

# Variance V15100005

## Staff Analysis

Board of Appeals Hearing Date: 11-17-2015

Parcel ID: Map N34B Parcel 182

Acreage: -1 acres

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### **Applicant/Owner:**

#### **Paran Homes**

3005 Breckinridge Blvd. Suite 200  
Duluth GA 30096

**Property Location:** 1629 Richmond Meadow Court

**Current Zoning:** R-1 GS

**Request:** Variance to reduce minimum lot width from required 100' to proposed 97.2'

### **Site Analysis:**

Paran Homes owns Lots 44, 45 and 46 in Richmond Place Subdivision. When the driveway was poured on Lot 46, it was poured over the property line on to a small portion of Lot 45. The applicant would like to adjust the original property line between lots 45 and 46 to correct this error. This will result in property line adjustments between the three lots all of which will be in compliance with code requirements with the exception of Lot 45 which will need the 2.80' waiver of the 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\*\*\*

Oct 14 deadline  
for 11-17 Hearing

Variance/Special Exception/Appeal # V15100005

Board of Appeals Meeting Date 11-17-15 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 N34B-182 Zoning District: R-1 Commission District: 1

Applicant Name/Address/Phone #

Paran Homes  
3005 Breckinridge Blvd Ste 200  
Duluth, GA. 30096

Property Owner Name/Address/Phone

SAME

Phone # \_\_\_\_\_

Phone # \_\_\_\_\_

Type Request:  VARIANCE \_\_\_\_\_ SPECIAL EXCEPTION \_\_\_\_\_ APPEAL \_\_\_\_\_

Property Location 1629 Richmond Meadow Court Acreage \_\_\_\_\_

Describe Variance/Special Exception/Appeal: Less than 100' @ Building  
line lot 45 due to property line adjustments

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

Drive Poured over Property, To Avoid Litigation  
it is in the best welfare of All parties involved  
to make property adjustments that will have no adverse effects, the  
intent of code section

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 [Signature] Date 10/13/15 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 \_\_\_\_\_

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: Paran Homes (David Duncan)  
Address: 3005 Brockbridge Blvd ste 200  
Telephone: 770-560-3345  
Location of Property: LOT 44, 45, 46 Richmond Place subdivision  
Phase 3  
Map/Parcel Number: 34/3, 4, 7, 8, 9 & 10

Wht Mary

Property Owner Signature

Property Owner Signature

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

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.

