



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

VAR-2017-16

Ella Lewis/Theresa Patterson
Vienna Church Road, Valdosta, Georgia

This is a request for a Variance to the Supplemental Standards for a proposed Family Personal Care Home. The subject property consists of 1.22 acres, and is located at 4664 Vienna Church Road, in an MAZ-III (Moody Activity Zone) zoning district.

Chapter 4.03.16 contained in the ULDC provides Supplemental Standards for Group Personal Care and Family Personal Care Homes. (See Below) In this case, the applicant is seeking to establish a Family Personal Care Home on the subject property that contains an existing residential structure. The existing structure does not meet the minimum side yard setback on the east side, and the subject property is not fenced as required for a Family Personal Care Home. relief to the two (2) standards relating to “minimum setbacks” and “fencing”. The **Therefore, a Variances are being sought to the minimum side yard setback, and to the fencing requirement as outlined in the Supplemental Standards – Chapter 4.03.16.**

4.03.16 Group Personal Care and Family Personal Care Homes

- A. The following site design standards are required for **Group Personal Care Homes** and **Family Personal Care Homes**:

Table 4.03.16(A). Standards for Group personal care homes and Family personal care homes.

Development Feature	Standard
Site location	Collector or arterial
Minimum setbacks Side and rear yards	50 feet
Fence	The lot shall be fenced according to the standards in Section 5.02.03
Signs	Prohibited
Parking	2 spaces are required and may be located in the driveway or garage or in the rear yard; additional spaces shall be located in the rear yard only and shall be screened from view from adjacent properties.
Compliance with Local, State, and Federal regulations	The Facility shall comply with all applicable local, state, and federal regulations, and applicable permits shall be provided to the TRC prior to the issuance of a certificate of occupancy or final inspection. Specifically, if applicable, compliance shall include satisfying the public hearing requirements found in O.C.G.A. and all state DHR regulations.