



## Access Variance: Doherty

Planning & Zoning Committee • March 3, 2026

**Property Owner(s):**

Doherty, Sean O; Doherty, Shane O

**Property Location:**

Located in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 26 and the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 25, all in Town 11 North, Range 9 East

**Town:**

Dekorra

**Parcel(s) Affected:**

388.01, 388.02, 405.02

**Site Address:**

W7704 County Highway CS - Q

**Background:**

Sean and Shane Doherty, owners, request the Planning and Zoning Committee review and approve an access variance to Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance. Parcel 388.01 is 10 acres in size. There is an existing single-family home on site, and it is zoned A-2 General Agriculture. Parcel 388.02 is 36.76 acres in size, zoned A-1 Agriculture, and a portion of the land is being used as a contractor's shop. Parcel 405.02 is 38.89 acres, zoned A-1 Agriculture with A-4 Agricultural Overlay and is primarily wooded, with a small portion of lands being used for a contractor's shop. There are no wetlands or floodplain present. The property owners sought a rezone and conditional use in 2018. The requests were reviewed at all public hearings, including County Board approval; however, the requests were never finalized as the Certified Survey Map was not recorded within the required 12-month timeframe. The property owners are now proposing generally the same request with a few adjustments. More details on this can be viewed within the rezoning and conditional use reports. On the CSM, a 1.5-acre lot (Lot 3) will be created around the existing home on the property and will not have road frontage. This home is currently on a 10-acre lot zoned A-2 General Agriculture. This proposed lot remains unchanged from the 2018 request. The proposed 1.5 lot will be accessed via a proposed 33' wide access easement that will serve both the RR-1 lot and the A-3 Agriculture Business lot (Lot 2) to the north and west of the home site. The joint access/driveway is existing for both of the developed uses. Both of these lots (Lots 2 and 3) will require a waiver of access. This division will require an access variance per Section 12.210.04(5) of the Columbia County Land Division and Subdivision Ordinance, which requires every lot or parcel to abut a public road. This section also gives the County Planning and Zoning Committee the ability to waive or vary the road frontage requirement without scheduling a public hearing.

Subsection 12.210.04(5)b. of the Columbia County Land and Subdivision Ordinance requires a unique property limitation must be present in order to request an access variance. This subsection states the following, "when a variance to the road frontage requirement is requested, a unique property limitation must be present. The application for a variance must include a description of the unique limitation. These limitations can include, but are not limited to, land suitability issues or limited/no access on the existing parcel of land." If the existing access is included into the lots to meet frontage requirements, a fifth lot would be created to the south and west of the existing access, instead of being included with one larger, agricultural lot (Lot 4). The owner believes that the proposal is the best fit for the property and conforms to both the existing and future uses. If this request is approved, this Certified Survey Map, in conjunction with the requested rezone and CUP, will allow for the separation of an existing home onto a smaller lot, as well as allow for the creation of a new agricultural business lot for the lawful continuation of an existing contractor's shop.

**Town Board Action:**

The Dekorra Town Board met on January 22, 2026, and recommended approval of the request.

**Recommendation:**

If the Planning and Zoning Committee chooses to grant the access variance for proposed Lots 2 and 3 of the attached Certified Survey Map, Staff recommends adding the condition that a note be placed on the Certified Survey Map stating, "A variance to Section 12.210.04(5) was approved by the Planning and Zoning Committee on March 3, 2026, to waive road frontage requirements for Lots 2 and 3 with access being provided via other instrument." The access variance shall become effective upon recording of the Certified Survey Map.