

Variance Z15050007
Staff Analysis

Board of Appeals Hearing Date: 6-16-15

Parcel ID: Map C168 Parcel 2

Acreage: 37.15 acres

Applicant

Lynn Queen

838 Wildturkey Trail
Monroe GA 30655

Owner:

Lalia Zakrzewski

15818 Szymanski Road
N. Little Rock, AR 72118

Property Location: Clegg Cemetery Road

Current Zoning: A-1

Request: Variance to reduce lot width from 280 ft. to 30 ft. for 3 houses on a parcel over 20 acres.

RE: Ordinance

Section 130 Principal Dwellings on a Non-Subdivision Lot

In the A, A-1 and A-2 Districts, a maximum of three single family dwelling units may be permitted on a non-subdivision lot, subject to the following standards:

- A. The area of a lot that is subdivided for three (3) dwelling units pursuant to this Section shall be no less than twenty (20) acres.
- B. The lot area of a lot that is subdivided for two (2) dwelling units pursuant to this Section shall be no less than ten (10) acres.
- C. The minimum lot width and road frontage of the first dwelling unit shall be as required in the zoning district.
- D. Each additional dwelling unit will require an additional forty (40) feet of road frontage.

- E. All dwellings must meet the minimum setback requirements in the zoning district.
- F. All buildings shall be separated by at least twenty (20) feet.
- G. A Dwelling Location Plan shall be approved by the Director before any building permits shall be issued pursuant to this Section.

Site Analysis:

This 37 acre tract of land has limited 30 ft. wide road access at the end of Clegg Cemetery Road. This is the only access available to the property. The zoning ordinance allows up to 3 houses on property over 20 acres provided road frontage of 200 ft. for one house (with well) and 40 ft. for each additional house.; therefore this variance is required to develop the property with 3 single family dwellings.

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.

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: LYNN QUEEN
Address: 838 WILD TURKEY TRAIL Monroe 30655
Telephone: 770-630-8481
Location of Property: CLEGG CEMETERY RD.
MONROE, GA 30655
Map/Parcel Number: C168-2

Lalia W. Zakrzewski
Property Owner Signature

Property Owner Signature

Print Name: LALIA ZAKRZEWSKI Print Name: _____

Address: 15418 Szymanski Rd. Address: _____
North L.R., Ark. 72118

Phone #: 501-851-4946 Phone #: _____
501-912-9615

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.

D. C. Bailey
Notary Public

5/11/2015
Date

D. C. BAILEY
PULASKI COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires March 17, 2020
Commission No. 12375243





