



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS
Staff Report - MEETING DATE: Tuesday, October 3, 2017

VAR-2017-14
Casteen Property

This is a request for a Variance to the Design Standards for Single-Family Dwellings. The subject property consists of 0.83 acres, and is located at 3581 Deerfield Road, in an R-21 (Medium Density Residential) zoning district.

Table 4.01.03 (B) contained in the ULDC provides minimum design standards for single-family dwelling units – see below. In this case, it is the applicant’s request to place a singlewide manufactured home onto the subject property. The proposed manufactured home does not meet the minimum design standards for building width, roof overhang, exterior siding, and skirting material. **Therefore, a Variance to the Design Standards as it pertains to minimum building width, minimum roof overhang, and skirting material is being requested.**

Table 4.01.03(B) Additional Design Standards

Design Standard	Zoning districts	
	E-A, R-A, Residential/Mixed Use PD-R, & MAZ III	Residential/Mixed Use P-D, R-1, R-21 , R-10, & MAZ II
Minimum Building Width* (feet) *As measured from the front wall of the dwelling to the back wall of the dwelling .	13.5	21
Minimum Roof Pitch	3:12	3:12
Minimum Front and Rear Roof Overhang* (inches) *As measured from the wall of the dwelling to the outermost edge of the starter trim, drip rail, shingles, or the guttering system.	0	5
Exterior Siding Material	All are permissible.	Wood, masonry, concrete, stucco, masonite, vinyl lap, or other materials of like appearance. The siding shall not be made of metal or any similar shiny or reflective material.
Skirting Material	Brick, concrete, wood, rock, vinyl or other materials specifically manufactured for the purpose of skirting.	Brick, concrete, wood, rock, or other materials specifically manufactured for the purpose of skirting. Vinyl skirting is not allowed.

Concerning the subject property, the Future Development Map of the Comprehensive Plan depicts the property as being within a “Rural Residential” Character Area that is supportive of lower density residential development while maintaining a rural atmosphere. This area has been known for years as the “Deerwood Acres”