

Sumter City-County Planning Commission

February 23, 2011

SV-11-04, 3680 Bakersfield Lane and Red Lane Rd. (County)

I. THE REQUEST

Applicant: Arthur W. Baker, Sr.

Status of the Applicant: Property Owner

Request: A variance from Article 8.e.13, Section F, Length to Width lot ratio (*depth of residential lots shall not be more than 2-1/2 times their width*).

Location: Bakersfield Lane and Red Lane Rd.

Present Use/Zoning: Residential / AC

Proposed Use: Residential

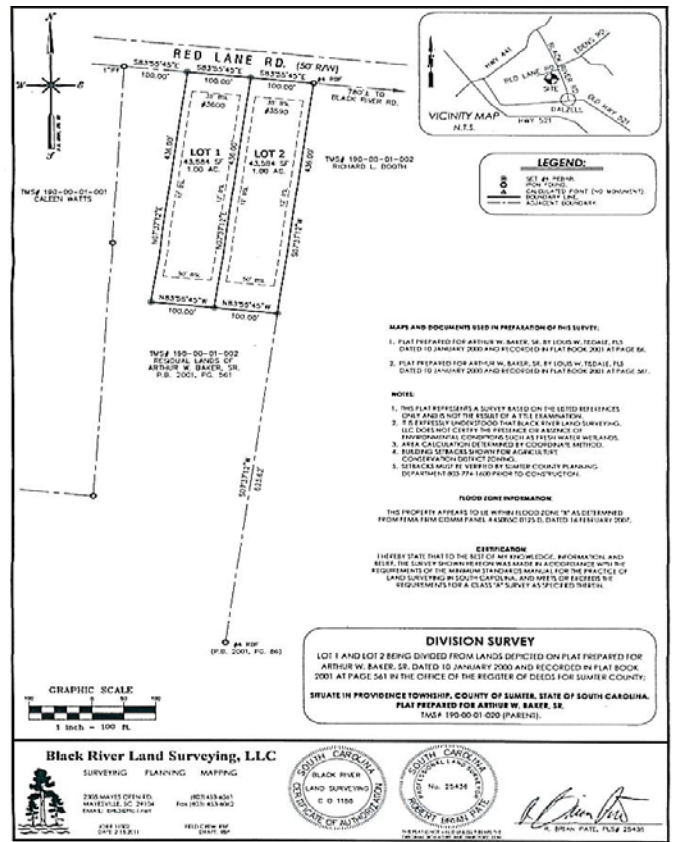
Tax Map Number: 190-00-01-020 (p)

Adjacent Property Land Use and Zoning: North – Vacant / AC
South – Residential / AC
East – Vacant / AC
West – Residential / AC

II. BACKGROUND

The applicant, Arthur W. Baker, the property owner, is requesting approval for a 4:1 lot width-to-depth ratio on the subject parcel for the creation of two, one acre lots. The proposed parcels after division do not meet the requirement of the ordinance, which is for the depth of the parcel to not exceed more than 2.5 times the width.

The following images show the existing parcel (*below left*) and the proposed division (*below right*):



8.e.13. states:

- f. *Lots – Excessive lot depth in relation to lot width shall be avoided, and as a general rule, the depth of residential lots shall not be less than one nor more than 2-1/2 times their width; provided however, that the Planning Commission may grant exceptions to this in order to overcome specific disadvantages of topography or other site conditions.*

The Zoning Ordinance allows the Planning Commission to approve exceptions to the length to width ratio. In this case, the irregular shape of the parent tract constrains the ability to subdivide. Although the subdivision practice of creating consecutive one acre lots fronting on local, collector, or arterial streets should generally be discouraged in favor of new public streets or a combination of properties, the odd nature of the parent tract requires some design flexibility. Therefore this deviation is necessary due to specific site conditions.

III. STAFF RECOMMENDATION

Staff recommends approval of the variance for lot width-to-depth ratio.

IV. PLANNING COMMISSION – FEBRUARY 23, 2011

The Sumter City-County Planning Commission at its meeting on Wednesday, February 23, 2011, approved this request as presented.