulations, as amended, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant or to deny variances as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a variance, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of Adjustment, held the required public hearing, with public notice having been provided, on said petition for a variance, as described below, and reviewed and considered all comments received during said public hearing, including the Concurrency Management Assessment concerning said petition for a variance, as described below;

WHEREAS, the Board of Adjustment, has found that they are empowered under Section 3.2 of the Land Development Regulations to grant or to deny said petition for a variance, as described below;

WHEREAS, the Board of Adjustment, has determined and found that the granting of said petition for a variance, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare; and

WHEREAS, the Board of Adjustment has determined and found that:

- a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
- b. Such special conditions and circumstances do not result from the actions of the applicant;
- c. Granting the variance requested will not confer on the applicant a special privilege that is denied by the Land Development Regulations to other lands, buildings or structures in the same zoning district;
- d. Literal interpretation of the provisions of the Land Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Regulations and would work unnecessary and undue hardship on the applicant;
- e. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and
- f. Granting of the variance will be in harmony with the general intent and purpose of the Land Development Regulations, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. V 0338, a petition by Brody Pack., agent for Rochelle Lambriandis, owner, requesting a variance be granted from Section 4.9.7 of the Land Development Regulations to which requires ten (10) foot side yard setbacks to allow nine (9) foot side yard setbacks. The variance has been filed in accordance with a site plan dated March 15, 2020, and submitted as part of a petition filed February 22, 2023, to be located on property described, as follows:

Lot 24, Block A Woodgate Village Unit 1.

Containing .249 acre, more or less

Tax Parcel Number 05-4s-16-02777-025

Section 2. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 3. Pursuant to Section 12.1 of the Land Development Regulations, the effective date of this resolution, BA V 0338, shall be 31 days after adoption, unless an appeal is filed pursuant to Section 12.1.1(1) of the Land Development Regulations. No development orders, development permits or land uses dependent on this resolution may be issued or commence before it has become effective.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting,
by the Board of Adjustment this 23rd day of March 2023.

Attest:



Connie Brecheen, Secretary to the Board of Adjustment

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA



Teena M. Ruffo, Chair