

## Staff Report

**Subject:** Variance (First District)  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** March 18, 2025

**Item Description:** **Forrest Floyd** requests a **variance** from Section 3.3.1(a) to allow for the reduction in the required height of an accessory structure in R-1. Located at 110 St. Matthews Road. **[Map# 375D Parcel# 39]**

### Executive Summary/Background

- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:  
*That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and*  
*That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.*
- The applicant requests a variance from Section 3.1.3(a) to reduce the required height of an accessory structure in the R-1 zoning district.
- 3.3.1(a) of the Effingham County Code of Ordinance states:  
*"Maximum height: One and one-half story or 15 feet above finished grade in the R and PD-R districts; 35 feet in the AR-1 and AR-2 districts"*
- This variance will be for 3.6 and 1/8 feet, as the accessory structure is 18.6 and 1/8 feet tall.
- At the March 4, 2025, Board of Commissioners Meeting, this item was postponed to the March 18, 2025 meeting during agenda approval.

### Determination

Staff have reviewed the application, and it is complete.

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Conditional Use application      2. Aerial photograph      3. Deed