

Variance V15100007

Staff Analysis

Board of Appeals Hearing Date: 11-17-2015

Parcel ID: Map C189 Parcel 10, 10A, 10B, 10C, 10D

Acreage: 40.22 acres (5 lots)

Applicant

WC Planning and Development

303 S Hammond Drive
Monroe GA 30655

Owner:

see attached

Property Location: Cheek Road

Current Zoning: A1 and A1 Airpark Overlay

Request: Remove condition placed on Variance V13100002 that there be one 30' driveway to service all lots.

Site Analysis:

This property was originally slated to be an airpark overlay subdivision. The original property owner requested and was granted a variance to develop 6 flags lots off Cheek Road in order to obtain funds to build the subdivision road. The owner has now sold the lots to individuals and there are no plans to develop the airpark overlay. As a result of this, the department is requesting that the condition that there be one 30' driveway be removed.

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.

Owners :

Parcel_Key	Owner_FullName	Owner_Address1	Owner_City	Owner_State	Owner_Zip	Case No
C189 10A	Lamar Duren	2340 Ho Hum Hollow Road	Monroe	GA	30655	V15100007
C189 10D	John & Martha Verbeeck	2201 Foxy Drive	Bethlehem	GA	30620	V15100007
C189 10C	Mike Pause	4705 Mt Carmel Church Road	Monroe	GA	30655	V15100007
C189 10C	Amy Parrish	3813 Frostberry Fall Place	Bethlehem	GA	30620	V15100007
C190 5	William Hines	Cheek Road	Monroe	GA	30655	V15100007
C1900004H00	Matthew & Linda Peters	340 Cheek Road	Monroe	GA	30655	V15100007
	Patricia Patterson Cheek Rd LLC	333 Cheek Road	Monroe	GA	30655	V15100007

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V 15100007

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 C 189-10 Zoning District: A1 & A1 Commission District: 4
Parcels 10A, 10B, 10C, 10D Airpark Overlay

Applicant Name/Address/Phone # W.C. Planning & Dev
303 S Hammond Dr
Monroe GA 30655

Property Owner Name/Address/Phone
See Attached

Phone # _____

Phone # _____

Type Request: _____ VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL _____

Property Location Cheek Rd Acreage 40.22 (5 lots)

Describe Variance/Special Exception/Appeal: Department Request to
remove condition placed on Variance V13100002
that there be one 30' driveway to service all lots.

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

Condition was placed due to flag lots being temporary
until airpark subdivision was developed. Subdivision
is no longer an option - there are 5 different owners of 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.

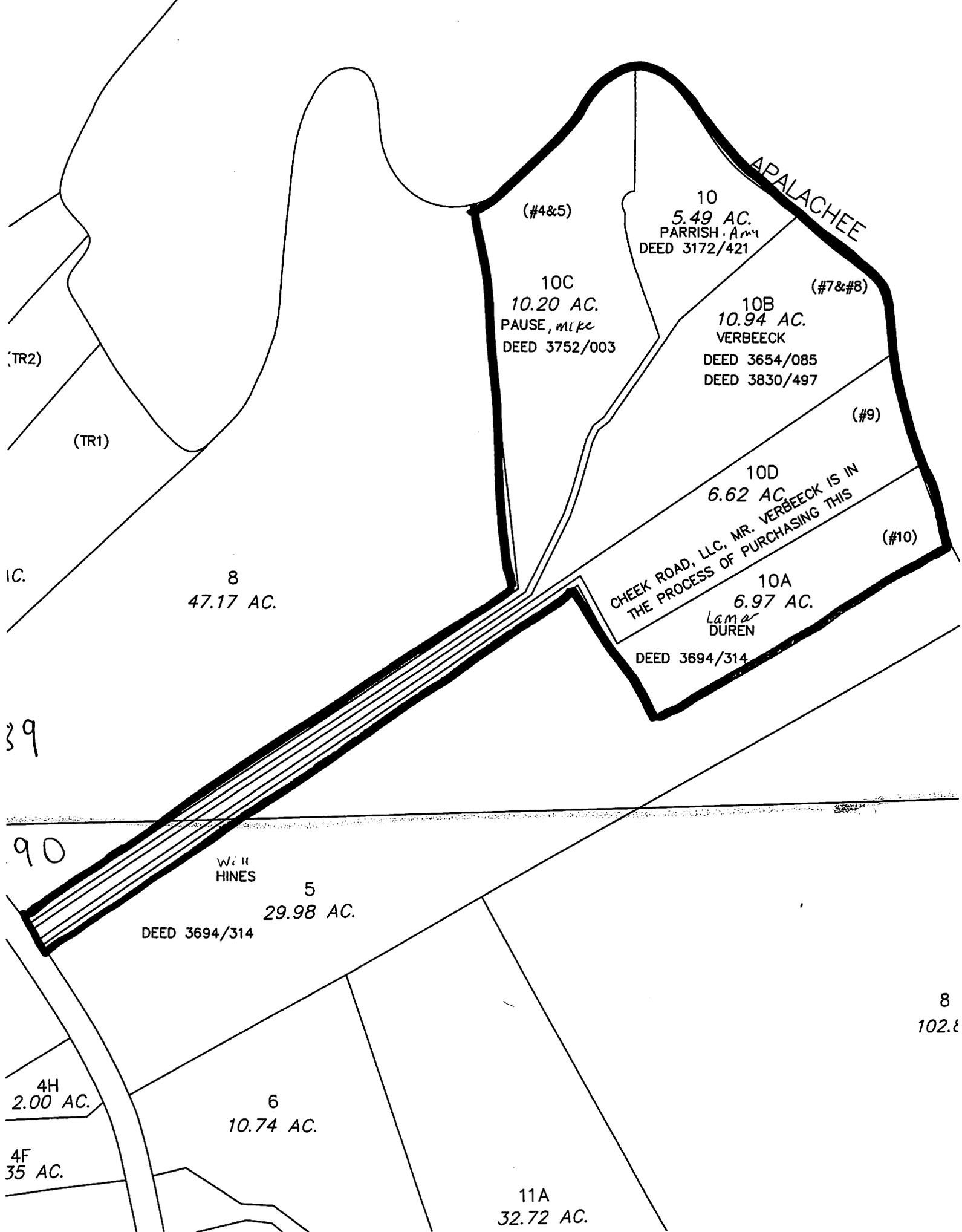
Signature P&D Dept Date 10-20-15 Fee Paid: \$ —

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 _____



(TR2)

(TR1)

IC.

39

90

4H
2.00 AC.

4F
35 AC.

8
47.17 AC.

WILL
HINES
5
29.98 AC.
DEED 3694/314

6
10.74 AC.

11A
32.72 AC.

(#4&5)

10C
10.20 AC.
PAUSE, *mike*
DEED 3752/003

10
5.49 AC.
PARRISH, *Ann*
DEED 3172/421

10B
10.94 AC.
VERBEECK
DEED 3654/085
DEED 3830/497

10D
6.62 AC.
CHEEK ROAD, LLC, MR. VERBEECK IS IN
THE PROCESS OF PURCHASING THIS
10A
6.97 AC.
Lamar
DUREN
DEED 3694/314

(#7)

(#9)

(#10)

APALACHEE

8
102.8