

Variance V16100003

Staff Analysis

Board of Appeals Hearing Date: 11-15-16

Parcel ID: Map/Parcel C1680066A

Acreage: 2 acres

Applicant:

Harrison & Debbie Fowler
2070 Pannell Road
Monroe GA 30655

Owner:

Same

Property Location: 2030 Pannell Road

Current Zoning: A1

Request: Variance to amend the single family dwelling requirements on a 2.00 acre tract.

Site Analysis: Property consists of 2.00 acres located on Pannell Road and is surrounded by rural residential uses. The applicant intends to construct a "barndominium" steel building that will be completed on the inside as a single family dwelling. Due to the design of this home, the applicant is asking that a 3:12 roof pitch be allowed.

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 # V16100003

Board of Appeals Meeting Date 11-15-16 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 C168-66A Zoning District: A-1 Commission District: 4

Applicant Name/Address/Phone #

Harrison & Debbie Fowler
2070 Pannell Rd.
Monroe, Ga. 30655

Phone # _____

Property Owner Name/Address/Phone

Harrison Lee & Debbie Martin Fowler
2030 Pannell Rd.
Monroe, Ga. 30655

Phone # _____

Type Request: _____ VARIANCE SPECIAL EXCEPTION _____ APPEAL

Property Location 2030 Pannell Rd. Monroe Acreage 2

Describe Variance/Special Exception/Appeal: amend roof pitch from 5:12 to 3:12.

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

Reviewed with building official prior to purchasing 'Barndominium' (steel building) and was not aware of 5:12 roof requirement.

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.

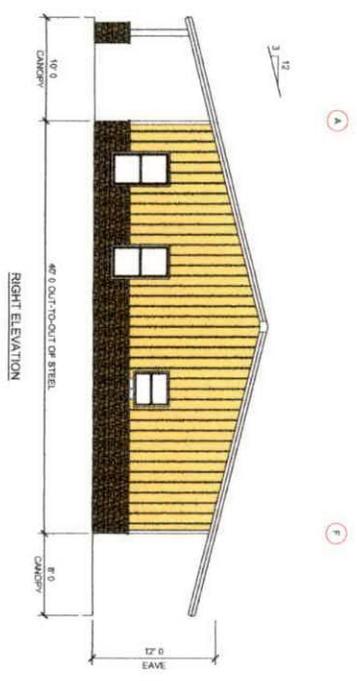
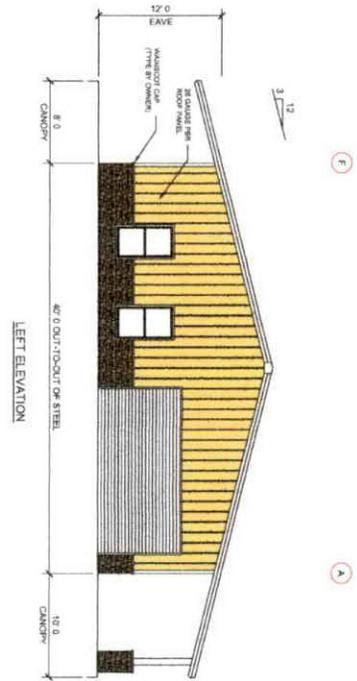
Signature [Signature] Date 10.12.16 Fee Paid: \$ 150.00
Debbie Martin Fowler

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 _____



PROJECT:
 DEBBIE FOWLER
 2030 PANNELL ROAD
 MONROE, GA 30655

SIMMONS DRAFTING & DESIGN
 5739 ZEBINA ROAD
 WRENS, GA 30833
 PH 706-361-4051
 BESIMMONS1961@GMAIL.COM

ENTECH SERVICES
 7663 CLARKS MILL RD
 LOUISVILLE, GA 30434
 PH 404-386-6191

PREMIER BLDG SYSTEMS, INC
 134 HURRICANE SHOALS RD
 LAWRENCEVILLE, GA 30045
 PH 770-258-2085

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#	Revisions/Notes	Date





