



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

VAR-2016-27
Benjy Sheffield

This application is a request for a Variance to the Maximum Floor Area allowed for an Accessory Structure. The subject property consists of 1.375 acres and is located at 5010 Eastridge Drive, Hahira, Georgia, in an R-1 (Low Density Residential) zoning district.

Table 5.02.01(D) (9) provides for maximum floor area of accessory buildings as outlined below:

Table 5.02.01(D)(9). Maximum floor area for Accessory buildings

Lot Area Where Accessory building is Proposed	Maximum Number of Accessory building	Maximum Total floor area for All Buildings
Up to 21,780 square feet	3	600 square feet
21,781 to 43,560 square feet	3	800 square feet
43,561 or more square feet	5	1,500 square feet, plus 500 square feet for each additional 43,560 square feet of lot area, not to exceed a total of 5,000 square feet of floor area

In this case, the applicant is proposing to reconstruct an accessory building at 1,600 square feet. Based on the applicant’s lot size, the ULDC will allow the applicant to construct an accessory structure at a maximum floor area of fifteen hundred (1,500) square feet. **Therefore, a Variance of one hundred (100) square feet is being requested to the Maximum Floor Area allowance for an Accessory Building.**

The subject property is located in a Suburban Area (SA) Character Area on the Future Development Map of the Comprehensive Plan, and was platted in the late 80’s as “Meadow Woods Subdivision”. The Suburban Area Character depiction indicates areas where typical suburban residential subdivision development have occurred **OR** where pressures for such type of development are greatest due to the availability of public water and/or sewer services.

According to the applicant’s letter of intent, the proposed accessory building will allow him the opportunity to reconstruct an accessory building that was completely destroyed by a recent hurricane. The proposed accessory structure has been engineered and will give just enough floor area to accomplish his needs for storage. Staff has