VALDOSTA-LOWNDES COUNTY ZONING BOARD OF APPEALS

*Staff Report* - MEETING DATE: May 1, 2018

# VAR-2018-11

## Lucia Marrero
## Shiloh Road, Hahira, Georgia

This is a request for a Variance to the Lowndes County Unified Land Development Code (ULDC) as it pertains to the Minimum Side Yard setback. The subject property consists of 2.7 acres, and is located at 5594 Shiloh Road, in an R-A (Residential Agriculture) zoning district.

Table 4.01.02 (E) provides standards for Building Locations and Heights. In this case, the applicant has recently placed a manufactured home on the subject property that does not fully meet the minimum side yard building setback. In lieu of twenty (20') feet, the site plan depicts a portion of the manufactured home being eleven (11') feet from the east lot line. ***Therefore, a Variance of nine (9') feet is being requested for the portion of the manufactured home that does not meet the minimum Side Yard building setback.***

**Table 4.01.02(E). Standards for Building Locations and Heights.**

| Zoning district | Minimum Setbacks from Centerline of Street[1] | | | Minimum Setbacks from Property lines | | Maximum Building Height (ft.) |
|---|---|---|---|---|---|---|
| | Front[2] (feet) | | | Side (ft.) | Rear (ft.) | |
| | Arterial | Collector | Residential | | | |
| E-A | 80 | 70 | 60 | 20 | 50 | 35 |
| R-A | 80 | 70 | 60 | 20 | 40 | 35 |
| CON | 100 | 80 | 65 | 20 | 40 | 35 |
| R-1 | 80 | 70 | 60 | 20 | 40 | 35 |
| R-21 | 80 | 70 | 60 | 10 | 30 | 35 |
| R-10 | 80 | 70 | 60 | 10 | 30 | 35 |
| OI | 80 | 70 | 60 | 15 | 30 | 45 |
| C-C | 80 | 70 | N/A | 20 | 12 | 45 |
| C-G | 80 | 70 | N/A | 20 | 12 | 45 |
| C-H | 100 | 80 | N/A | 20 | 20 | 60 |
| M-1 | 100 | 80 | N/A | 20 | 12 | 60 |
| M-2 | 150 | 120 | N/A | 40 | 50 | 100 |
| M-3 | 150 | 120 | N/A | 40 | 50 | 100 |
| IS | 150 | 120 | N/A | 40 | 50 | 100 |
| MAZ Residential | 80 | 70 | 60 | 10 | 30 | 35 |
| MAZ Non-Residential | 80 | 70 | 60 | 15 | 12 | 45 |