Staff Report **Public Hearing 03**

Subject: Variance (Third District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: September 10, 2024

Item Description: **Jake Patrick** requests a **variance** from ordinance Section 5.2.1.1, to allow for the reduction in minimum road frontage in AR-2. Located at 375 Riverside Drive. **[Map# 254 Parcel# 6A & 6]**

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 fact that a property owner will suffer financial hardship if not granted a special exception or a variance from the zoning ordinance is of itself insufficient ground for granting a variance.
- The applicant requests a variance from Section 5.2.1.1 to allow for the reduction in minimum road frontage.
- Per the Effingham County Code of Ordinances, the minimum road frontage required for lots that are zoned AR-2 is 100 feet.
- To have one acre of suitable soil for state septic requirements and access to Riverside Drive, the applicant requests a variance of 70 feet. The lot frontage for tracts 4 & 5 will be 30 feet.

Determination

Approval of the variance will offer relief from a strict application of ordinance standards without adversely impacting the County.

Department Review: Development Services **FUNDING:** N/A

Attachments: 1. Variance Application 2. Aerial photograph 3. Deed