

Variance Z15060018

Staff Analysis

Board of Appeals Hearing Date: 7-21-15

Parcel ID: Map C160 Parcel 29

Acreage: 5.00 acres

Applicant/Owner:

Kenneth & Brenda Owens

3279 Jack Glass Road
Monroe GA 30656

Property Location: 3279 Jack Glass Road

Current Zoning: A-2 (MH)

Request: Variance to reduce minimum lot width from required 200' to proposed 33 ft. to allow 5 acre lot.

Site Analysis:

Applicant owns 37 acres on Jack Glass Road. Applicant is seeking a variance on the minimum required front setback of 200' to be reduced to 33' in order to cut out a 5-acre parcel for his daughter and son-in-law to build a home.

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 # V15060018

Board of Appeals Meeting Date 7-2-15 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 C160-29 Zoning District: MH/A-2 Commission District: 5 Adams

Applicant Name/Address/Phone #

Kenneth N. Owens
Brenda J. Owens

Property Owner Name/Address/Phone

3279 Jack Glass Rd NW
Monroe Georgia 30656

Phone # _____

Phone # 770 267 8759

Type Request: _____ VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL _____

Property Location 3279 Jack Glass Rd NW Acreage ~~37.97~~ 5.00

Describe Variance/Special Exception/Appeal: _____

5 acres as a gift to daughter's son-in-law
to build a house! reduced

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

daughter to build a house
reduced lot width from 200 feet to 33.36 feet

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 Kenneth N. Owens Date 6/24/15 Fee Paid: \$ 150⁰⁰

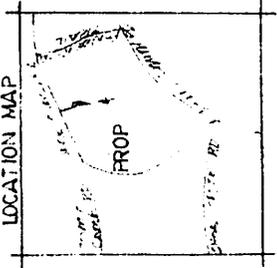
PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

Administrative Variance granted per Article 14 Section 180

P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

LOCATION MAP



OWNER
KEN OWENS
3279 JACK GLASS RD.
MONROE, GEORGIA

SURVEYOR
KENNETH C. SIMS
906 E. CHURCH ST.
MONROE, GEORGIA
PHONE: 770-267-7653

SURVEY MADE USING A 5" THEODOLITE AND AN EDM
L.C. = 1 IN 180
ANGLE ERROR = .03 DEG FT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE = 1 IN 50,000

THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-57. I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DATE

DIRECTOR, WALTON COUNTY
PLANNING & DEVELOPMENT

THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA EXCEPT AS SHOWN HEREON.
F.T.R.M. PANEL NO. 1329C0045 D
DATED MAY 18, 2009

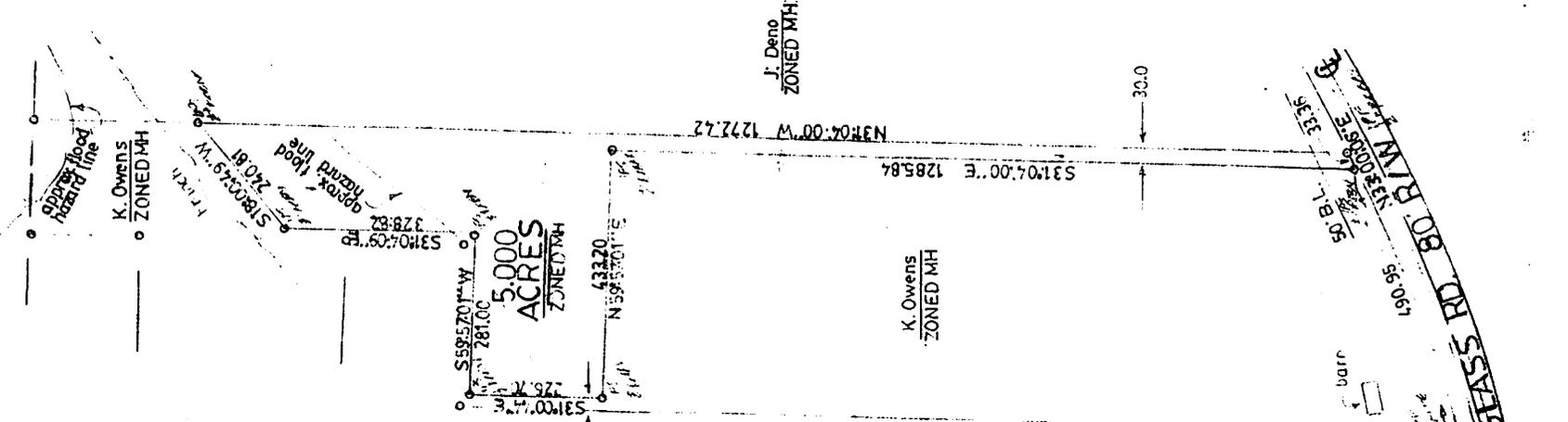
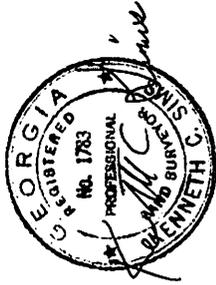
COUNTY MAP NO. 160 PARCELS NO. 26 & NO. 28

SURVEY FOR MELISSA OWENS BARBER & SAMUEL LYNN BARBER

PART OF TRACT 71 & TRACT 72 of MONROE FARMS,
LOCATED IN LAND LOT 206 - 3rd LAND DISTRICT,
TANNERS, G.M.D. 250,
WALTON COUNTY, GEORGIA
SURVEYED BY:
SIMS SURVEYING CO.

SCALE: 1" = 200'

JUNE 23 2015



237.20' LONG ROSA TRAIL
JACK GLASS RD 80' B.M. 171
55.0' B.L. 3333
190.95' 3333

