

BEFORE THE BOARD OF ZONING ADJUSTMENT
TOWN OF SEWALL'S POINT, FLORIDA

RESOLUTION NO. 77 - 1

RE: APPLICATION FOR VARIANCE TO
TOWN OF SEWALL'S POINT
ZONING ORDINANCE

That portion of the North 200 feet of Government Lot 2, Section 35, Township 37 South, Range 41 East, lying Easterly from the Sewall's Point Road, and extending to the waters of the Indian River.

WHEREAS, C. B. NEVILLE and LUCY M. NEVILLE, his wife, had heretofore applied for a minor subdivision of the above described real property pursuant to the provisions of Ordinance No. 64 of the Town of Sewall's Point, but prior to the approval thereof Ordinance No. 95 was duly enacted by the Town of Sewall's Point, which in part required a minimum residential lot width of 120 feet, making it impossible to subdivide the above described real property; and

WHEREAS, LARRY E. BUCHANAN, as attorney for C. B. NEVILLE and LUCY M. NEVILLE, his wife, the owners of the above described real property did apply to the Town of Sewall's Point for a variance to allow the subdivision of the above described property into two parcels, each being 100 feet in width; and

WHEREAS, notice of the public hearing on the variance application was duly published and mailed in accordance with the provisions of the Charter and Ordinances of the Town of Sewall's Point, and the laws of the State of Florida, and a public hearing thereon was duly heard on June 13, 1977 at 7:30 o'clock P.M. at the Town Hall of the Town of Sewall's Point, and five members of the Board of Zoning Adjustment of the Town of Sewall's Point were in attendance; and

WHEREAS, the Board of Zoning Adjustment having considered the application for the variance as presented at the public hearing by LARRY E. BUCHANAN, attorney for C. B. NEVILLE and LUCY M. NEVILLE, his wife; and having considered the written and verbal comments from the adjoining property owners and members of the public with respect to the requested variance, and comments from those at the public hearing, and having found that the applicants have otherwise complied with all of the requirements of Ordinance No. 64 with respect to Minor Sub-

divisions, did grant the request for a variance to allow the subdividing of the above described parcel into two lots, each being 100 feet in width on a unanimous vote of all of the members of the Board in favor of the variance.

NOW, THEREFORE, be, and it is hereby RESOLVED by the Board of Zoning Adjustment of the Town of Sewall's Point that:

1. The grant of the variance is consistent with the requirements of Section 163.225(3)(a), Florida Statutes and the requirements of Section XV.B3 of Ordinance 95 of the Town of Sewall's Point.

2. The variance of and to the applicable Ordinances of the Town of Sewall's Point to allow the subdividing of the afore-described real property into two parcels or lots, each to be 100 feet in width, is hereby approved and said lots may hereafter be conveyed separately and apart as buildable residential lots.

3. The Secretary of this Board is hereby authorized and directed to file this Resolution in the Public Records of the Town of Sewall's Point.

DATED this 7TH day of July, 1977.

BOARD OF ZONING ADJUSTMENT
TOWN OF SEWALL'S POINT, FLORIDA

By: D. W. Graham
D. W. Graham, Chairman

ATTEST:

Margaret Miller
Margaret Miller, Town Clerk

APPROVED as to form and correctness, this 7TH day of July, 1977.

John H. Sturges
Town Attorney

Copy furnished to: LARRY E. BUCHANAN, Esquire