

Variance V1509004

Staff Analysis

Board of Appeals Hearing Date: 10-20-15

Parcel ID: Map C71 Parcel 44

Acreage: 20 acres

Applicant:

Mike Conner
314 Sharon Church Road
Loganville GA 30052

Owner:

Jonathan Michael Conner
Aubrey Lisa Conner
same

Property Location: Stock Gap Road

Current Zoning: A1

Request: Variance to waive requirement that dwelling shall have an enclosed 2 car garage for an open air carport due to architectural design

Site Analysis: Property consists of 20 acres located on Stock Gap Road and is surrounded by rural residential uses.

Staff Analysis:

In ruling on any application for a **Variance**, the Board of Appeals shall act in the best interest of the health, safety, morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding that all the following conditions exist:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;
2. The strict application of the Ordinance to this particular piece of property would create practical difficulty or unnecessary hardship; and
3. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.
4. No variance may be granted for a use of land or buildings or structure that is prohibited by this Ordinance or to change the density of a use allowed by this ordinance or to grant a development right or standard in conflict with a condition of zoning imposed by the Board of Commissioners.

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # N 15090004

Board of Appeals Meeting Date 10-20-15 at 6:00PM held at WC Board of Comm. Meeting Room

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed Survey Plat Site Plan _____ Proof of Paid Property Taxes

Map/Parcel C71-44 Zoning District: A-1 Commission District: 5

Applicant Name/Address/Phone #

Mike Conner
314 Sharon church Rd
Loganville, Ga 30052

Phone # 7-652-3463

Property Owner Name/Address/Phone

Jonathan Michael Conner
Aubrey Lisa Conner

Phone # _____

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location Stock gap Rd Acreage 20

Describe Variance/Special Exception/Appeal: appeal having a attached garage to the house.

State Reason for request and how these reasons satisfy Article 14 Standards of Review:

I am going to build a house on my 20 acres zoned a1
and we would like to have a detached garage with Roof and
4 open sides. Home will sit in middle of 20 acres not visible from road or neighbors

Public Water: _____ Well: Public Sewer: _____ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Mike Conner Date 9-15-15 Fee Paid: \$ _____

PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

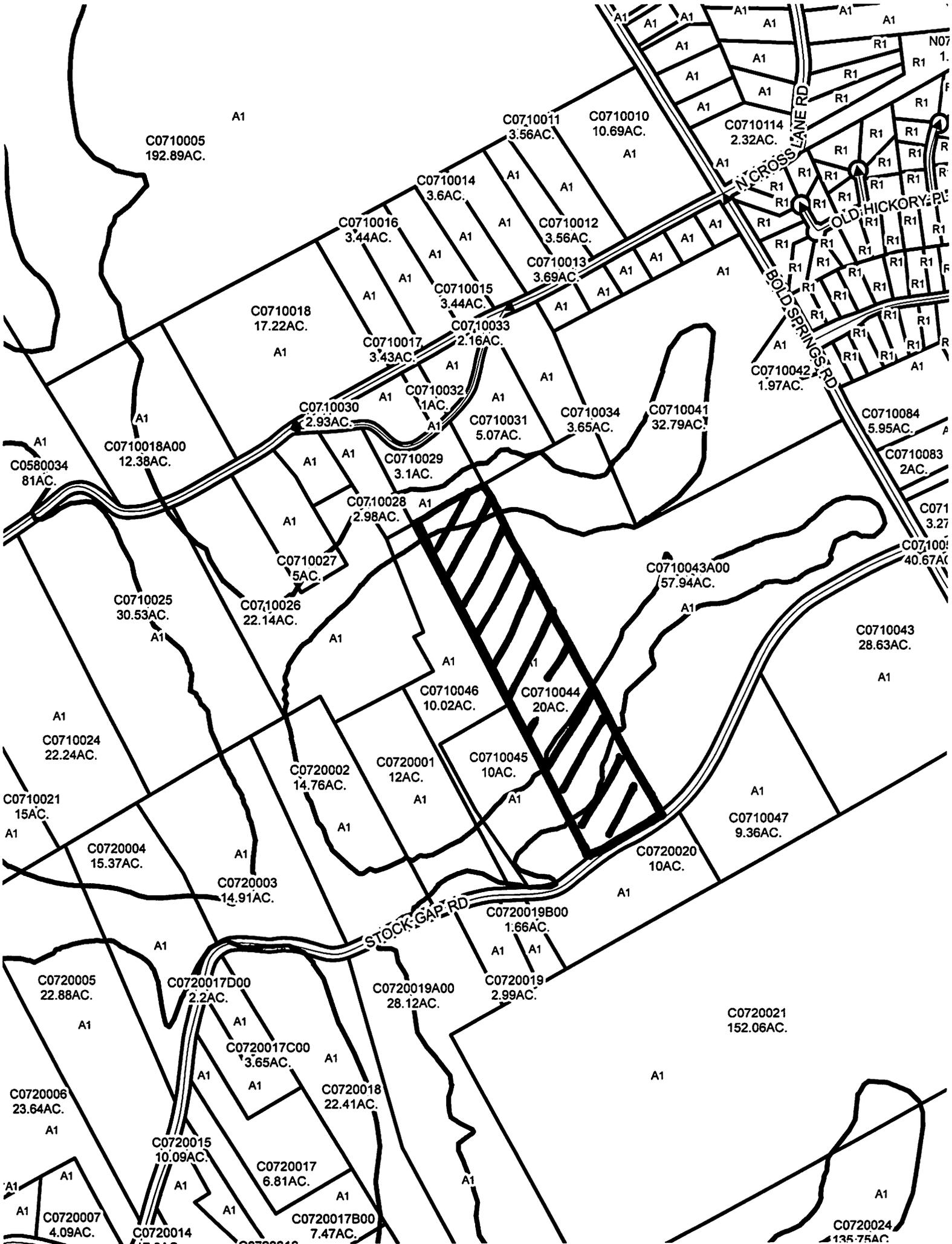
Administrative Variance granted per Article 14 Section 180

P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

The reason I'd like to have the detached garage is. It doesn't fit the house plan we have drawn.

I'm not in a subdivision, we will sit the house in the middle of 20 acres.



C0710005
192.89AC.

C0710011
3.56AC.

C0710010
10.69AC.

C0710114
2.32AC.

C0710016
3.44AC.

C0710012
3.56AC.

C0710013
3.69AC.

C0710018
17.22AC.

C0710015
3.44AC.

C0710033
2.16AC.

C0710017
3.43AC.

C0710032
1.1AC.

C0710031
5.07AC.

C0710034
3.65AC.

C0710041
32.79AC.

C0710084
5.95AC.

C0580034
81AC.

C0710018A00
12.38AC.

C0710029
3.1AC.

C0710028
2.98AC.

C0710027
1.5AC.

C0710025
30.53AC.

C0710026
22.14AC.

C0710043A00
57.94AC.

C0710043
28.63AC.

C0710024
22.24AC.

C0710046
10.02AC.

C0710044
20AC.

C0710045
10AC.

C0710047
9.36AC.

C0710021
15AC.

C0720002
14.76AC.

C0720001
12AC.

C0720020
10AC.

C0720004
15.37AC.

C0720003
14.91AC.

C0720019B00
1.66AC.

C0720005
22.88AC.

C0720017D00
2.2AC.

C0720019A00
28.12AC.

C0720019
2.99AC.

C0720021
152.06AC.

C0720017C00
3.65AC.

C0720006
23.64AC.

C0720018
22.41AC.

C0720015
10.09AC.

C0720017
6.81AC.

C0720007
4.09AC.

C0720014

C0720017B00
7.47AC.

C0720024
135.75AC.