

# Variance V15030001

## Staff Analysis

Board of Appeals Hearing Date: 4-21-15

**Parcel ID: Map C47 Parcel 49**

**Acreage: 1.00 acre**

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**Applicant/Owner:**

**Larry C Garner**

2885 Atkinson Road  
Loganville GA 30052

**Property Location:** 2915 Atkinson Road

**Current Zoning:** R-1

**Request:** Applicant is seeking permission to leave the existing dwelling on the property during the construction of a new home. Once the new home is completed, the initial home will be removed.

**Site Analysis:** Property consists of 1.00 acre containing a 926 square foot home that was built in 1976. The applicant currently rents out the property. The applicant plans to build a home for his daughter on the 1-acre parcel however he would like to give the current residents ample time to find other living accommodations which the home is under construction. The original home will be removed upon receiving a certificate of occupancy for the new 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 # V15030001

Board of Appeals Meeting Date 4-2-15 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 C47-49 Zoning District: R-1 Commission District: \_\_\_\_\_

Applicant Name/Address/Phone #

LARRY C. GARNER  
2885 ATKINSON RD  
LOGANVILLE GA. 30052

Phone # 404-803-1725

Property Owner Name/Address/Phone

LARRY C. GARNER  
2915 ATKINSON RD.

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

SUBJECT  
PROPERTY

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

Property Location 2915 ATKINSON ROAD Acreage 1

Describe Variance/Special Exception/Appeal: BUILD DAUGHTER'S SON IN LAW  
NEW HOUSE BESIDE SMALL RUN DOWN HOUSE  
TO BE TORN DOWN & REMOVED BEFORE C.O. ON NEW  
HOUSE

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

I KNOW THE RENTERS WELL AND WOULD  
LIKE TO GIVE THEM MONTHS TO FIND  
A NEW PLACE TO LIVE BEFORE TEAR DOWN

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.

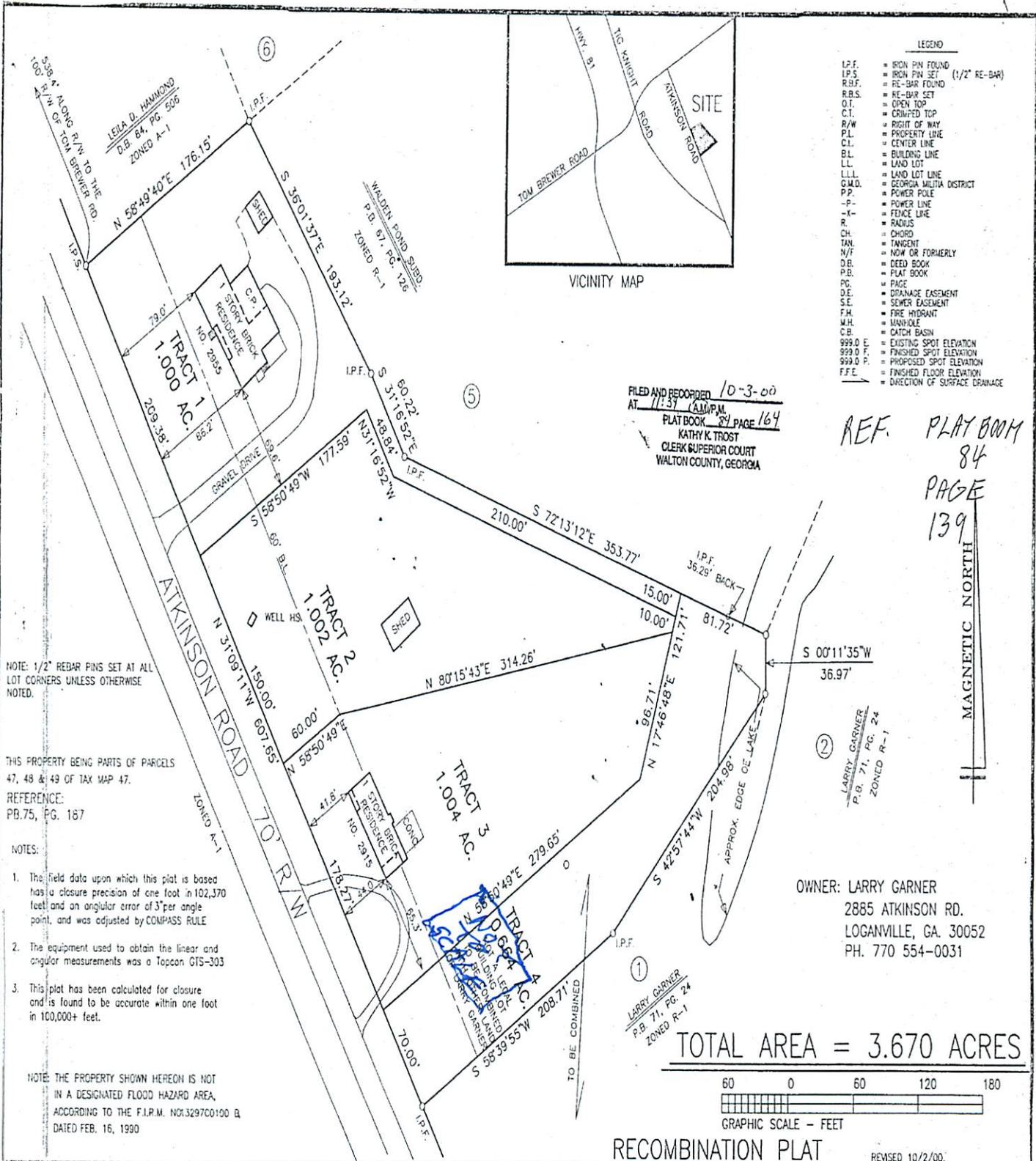
Signature Larry Garner Date 3-3-15 Fee Paid: \$ 150.00

