

Variance V15040004

Staff Analysis

Board of Appeals Hearing Date: 5-19-15

Parcel ID: Map C41 Parcel 21

Acreage: 8.4 acres

Applicant

Jayshri S Patel

2885 Old Zion Cemetery Rd
Loganville GA 30052

Owner:

Sanjay S Patel

2885 Old Zion Cemetery Rd
Loganville GA 30052

Property Location: 2885 Old Zion Cemetery Road

Current Zoning: A-2

Request: Variance to reduce minimum lot width from required 150' to proposed 24' to create one additional building lot.

Site Analysis:

The property is located on Old Zion Cemetery Road and has approximately 174 ft. of frontage and consists of 8.4 acres and one single family dwelling. The applicant would like to split the parcel into a 3.4 acre tract with the existing house and a 5.00 acre tract that will be accessed by a 24 ft. strip in order to construct one additional single family dwelling.

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 # V15040004

Board of Appeals Meeting Date 5-19-15 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 C41-21 Zoning District: A2 Commission District: 2

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Jayshri S. Patel
2885 Old Zion Cemetery Rd.
Loganville GA 30052

Sanjay S. Patel
2885 Old Zion Cemetery Rd.
Loganville GA 30052

Phone # 878-665-5503

Phone # 229-977-1067

Type Request: _____ VARIANCE _____ SPECIAL EXCEPTION APPEAL

Property Location 2885 Old Zion Cemetery Rd. Acreage 8.4

Describe Variance/Special Exception/Appeal: Sub divide 8.4 Acre
and create 5+ Acre Parcel on Rear side
and build house, see attached plate.

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

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 [Signature] Date 4/10/15 Fee Paid: \$ 150

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 _____

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Variance/Appeal Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Variance/Appeal Application.

Name of Applicant: Jayshri S. Patel

Address: 2885 Old Zion Cemetery Rd. Loganville GA 30052

Telephone: 678-665-5503

Location of Property: 2885 Old Zion Cemetery Rd.
Loganville GA 30052

Map/Parcel Number: _____



Property Owner Signature _____

Property Owner Signature _____

Print Name: Sanjay S. Patel Print Name: _____

Address: 2885 Old Zion Cemetery Rd. Loganville GA 30052 Address: _____

Phone #: 229-977-1067 Phone #: _____

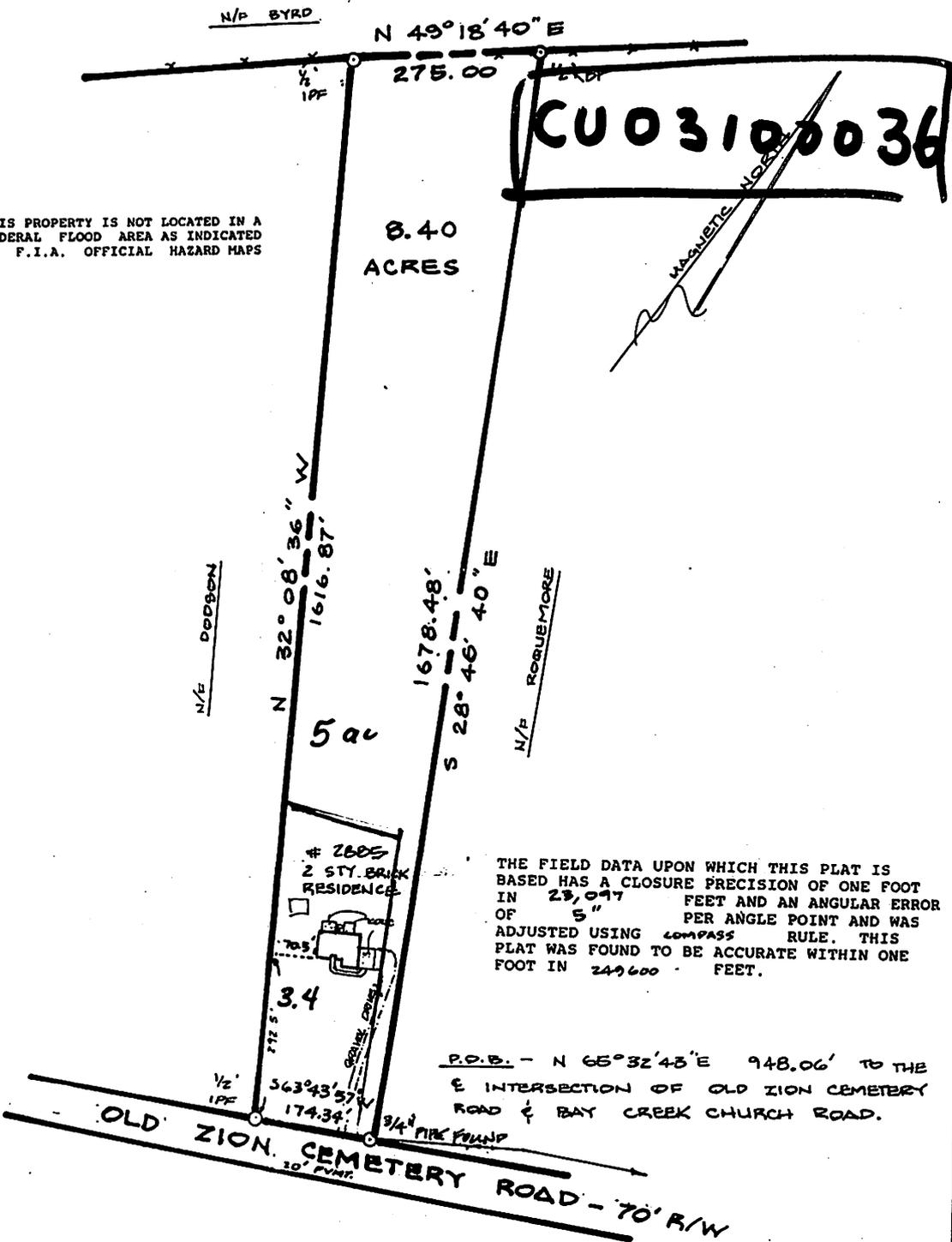
Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Lee Bogues
Notary Public

4-10-15
Date



THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL HAZARD MAPS



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,097 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 249,600 FEET.

