

Variance Z15050004

Staff Analysis

Board of Appeals Hearing Date: 6-16-15

Parcel ID: Map C163 Parcel 24

Acreage: 25.00 acres

Applicant

Gerald Atha

804 Poplar St
Monroe GA 30655

Owner:

Chae & Christy Cherry

1367 John W Breedlove Road
Monroe GA 30655

Property Location: Willie Watkis Road

Current Zoning: A-1

Request: Waive requirement that dwelling shall have an enclosed 2 car garage and allow an open air carport due to design of home with is log cabin

Site Analysis:

Zoning ordinance requires an attached or detached enclosed garage for all new home construction. Applicant proposes a 2 car carport instead of garage due to cabin design of house. The property is a heavily wooded 25 acres which can provide a visual buffer.

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 # 1505 0004

Board of Appeals Meeting Date 6-16-15 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 C163/24 Zoning District: A-1 Commission District: 4

Applicant Name/Address/Phone #

Gerald Atha

804 Poplar St

Monroe, Ga 30655

Phone # 404-379-8195

Property Owner Name/Address/Phone

CHAE CHERRY / CHASTY CHERRY

1367 Jotta W. BREEDLOVE RD

Monroe, Ga. 30654

Phone # 770-778-7575

Type Request: _____ VARIANCE SPECIAL EXCEPTION _____ APPEAL

Property Location Willie Watkins Rd Acreage 25.229 acres

Describe Variance/Special Exception/Appeal: Waive requirement for 2-car garage + allow open air carport due to construction of home being a log cabin

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

Exceptional Condition is that home is a log cabin

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 Gerald Atha Date 5/14/15 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 _____

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: Gerald Atha

Address: 804 Poplar Street Monroe, Ga

Telephone: 404-379-8195

Location of Property: Willie Watkins Road

Map/Parcel Number: C163/24

[Signature]
Property Owner Signature

Print Name: CHAE CHERRY

Address: 1367 JOHN W. BARRON RD

Phone #: 770-778-7575

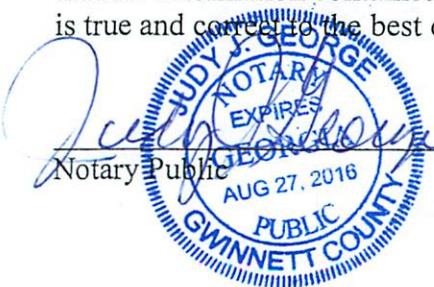
[Signature]
Property Owner Signature

Print Name: Christy D. Cherry

Address: _____

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.



Notary Public

5-5-15
Date





