

Sumter City-County Planning Commission

March 23, 2011

SV-11-05, 720 Deschamps Rd. (County)

I. THE REQUEST

Applicant: Miriam Roman

Status of the Applicant: Property Owner

Request: A variance from Article 8.e.13, Section f, *depth of residential lots shall not be more than 2-1/2 times their width.*

Location: 720 Deschamps Rd.

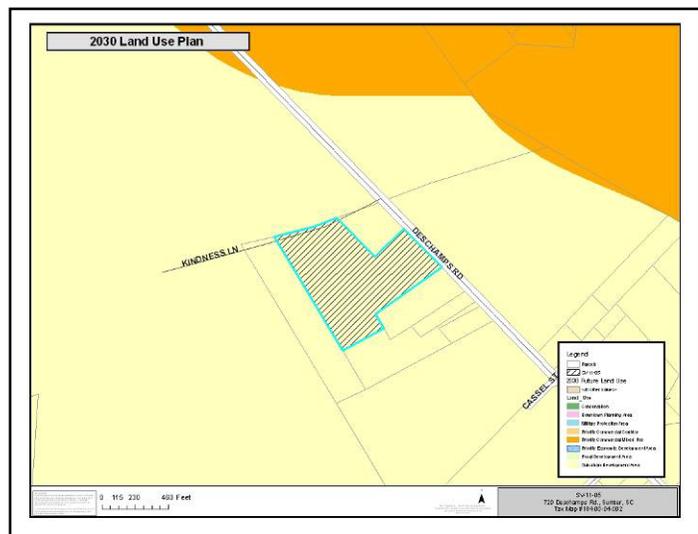
Present Use/Zoning: Residential / AC

Tax Map Number: TM#184-00-04-002

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

II. THE 2030 COMPREHENSIVE PLAN:

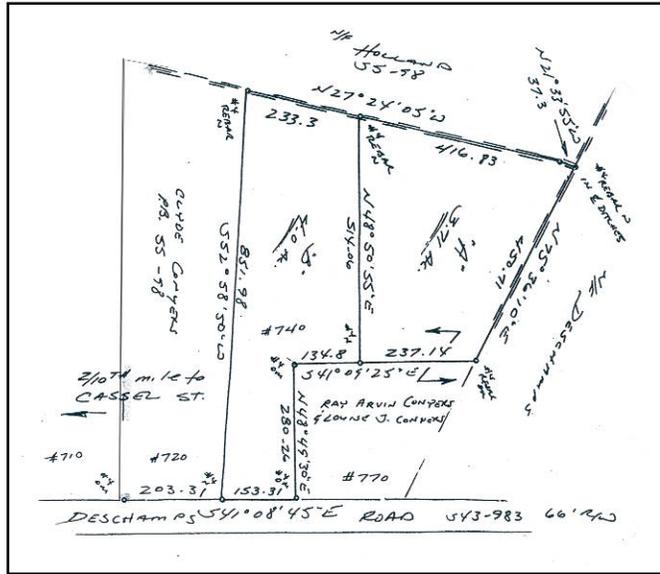
The 2030 Comprehensive Plan designates this parcel as Suburban Development (SD). Low or medium density residential development is appropriate in some cases in this district, such as where family land is being divided among heirs. Therefore, the applicant's request is compatible with the 2030 Comp Plan.



III. BACKGROUND

The applicant wishes to resolve a family land division situation for herself and her siblings. The property in question is a +/-16.46 acre parcel located on Deschamps Road. The sketch to the right shows the proposed division.

The three new proposed parcels will each require a variance from the residential lot width to depth ratio requirements found in section 8.e.13.f of the Sumter County Zoning & Development Standards Ordinance.



The lot width to depth language in the ordinance is designed to prevent creation of “flag lots” and other methods of subdividing land that often create access issues. This is a division of family land for the purpose of granting property to siblings, and access is already provided to the parcels. There is no other feasible method of equally dividing the land that takes into consideration the location of existing structures.

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.



Left: A sketch of the proposed division of land showing the three new parcels to be created. Each of these parcels would require a variance from the lot width-to-depth criteria outlined in the ordinance.



Above: Photo of parcel showing existing homestead site.

Below: Views of open field and along Kindness Lane, some of the areas to be subdivided if the variances are granted.



V. ENVIRONMENTAL CONDITIONS

There is no floodplain on the site. There is a small portion of wetland conditions on the adjacent parcel to the southwest.

VI. STAFF RECOMMENDATION

Staff recommends approval of this request.

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.*