P.O.B. - N 65°32'43"E 948.06' TO THE E INTERSECTION OF OLD ZION CEMETERY ROAD & BAY CREEK CHURCH ROAD.

SURVEY FOR

MICHAEL R. BRUS & LYNDA BROWNELL BRUS

LAND LOT 114 — 4th LAND DISTRICT
WALTON COUNTY, GEORGIA

SCALE: 1" = 200'

DATE: SEPTEMBER 25, 1995

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Louie D. Patrick

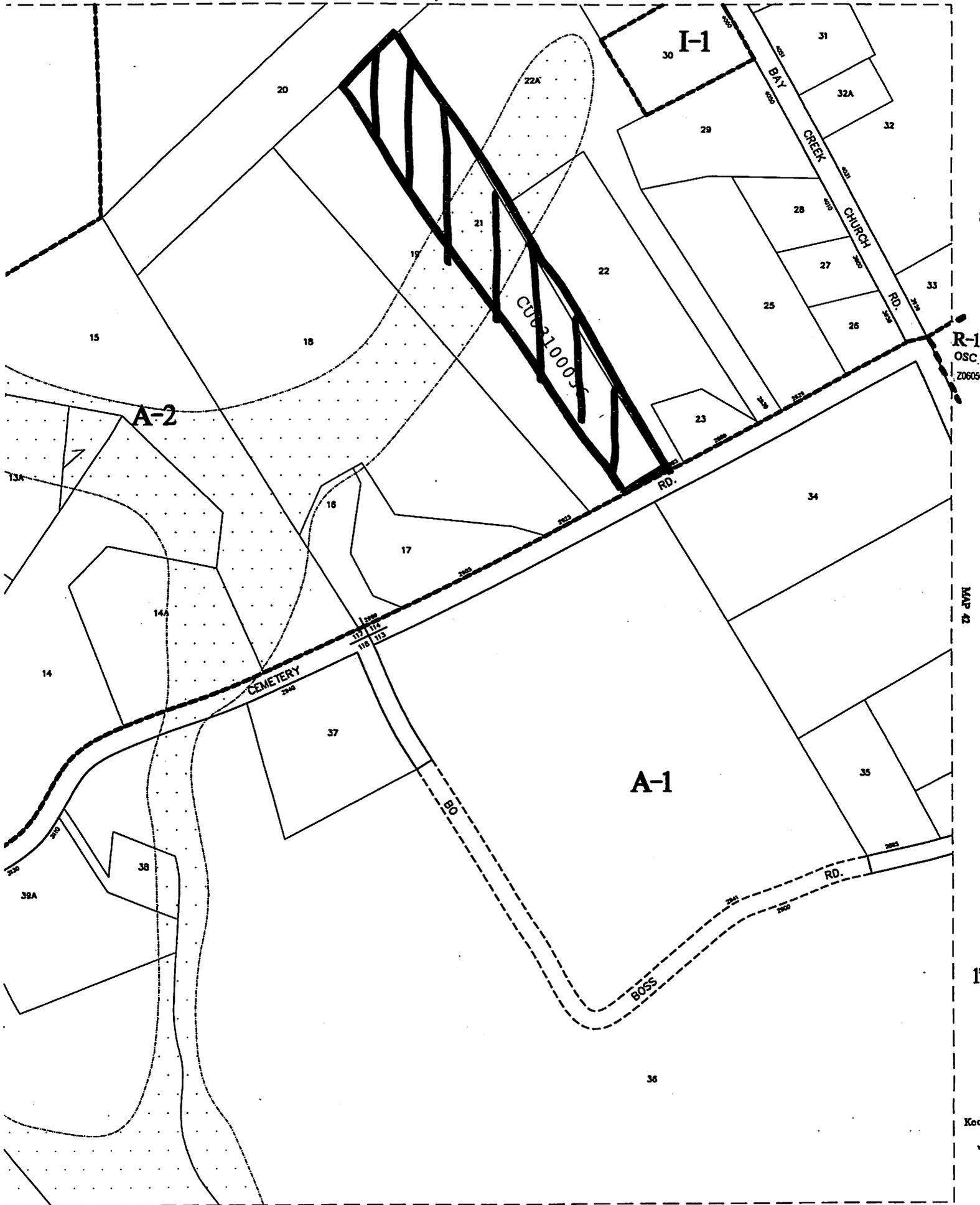
GA. R.L.S. NO. 1757



PATRICK & ASSOCIATES, INC.

828 BLACKLAWN RD.
CONYERS, GEORGIA
PH. (404) - 483-9745

JOB NO. - 94-350
DWG. NO. - 12391 - A



R-1
Osc.
206050

MAP 42

1"

Kee:
s