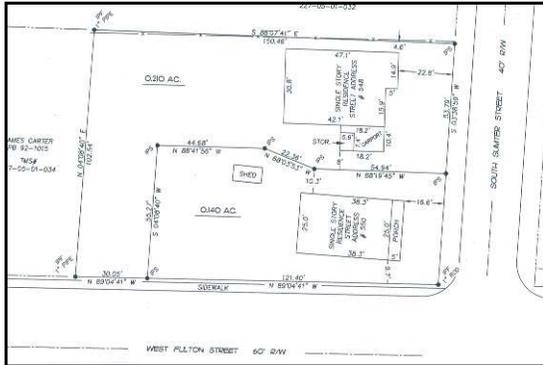


III. BACKGROUND

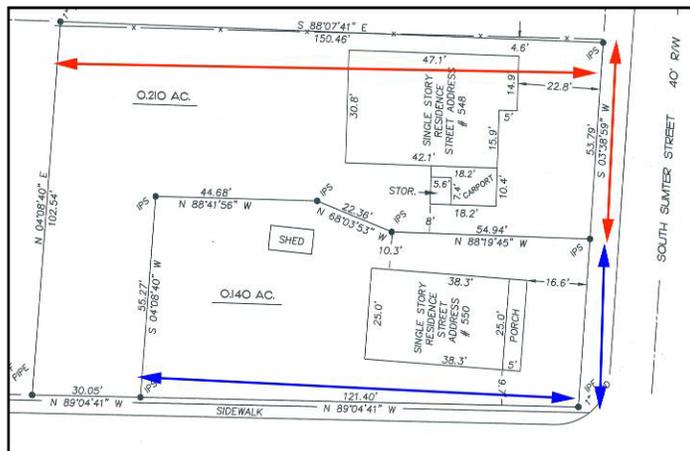
The applicant owns a piece of property that currently has two houses located on it. Granting this variance will allow each structure to be located on its own separate parcel. The proposed division of the parcel is as shown below:



Both parcels will exceed the lot width to depth ratio if this division occurs. The variance needed is from the residential lot width to depth ratio requirements found in section 8.e.13.f of the Sumter County Zoning & Development Standards Ordinance. 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.*

A closer examination of the proposed parcel division shows that the parcel on the corner will have a lot width of +/- 46' and a depth of 121.40' (indicated by the blue arrows on the graphic below). The interior parcel will have a width of 53.79' and a depth of 150.46' (indicated by the red arrows on the graphic below). Therefore both of these



proposed new parcels will require a variance from the residential lot width to depth ratio requirement.



Above left: The house at 548 S. Sumter St.

Above right: Side view of the parcel to be divided, from W. Fulton St.

V. ENVIRONMENTAL CONDITIONS

There are no floodplain or wetlands on the site.

VI. STAFF RECOMMENDATION

Staff recommends approval of this request. Granting this variance will give the property owner the opportunity to have each house on its own parcel, which is closer to current ordinance standards than the present situation of having two houses on one parcel.

VII. PLANNING COMMISSION – March 23, 2011

The Sumter City-County Planning Commission at its meeting on Wednesday, March 23, 2011, approved this request for a variance from Article 8.e.13, Section f, *depth of residential lots shall not be more than 2-1/2 times their width.*