



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

VAR-2017-14
Casteen Property – Con’t

community - a single-family residential community containing both medium and large sized lots. Prior to the adoption of the ULDC, this development contained A-U (Agriculture Use) zoning that allowed single-family homes of all type, hence the mixture of housing types in this development. Upon the adoption of the ULDC, design standards for single-family dwelling units were adopted, and new residential zoning districts were placed on several properties in this area (i.e. R-1, R-21, and some R-A). Due to the timeframe that the ULDC allows a residential nonconforming use to be replaced, the applicant cannot place their manufactured on the subject property by right.

With the existing development pattern in this area, the TRC is of the opinion that the placement of a singlewide manufactured home will not adversely affect this area and neighborhood. As such, the TRC has recommended approval, citing criteria “d” of the standard.

The ULDC provides that variances may be granted upon a finding by the ZBA that one 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;*
- 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;*
- k. *The extension of said nonconforming use will not further injure a permitted use on the subject property or on adjacent property;*
- l. *The design, construction, and character of the nonconformance is not suitable for uses permitted in a district in which the nonconformance is situated; and*
- m. *The nonconforming use is similar to the prior nonconforming use.*