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 \_\_\_\_\_



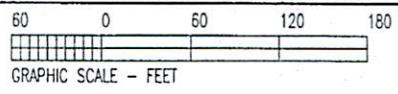
- LEGEND
- I.P.F. = IRON PIN FOUND
  - I.P.S. = IRON PIN SET (1/2" RE-BAR)
  - R.B.F. = RE-BAR FOUND
  - R.B.S. = RE-BAR SET
  - O.T. = OPEN TOP
  - C.T. = CRAFTED TOP
  - R/W = RIGHT OF WAY
  - P.L. = PROPERTY LINE
  - C.L. = CENTER LINE
  - B.L. = BUILDING LINE
  - L.L. = LAND LOT
  - L.L.L. = LAND LOT LINE
  - G.M.D. = GEORGIA MILITIA DISTRICT
  - P.P. = POWER POLE
  - P- = POWER LINE
  - X- = FENCE LINE
  - R. = RADIUS
  - CH. = CHORD
  - TAN. = TANGENT
  - W/F = NEW OR FORMERLY
  - D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - P.C. = PAGE
  - D.E. = DRAINAGE EASEMENT
  - S.E. = SEWER EASEMENT
  - F.H. = FIRE HYDRANT
  - M.W. = MANHOLE
  - C.B. = CATCH BASIN
  - 999.0 E. = EXISTING SPOT ELEVATION
  - 999.0 F. = FINISHED SPOT ELEVATION
  - 999.0 P. = PROPOSED SPOT ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - > = DIRECTION OF SURFACE DRAINAGE

FILED AND RECORDED 10-3-00  
 AT 11:37 (A.M.) P.M.  
 PLAT BOOK 81 PAGE 164  
 KATHY K. TROST  
 CLERK SUPERIOR COURT  
 WALTON COUNTY, GEORGIA

REF. PLAYBOOM  
 84  
 PAGE  
 139

OWNER: LARRY GARNER  
 2885 ATKINSON RD.  
 LOGANVILLE, GA. 30052  
 PH. 770 554-0031

TOTAL AREA = 3.670 ACRES



NOTE: 1/2" REBAR PINS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

THIS PROPERTY BEING PARTS OF PARCELS 47, 48 & 49 OF TAX MAP 47.  
 REFERENCE: PB.75, PG. 187

- NOTES:
1. The field data upon which this plat is based has a closure precision of one foot in 102,370 feet and an angular error of 3" per angle point, and was adjusted by COMPASS RULE
  2. The equipment used to obtain the linear and angular measurements was a Topcon GTS-303
  3. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

NOTE: THE PROPERTY SHOWN HEREON IS NOT IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO.329700100 B, DATED FEB. 16, 1990

CERTIFICATE OF APPROVAL FOR RECORDING

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.

