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**Agenda Item # 4: VAR-2019-07 — Donna Dimick (7749 Enoch Lake Circle, Lake Park)**

Chairman McCall announced the case. Mrs Tulloch stated that the applicant is requesting a variance to Section 5.02.01 (E)(I) of the ULDC (Lowndes County Unified Land Development Code) as it pertains to standards for accessory structures (location). The subject property is located at 7749 Enoch Lake Circle, Lake Park, Georgia, in a R-1 (Low Density Residential) zoning district (lot #21 – Enoch Cove Subdivision).

Section 5.02.01 (E)(I) of the (ULDC) provides that, unless otherwise provided, accessory structures shall be located only in a side or rear yard of the lot on which the principal building is located; the maximum lot width of the subject property is approximately 112 feet. The ULDC requires that an accessory structure be located a minimum of twenty feet (20') off both side yard property lines (North and South Lot lines) and ten feet (10') off the rear yard property line (East lot line) within a (R-1) zoning district. However, in this scenario, the rear yard setback will not apply as the rear property line extends into the waterbody approximately 385' feet. The landowner stated the rear yard is too narrow to situate their accessory structures used to house their 38' feet fifth wheel RV and boat. The same would block their view of the lake and affect the aesthetics of their property. Therefore, a variance to Section 5.02.01(E)(I) of the ULDC is requested to the permitted location of an accessory structure in the front yard within a R-1 (Low Density Residential) zoning district. The subject property is located in a well-established residential area – Enoch Cove Subdivision Sections I and II. The properties located in the immediate area average (98'-120') feet or more in lot frontage and lot width. The Dimick's lot appears to be comparable in lot frontage and width with most other lots within the subdivision. The TRC (Technical Review Committee) reviewed the variance request and no negative comments were given. The Committee found that there might possibly be some hardship scenarios in this area as it is called for in the requirements for the granting of variances.

Mr. Brantley asked if this was also initiated by Code Enforcement. Mrs. Tulloch stated it was, and that they were going to work with the violations in this neighborhood in groups of two to three. Mr. Brantley asked if this needed a permit. Mrs. Tulloch stated yes, that anything of 120 feet and over needed a permit. Mr. Brantley asked if this had gotten a permit. Mrs. Tulloch stated it had not. Mr. Brantley asked how long the accessory structure had been there. Mrs. Tulloch consulted with the applicant, and determined it had been there about a year and a half. Mrs. Quarterman asked how wide this lot is. Mrs. Tulloch stated it was about 120 feet in width. Mrs. Hobby stated that there was a question as to what was the front yard, and what was rear yard, when a lake was involved. Mrs Hobby stated her family had a home on Long Pond and is lake-side. She stated that when you entered street-side, you entered into the laundry room. Mrs. Tulloch stated that a front yard was situated towards a street. Mrs. Quarterman stated that she visited the site yesterday, and if the roadways were private roads, why was the Board hearing the cases, and if there were other violations, why was the Board not hearing the other violations? Mrs. Tulloch stated she would research the matter. Chairman McCall asked if they needed to table the matter until the question was answered. Mrs. Quarterman stated that she thought it might need to be tabled. Mrs. Tulloch stated she talked to Officer Bailey about handling all the cases at once.

There being no further discussion, Chairman McCall asked if anyone would like to speak on behalf of the application. Keith Dimick, 7749 Enoch Lake Circle, spoke on behalf of the application. He stated it would be difficult to meet the regulations with his narrow lot and swimming pool. Mrs. Quarterman stated she drove around the neighborhood, and missed the public hearing sign. Mr. Dimick stated it blew away in a storm. Mrs. Quarterman asked if the neighborhood had said anything about the structure's appearance. Mr. Dimick stated they had not. Mrs. Hobby asked if the building was going to have sides and a door. Mr. Dimick stated it would, but he stopped construction once he got a letter.