

Variance V15090002

Staff Analysis

Board of Appeals Hearing Date: 11-17-2015

Parcel ID: Map C191 Parcel 16

Acreage: 12.33 acres

Applicant/Owner:

Henry & Rebecca E Elrod

840 Jones Woods Road
Monroe GA 30655

Property Location: 840 Jones Woods Road

Current Zoning: A1

Request: Variance to reduce minimum lot width from required 200' to proposed 20' for a 10 +/- acre tract and 200' to 180' for a 2 +/- acre tract which contains an existing home.

Site Analysis:

Applicant owns 12.33 acres and would like to sell approximately 10 acres with 20 ft. of frontage. The remaining 2 acres will have 180' of frontage.

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 # V15090002

Board of Appeals Meeting Date 10-27-15 at 6:00PM held at WC Board of Comm. Meeting Room

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ²²¹⁶⁵ 2690 Survey Plat Site Plan Proof of Paid Property Taxes

Map/Parcel C191-16 Zoning District: A-1 Commission District: 4-Bradford

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Henry C + Rebecca E. Lord
840 Jones Woods Rd
Monroe, GA

SAME

Phone # 770-267-2623

Phone # _____

Type Request: VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL

Property Location 840 Jones Woods Rd Acreage 12.33

Describe Variance/Special Exception/Appeal: Reduce front setback from
200' to 20' for 10 +/- acre tract +
200' to 180' for 2 +/- acre tract which
contains existing home

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

Sell additional property (10 +/-) to adjoining
property owner

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 Henry C Lord Date July 20, 2015 Fee Paid: \$ _____
Rebecca E. Lord

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 _____

Proposed 2+/- acre with 180' frontage (contains existing home)
 Proposed 10+/- acres with 200' frontage

Parcel	Owner	Parcel Address	Casetho	Applicable	Overlay	Zoning	SplitZnt1	SplitZnt2	SplitZnt3	SplitZnt4	SplitZnt5	Acres	IL-TMkt	IL-Land	IL-Frm	D-Bkva	P-Bkva	SaleDate	Subdivision	Legal
C1910016	LORD HENRY C AND LORD REBE	840 JONES WOODS ROAD										12.33	\$169,620	576,800	587,200	163,278		01/01/1900		HSBDOS12.33AC/163278

Parcel	Owner	Name	Address	City St Zip	Values	Approved Value	Land Total	Bldg Total	ACC Total	Imp Total
C1910016	LORD HENRY C AND LORD REBECCA E	LORD REBECCA E AND JONES WOODS RD N	MONROE, GA 30655		\$169,620.00	\$16,800.00	\$76,800.00	\$0.00	\$5,120.00	\$87,700.00

Walton County GA - 2015 GIS Zoning Website

Parcel Details

Parcel: C1910016

PropAddr: 840 JONES WOODS ROAD

LegalDesc: HSBDOS12.33AC/163278

TotalAcres: 12.33

Date: 01-01-1900

Book Page: 163 278

Subdivsn: A1 - Rural Estate - Min Lot 2ac

Zoning: A1 - Rural Estate - Min Lot 2ac

Owner: LORD HENRY C AND LORD REBECCA E

Name: LORD REBECCA E AND JONES WOODS RD N

Address: MONROE, GA 30655

City St Zip: MONROE, GA 30655

Values: \$169,620.00

Approved Value: \$16,800.00

Land Total: \$76,800.00

Bldg Total: \$0.00

ACC Total: \$5,120.00

Imp Total: \$87,700.00

Residential Bldgs & Appendages

Description: Bldg 0665 Bldg 1980 Area: 18561

Rooms 0 Bldgs 0 Furns 2 Hbtrs 0 Fch 1

1 01.0 1.656 Primary 1 Story

2 005 294 Appedage Carport

3 R11 280 Appedage Enc Gartrpch

4 R01 144 Appedage Open Porch

Misc Improvements

1 Features(s) selected on 1 layer(s)

Sort: RealProp Parcel Key Ascending

Print Back Map II JO EXCH - Mailing Parcel Land Res Com - Acc - Sales

HSBDOS12.33AC/163278

01/01/1900

163 278

576,800

587,200

12.33

\$169,620

163 278