

Variance V15030008

Staff Analysis

Board of Appeals Hearing Date: 4-21-15

Parcel ID: Map C91 Parcel 6 & 7

Acreage: 5.00 acres

Applicant

Rachel Barrientos

701 Cedar Ridge Road
Monroe GA 30656

Owner:

Damon Camp Trust

319 Molly Trust
Winder GA

Property Location: 701 Cedar Ridge Road

Current Zoning: A-1

Request: Applicant is seeking a variance to reduce the lot width from 200 ft. to 30 ft. to create a buildable lot.

Site Analysis: Property consists of 5.00 acres containing a 1526 square foot cabin that was built in 1971. The 5 acre parcel is being cut of a larger 17 acre tract.

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 # V15030005

Board of Appeals Meeting Date 4/21/15 at 6:00PM held at WC Board of Comm. Meeting Room

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed _____ Survey Plat _____ Site Plan X Proof of Paid Property Taxes _____

Map/Parcel C091006 C091007 Zoning District: A-1 Commission District: _____

Applicant Name/Address/Phone #

Rachael Barrientos
701 Cedar Ridge Rd
Monroe Ga 30656

Phone # 706 207 5147

Property Owner Name/Address/Phone

Damon Camp Trust
319 Molly Way
Winder, Ga

Phone # 770-815-1246

Type Request: X VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL _____

Property Location 701 Cedar Ridge Road Acreage .5 AC

Describe Variance/Special Exception/Appeal: Flag lot with 30 ft
frontage for existing cabin

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

Adjoining land is family owned & property
road frontage is limited

Public Water: _____ Well: X 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 Rachael P Date 3-26-2015 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: RACHAEL BARRIENTOS

Address: 701 CEDAR RIDGE ROAD

Telephone: 706-207-5147

Location of Property: 701 CEDAR RIDGE ROAD

MONROE, GEORGIA

Map/Parcel Number: C0910006 & C0910007

[Signature] _____
Property Owner Signature Property Owner Signature

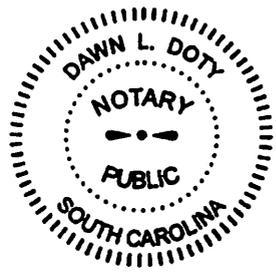
DAMON D. CRAIG, TRUSTEES
Print Name: DONNIE ROBERTSON TRUST Print Name: _____

