

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V 1502 0001

Board of Appeals Meeting Date 3-17-15 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 C167-28A Zoning District: A-1 Commission District: _____

Applicant Name/Address/Phone #

Joseph C Dillard

475 Pleasant Valley Rd NE

Monroe, GA 30655

Phone # 770-267-6964

Type Request: VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL

Property Location 475 Pleasant Valley Rd NE Acreage 3.41

Describe Variance/Special Exception/Appeal: Requesting variance to allow construction of a 20x40 wooden pole barn with black roof to be constructed in the front yard of the residence in the woodline. Construction would satisfy all other setback regulations within zoning.

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

1. The size of the property and the location of the residence does not permit the construction of a pole barn in the rear of the residence because of the limited area behind the residence, the lack of available orientation of the structure and the preservation of pecan trees planted by the owner's previous generations. The structure will be hardly visible from the road, as it will be in an area of hardwoods that will cover and shade the structure from the roadway. The structure will not be visible to other residents, as another buffer of pine trees cover the area on the adjoining property.

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  Date 2/4/15 Fee Paid: \$ 150.00

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 _____



Google earth



REASONS FOR BARN TO NOT BE CONSTRUCTED IN REAR OF RESIDENCE:

1. LAND ON EAST SIDE PREVENTS VEHICLE TRAVEL BECAUSE OF HILL AND SEPTIC TANK.
2. SLOPE OF HILL AT END OF DRIVEWAY PREVENTS LONG TRAILERS FROM THE BACK.
3. SW CORNER IS THE RUNOFF FOR THE PROPERTY AS WELL AS SOME OF THE PROPERTY TO THE EAST, WHICH MAKES THE AREA UNUSABLE FOR VEHICLES/STORAGE.
4. WITH THE STANDARD SETBACKS, THE STRUCTURE IN THE BACK YARD WOULD PROVIDE NO FEASIBLE ENTRY, NO MATTER THE POSITIONING.
5. CONSTRUCTION IN ANY AREA OF THE BACK YARD WOULD COMPROMISE THE AREA REQUIRED FOR TWO HORSES.

