



VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS
Staff Report - MEETING DATE: September 10, 2019

VAR-2019-10
Thomas Ley

The applicant is requesting a Variance to Table 5.02.01(D)(8) as it pertains to setback standards for accessory structures (side-yard/North lot line). The subject property is located at 4349 McMullen Drive, Valdosta, Georgia, in an R-1 (Low Density Residential, 1 acre) zoning district.

8. **Accessory structures** shall comply with the setback standards set forth in the following table:
Table 5.02.01(D)(8). Setback Standards for Accessory structures.

| | Standard |
|--|---|
| Setbacks for accessory buildings in residential zoning districts <ul style="list-style-type: none"> • From side property lines • From rear property lines • Side or rear property lines on a corner lot | <ul style="list-style-type: none"> • Same setback as required for the principal structure • 10 feet • Setback from the centerline a distance equal to 75 percent of the front yard setback |
| Setbacks for accessory buildings in non-residential zoning districts | Same as front, side, and rear Setbacks for the principal structure |

The Lowndes County Unified Land Development Code (ULDC) provides that setbacks for accessory structures in residential zoning districts from side-yard property lines shall be the same setback as required for the principal structure. In this case, the R-1 zoning district requires a minimum side-yard setback of twenty feet (20'). Mr. Ley states that he cannot place the structure on or near the southern lot; line due to the existing mature trees and their well is also situated on or near said lot line. As such, he proposes to erect a 16' x 40' = 640 square feet opened metal carport to house his 2019 Jayco truck camper. According to Mr. Ley, the camper currently sits six feet (6') off the northernmost property line. In an effort to meet the ULDC requirements as it pertains to side-yard setbacks, the structure will be erected within a portion of the parking area of their existing paved driveway. **Therefore, a Variance of fourteen feet (14') to the minimum side-yard setback for an accessory structure within an R-1 zoning district is requested.**

The TRC (Technical Review Committee) reviewed the Variance request and provided no objectionable comments.

A variance may be granted upon a finding by the ZBA that all 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;*