



## VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS

*Staff Report - MEETING DATE: September 12, 2017*

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### VAR-2017-11

#### Parker Property

The applicant is requesting a Variance to Chapter 6.01.02(D)(1) as it pertains to the minimum Lot Frontage (Access) requirement. The subject property is located on Beaver Lane, Valdosta, Georgia, in an E-A (Estate Agricultural, 5 acres) zoning district.

The Lowndes County Unified Land Development Code (ULDC) provides that the minimum Lot Frontage (Access) requirement shall be sixty (60') feet. The applicant is the owner of the four (4) parcels to be combined for the purpose of obtaining a recorded survey plat. The primary use of the land will be new construction of a single-family dwelling as the permanent residence for Mr. Parker and his family. In order to secure a building permit, the ULDC requires that a recorded plat shall be on record at the Superior Clerk of Court Office. There is no record of a recorded survey plat of the subject property. In order that the survey plat is recorded, a Variance is needed to the minimum Lot Frontage requirement-the subject property is landlocked and is accessed via a legally recorded twelve (12') feet easement approximately (345') in length. **Therefore, a Variance to the minimum required Lot Frontage (Access) is being requested per the applicant.**

The subject property is located in a well-established rural residential area. The properties located in the immediate area utilize the following right-of-ways for access (i.e., Rocky Ford Road, Phillips Road and a portion of Beaver Lane). It appears that the combination of the proposed four (4) lots into one (1) parcel will be in scale with surrounding properties.

The TRC (Technical Review Committee) reviewed the Variance request and recommended approval.

A variance may be granted upon a finding by the ZBA that all the following conditions have been met:

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;*
- B. Such conditions are peculiar to the particular piece of property involved;*
- C. The application of this ULDC to this particular piece of property would create an unnecessary hardship;*
- D. Relief, if granted, will not cause substantial detriment to the public good or impair the purposes and intent of this ULDC;*
- E. A literal interpretation of the provisions of this ULDC would deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which the property is located;*
- F. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the applicant's property is located;*
- G. The requested variance will be in harmony with the purpose and intent of this ULDC and will not be incompatible with the neighborhood or to the general public welfare;*
- H. The special circumstances are not the result of the actions of the applicant;*
- I. The variance requested is the minimum variance that will make possible the legal use of the land or structure; and*
- J. The variance is not a request to permit a use of land or structures which are not permitted by right in the zoning district involved.*