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**BEFORE THE BOARD OF ZONING ADJUSTMENT  
MARTIN COUNTY, FLORIDA**

**[REGARDING THE APPLICATION OF  
ELIZABETH MANCHESTER  
FOR A ZONING AND CENTERLINE SETBACK VARIANCE ON PROPERTY LOCATED  
AT 3282 NE SKYLINE DRIVE WITHIN THE R-2A, TWO-FAMILY RESIDENTIAL  
DISTRICT]**

**WHEREAS, THIS BOARD HAS MADE THE FOLLOWING DETERMINATIONS OF  
FACTS:**

1. Elizabeth Manchester has submitted a variance application to reduce the setback requirements of Article 3, Zoning Districts, Land Development Regulations, Martin County Code for the R-2A, Two-Family Residential District and Section 3.16.C. to reduce the setback requirements to permit the construction of a Pool and Pool Deck on Lot 12, Jensen Highlands, a subdivision, according to the Map or Plat thereof, as recorded in Plat Book 3, Page 44, of the Public Records of Martin County, Florida. The subject property is located at 3282 NE Skyline Drive in Jensen Beach, Florida.
2. This Board considered this application to reduce the setback requirements at a public hearing on October 28, 2021.
3. At the public hearing, all interested parties were given an opportunity to be heard.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ZONING ADJUSTMENT  
OF MARTIN COUNTY, FLORIDA, 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 district.
- B. Literal interpretation of the provisions of Article 3, Land Development Regulations, Martin County Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

C. The special conditions and circumstances do not result from the actions or inactions of the applicant.

D. Granting the variance requested will not confer on the applicant any special privilege that is denied to owners of other lands, structures or buildings in the same district.

E. The variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

F. The granting of the variance will be in harmony with the general purpose and intent of the Land Development Regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

G. A variance of 20.4 feet to reduce the setback from 65 feet to 44.6 feet from the centerline of NE Skyline Drive and a variance of 29.7 feet to reduce the setback from 65 feet to 35.3 feet from the centerline of NE Sunview Terrace and reduce the front yard zoning setback along NE Skyline Drive 0.4 feet from 20 feet to 19.6 feet and reduce the front yard zoning setback along NE Sunview Terrace 9.7 feet from 20 feet to 10.3 feet to permit the construction of a proposed pool and deck as set forth on the site plan attached hereto as Exhibit A.

H. This resolution shall be recorded in the official records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

**DULY PASSED AND ADOPTED THIS 28TH DAY OF OCTOBER, 2021.**

**ATTEST:**

**BOARD OF ZONING ADJUSTMENT  
MARTIN COUNTY, FLORIDA**

\_\_\_\_\_  
**DENISE JOHNSTON,  
AGENCY RECORDER/NOTARY**

**BY:** \_\_\_\_\_  
**TRAVIS WADDELL, CHAIRMAN**

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**BY:** \_\_\_\_\_  
**KRISTA A. STOREY, SENIOR ASSISTANT  
COUNTY ATTORNEY**

