



GLPC AGENDA ITEM # 5

AUGUST 31, 2026

Variance request by Terry Belanger File #: HA-2026-02

Terry Belanger is requesting a Variance from Section 6-1 of the Hahira Zoning Ordinance regarding minimum building setback requirements applicable to properties located within a Single-Family Residential (R-10) zoning district. The subject property is located at 504 Stagecoach Trail in Hahira GA, which is along the west side of the street about 250 feet south of East Grace Street. The property contains an existing single-family residence (1,928-sf). The applicant is proposing a building addition on the rear side of their residence, which would be approximately 10 feet from the rear property line, instead of meeting the minimum required setback distance of 20 feet.

The subject property is a 0.25 acre lot and contains an existing 1,928-square-foot single-family residence. The residence is situated approximately 36 feet from the front yard property line (which has a minimum setback of 25'), resulting in a relatively limited amount of usable area within the rear yard. Due to the existing configuration of the residence on the lot, the applicant will need more than the allowable footage of usable rear-yard area available for this proposed improvement thus triggering a Variance request.

The applicant proposes to construct an addition to the rear of the existing residence by extending the existing roofline to create a screened-in porch area that is approximately 670 square feet. Only 100 square feet of this area will be enclosed and cooled, while the remaining 570 square feet will be an open-air porch that is adjacent to a new in-ground pool & patio area. The proposed improvements are intended to provide an outdoor enclosed porch area that is within a rear yard that is entirely fenced-in with a privacy fence. With the addition of heavy landscaping, all of this will maintain the existing residential character and appearance of the property.

Based on the circumstances presented, the applicant is requesting approval of a variance to allow the proposed rear addition to encroach into the required rear-yard setback, establishing a 10-foot rear setback in lieu of the required 20-foot setback minimum. The request is intended to address the limitations created by the existing lot configuration while allowing for a reasonable expansion of the existing residence. The proposed variance would allow the applicant to make a modest residential improvement while utilizing an area of the property that is currently available for rear-yard use. The proposed screened-in porch would remain associated with the existing single-family residence and is not intended to change the property's residential use or character.

The Hahira ordinances prescribe 4 different Variance criteria items (see page 2), for use when reviewing and evaluating proposed Variances to the development code. These are often referred to as the "Variance hardship criteria". In this particular case, it seems that the request exhibits a legitimate hardship that is peculiar to the current conditions of the lot and configuration of the residence. Therefore, this Variance request should be approved.

Staff Recommendation:

Find consistent with Variance review criteria, and recommend **approval** to the City Council, with the condition that the Variance be granted for the proposed addition (only) as depicted on the applicant's submitted site plan.