Anne L. DeLorenko

10.13.90

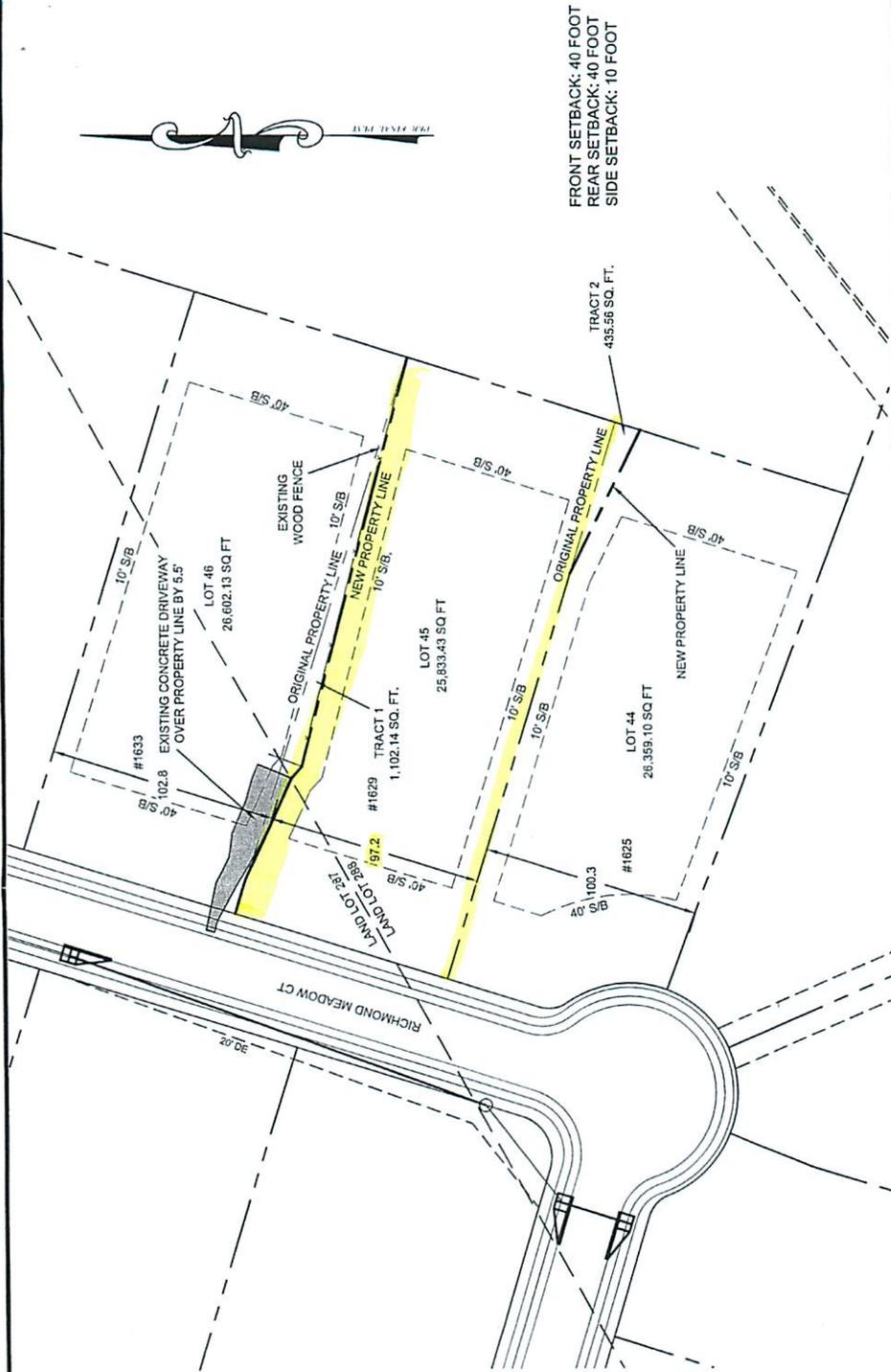
Notary Public

Date



**GENERAL NOTES**

1. OWNER/BUILDER:  
PARAN HOMES  
3525 PIEDMONT ROAD  
SUITE 305, BLDG 6  
ATLANTA, GA 30305
2. 24 HOUR EMERGENCY CONTACT:  
BUTTER SMITH  
770-480-8711
3. ENGINEER/SURVEYOR:  
FALCON DESIGN CONSULTANTS  
235 CORPORATE CENTER DRIVE  
STOCKBRIDGE, GA 30281
4. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: FINAL PLAT OF RICHMOND PLACE PHASE 3.
5. ACCORDING TO THE F.I.R.M. OF WALTON COUNTY, PANEL NUMBER 13297C0015D, DATED 5-18-2009, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
6. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.



FRONT SETBACK: 40 FOOT  
REAR SETBACK: 40 FOOT  
SIDE SETBACK: 10 FOOT



SITE EXHIBIT PLAN FOR

**LOTS 44-46  
RICHMOND PLACE  
SUBDIVISION**

LOCATED IN:  
LAND LOTS 287 & 288, 4TH DISTRICT  
WALTON COUNTY, GEORGIA

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**REVISIONS**

DATE:	10-12-15
SCALE:	1" = 50'
DRAWN BY:	IBOON
REVIEWED BY:	JAPRICE
1.	
2.	
3.	
4.	
5.	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.



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1 (800) 368-4411 THROUGHOUT GEORGIA  
OR DIAL 811



GSWCC# 000009371

1 of 1

Z:\BUILDER SERVICE\PROJECTS\Richmond Place\Paran\dwg\LOT\_46\_DRIVEWAY\_AND\_FENCE.dwg, LOT 46, Bldg, Oct 13, 2015, 3:25:18pm