Address: 319 MOLLY WAY WINDER, GA 30680 Address: _____

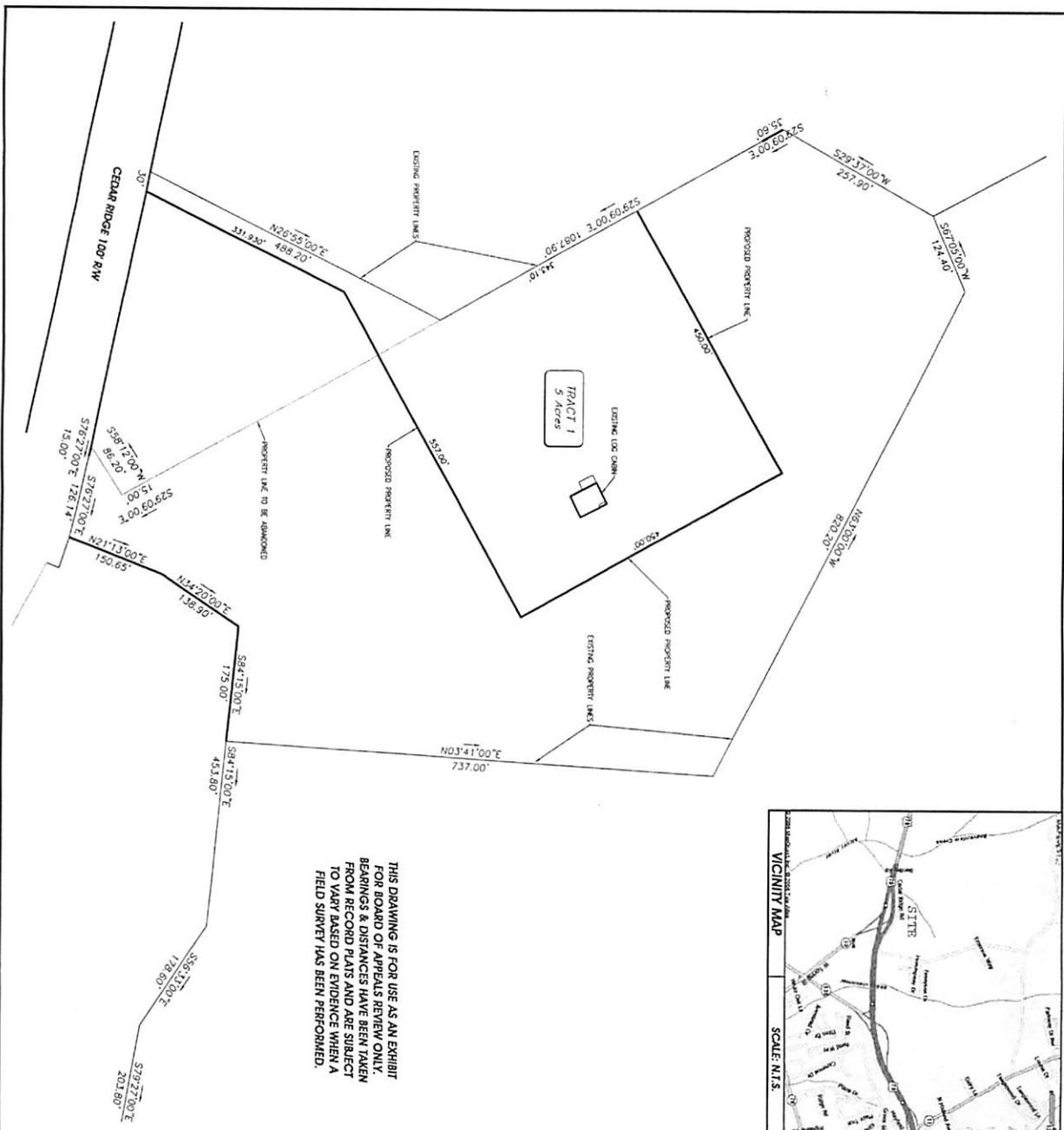
Phone #: 770-815-1246 Phone #: _____

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.

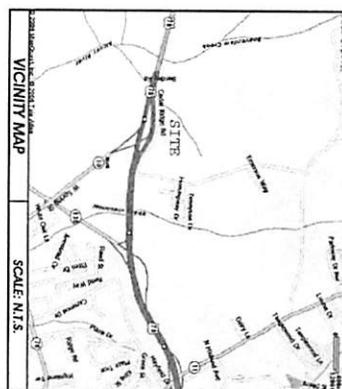
[Signature] 3-24-15
Notary Public Date



My Commission Expires 3-24-17



THIS DRAWING IS FOR USE AS AN EXHIBIT FOR BOARD OF APPEALS REVIEW ONLY. BEARINGS & DISTANCES HAVE BEEN TAKEN FROM RECORD PLATS AND ARE SUBJECT TO VARIATION BASED ON EVIDENCE WHEN A FIELD SURVEY HAS BEEN PERFORMED.



COMPREHENSIVE ENGINEERING SERVICES:

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE
- SOIL MAINTENANCE & SEPTIC SYSTEMS
- WETLAND & ENVIRONMENTAL MONITORING

2410 HOG ANTHONY ROAD, SUITE 103
WALTONVILLE, GA 30027
706-413-8900 • 706-425-8431 (FAX)
www.BFEConsulting.com

PROPOSED PROPERTY DIVISION FOR:
Rachael Barrientos
701 CEDAR RIDGE ROAD
MONROE, GEORGIA
WALTON COUNTY
BEING THAT PARCEL OF LAND DESCRIBED IN D.E. 440, P.V. 243 WALTON COUNTY, GA

TAX PARCEL #'S: C0910006 & C0910007
EXISTING ZONING: A1

DATE PREPARED: 3-24-15
PROJECT #: 15-500-XX

REVISIONS	DATE

GRAPHIC SCALE
0' 50' 100' 200' 300'
SCALE: 1" = 100'

SHEET #
1 / 1