

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Elizabeth Sapp, Land Use Planning Analyst
Department: Development Services
Meeting Date: May 6, 2025
Item Description: **Richard Truluck** requests approval for a **variance** to allow for an increase in accessory structure building heights. Located at **190 Palmetto Dr**, zoned **PD**. [Map# 465B Parcel# 80]

Executive Summary/Background

The request for approval of a **variance** is a requirement of **Article III Section 3.3.1 Accessory structures in residential districts**. The purpose of this article is to:

3.3 - Accessory structures in residential districts.

3.3.1 Accessory structures in the AR-1, AR-2, R and PD-R residential districts may be erected within a side or rear yard, provided they conform to the following:

(a) Maximum height: One and one-half story or 15 feet above finished grade in the R and PD-R districts; 35 feet in AR-1 and AR-2 districts.

(b) An accessory structure shall not be less than five feet from the rear property line and not less than five feet from interior side setback lines.

© An accessory structure shall not be less than ten feet from a principal structure.

(d) Not more than two accessory structures, including a detached garage, shall be located in any R or PD-R district, on one lot.

- The applicant is requesting a variance for an increase in accessory structure building heights.
- The applicant's property is located within the Silverwood Subdivision.
- The property is currently located on a 1.37 acre lot zoned PD.
- There are no wetlands or floodplain on this property.
- Currently the County Ordinance enforces Section 3.3.1 which allows an accessory structure heights to be either one and one-half stories tall or 15ft above finished grade.
- The applicant is requesting a variance to allow an accessory structure that is at or around 30ft above finished grade on their property.
- Per the building plans provided to the County, the accessory structure will be used as a garage and pool house.

Determination:

Staff has reviewed the application, and it is complete.

Department Review: Development Services
N/A

FUNDING:

Attachments: 1. Zoning Map Amendment