

Variance V15040008

Staff Analysis

Board of Appeals Hearing Date: 5-19-15

Parcel ID: Map C61 Parcel 81

Acreage: 9.510 acres

Applicant/Owner:

Claudiu Restea

1680 Lee Peters Road
Loganville GA 30052

Property Location: 1680 Lee Peters Road

Current Zoning: A-1

Request: Variance to reduce minimum lot width from required 150' to proposed 20' to create one additional building lot.

Site Analysis:

The property is located on Lee Peters Road and has approximately 449 ft. of frontage and consists of 9.510 acres and one single family dwelling. The applicant would like to split the parcel into a 4.510 with the existing house and a 5.00 acre tract that will be accessed by a 20 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

\$150
Deadline 4-15-15

Variance/Special Exception/Appeal # 15040008

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 NPR Site Plan Proof of Paid Property Taxes

Map/Parcel C61-81 Zoning District: A-1 Commission District: 1

Applicant Name/Address/Phone #

CLAUDIU RESIEA
1680 LEE PETERS RD.
LOGANVILLE GA 30052

Phone # 404.583.9015

Property Owner Name/Address/Phone

SAME

Phone # _____

Type Request: VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL

Property Location 1680 LEE PETERS RD. Acreage 9.510

Describe Variance/Special Exception/Appeal: 5 acre Flag Lot
would like to sell house and keep flag lot

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

CUT OUT ACRE TRACT WITH HOUSE WITH
MINIMUM ROAD FRONTAGE WITH THE DRIVEWAY.
REDUCE ROAD FRONTAGE AT 50' BLDG. LINE FROM REQ. 150' TO 20'
TO BUILD ANOTHER HOUSE.

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 Claudio Resiea Date 4.14.2015 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 _____