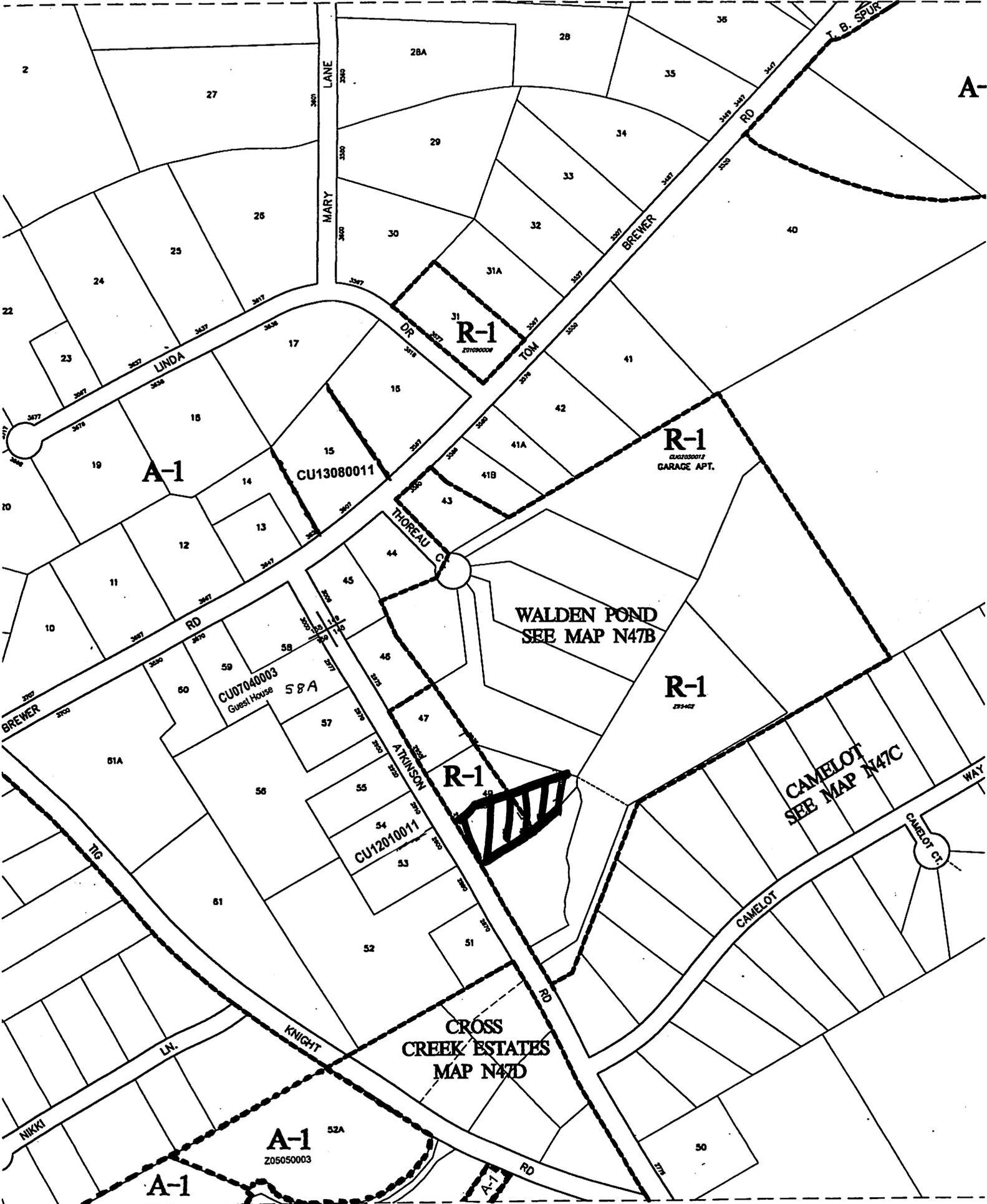
*[Signature]*  
 Director, Walton County Planning & Development

Date: 10-3-2000



SURVEY FOR: LARRY GARNER				
LOT:	BLOCK:	S/D:	UNIT:	PHASE:
LAND LOT(S) 148		4 th. DISTRICT		WALTON COUNTY, GEORGIA
SCALE: 1" = 60'		G.M.D. 417		DATE: 1/07/98
Von Itter & Associates Inc. LAND SURVEYORS			2205 HWY. 81 SW Loganville, Georgia 30052 770-466-4002	

A-



A-1

R-1  
20100000

R-1  
042020012  
GARAGE APT.

R-1  
275402

R-1

A-1  
205050003

A-1

CROSS  
CREEK ESTATES  
MAP N47D

CAMELOT  
SEE MAP N47C