

Variance V16040009

Staff Analysis

Board of Appeals Hearing Date: 5-17-16

Parcel ID: Map N059A059

Acreage: 1.199 acres

Applicant

David A Athon

4399 Ridge Court
Loganville GA 30052

Owner:

David C & Verna Athon

same

Property Location: 4399 Ridge Court

Current Zoning: R-1

Request: Variance to reduce front setback from 60' to proposed 25' along with a variance to allow an accessory building in the front yard.

Site Analysis:

The property is located at 4399 Ridge Court which is in Bullock Bridge Subdivision. The applicant is proposing to build a carport in front of the house that will extend into the 60' front setback. Walton County ordinances (Article 5 Part 2 Section 100) require accessory buildings be located in the side or rear yard, and accessory buildings are not allowed in the front yard on lots of less than 5 acres. Applicant is seeking a variance to reduce the front setback from 60' to proposed 25' and a variance to allow an accessory building in the front yard.

Regulations for an Accessory Buildings in the Land Development Ordinance are as follows:

Article 5 Part 2 Accessory Uses

Section 100 General Standards

- A. All accessory buildings, structures, and uses of land, including off-street parking, shall be located on the same lot as the principal building(s) to which they are accessory.

1. All accessory buildings or structures shall be located in the rear yard or in the side yard behind the front yard setback line. Excluded are tracts of land 5 acres or greater, whereas accessory uses shall not be located in the minimum required front yard setback.
2. Except in A Districts no accessory building shall be utilized unless the principal structure is also occupied.
3. No accessory structure shall be closer than five feet from an abutting property line.
4. Temporary buildings used in conjunction with construction work only may be permitted in any district and shall be removed immediately upon completion of construction.
5. Except in A Districts floor space of accessory buildings on a single parcel shall not exceed the following cumulative areas:

Property Size	Cumulative Area
0 to 0.499 acres	600 sq. ft.
0. 5 to 0.999 acres	900 sq. ft.
1 to 4.999 acres	1200 sq. ft.
5 or more acres	2000 sq. ft.

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.

\$150⁰⁰

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V16040009

Board of Appeals Meeting Date 5-17-16 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 lot 34 Zoning District: R-1 Commission District: 1

N59A-59

Applicant Name/Address/Phone #

DAVID C. Athon
4399 Ridge Ct.
hogansville
Phone # 678-933-6597

Property Owner Name/Address/Phone

DAVID Athon
VERNA Athon
4399 Ridge Ct.
Phone # 678-933-6597

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location 4399 Ridge Ct Acreage 1.199

lot 12 Block B of Bullock Ridge Subdivision

Describe Variance/Special Exception/Appeal:
25' variance for accessory structure (carport)
in front yard. Carport to be exposed roof & beam
truss type structure.

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

Stairway from basement to first floor was cut
in after house inspected and are extremely
dangerous. My wife had a stroke last June - extra
sheet

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 David Athon Date 4/10/16 Fee Paid: \$ 150.00

VERNA Athon
PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

Administrative Variance granted per Article 14 Section 180

P & D Official: _____ Date: _____

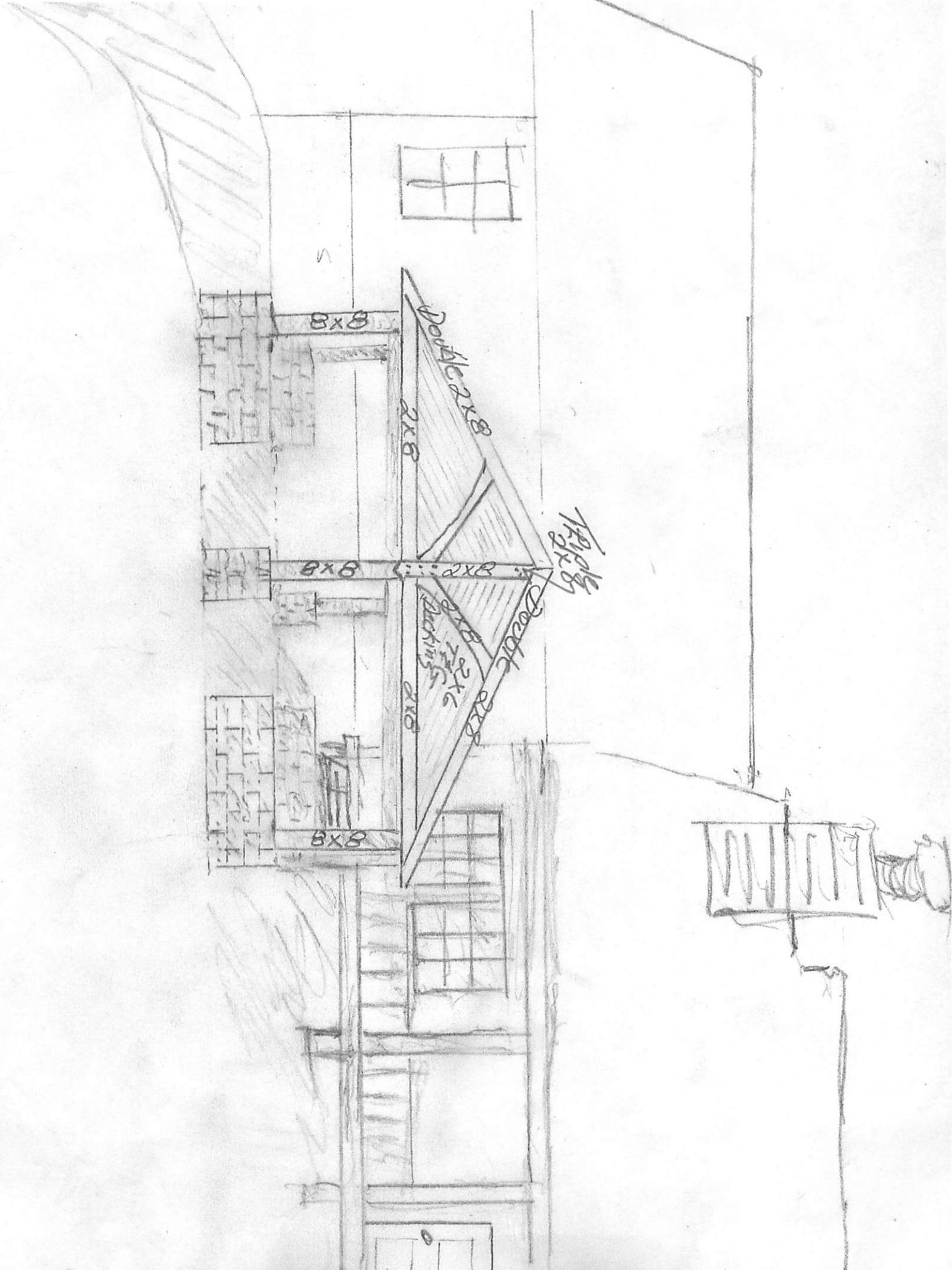
I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

My wife had a stroke last June
and does not have complete control
of her equilibrium. But actually stairs
are dangerous for anyone. I have
attached pictures.

Also the back yard drops off
into a Ravine steeply allowing
no room for a cement cut back.

I have enclosed pictures of
the proposed structure which I
built about 12 years ago.

This is a very clean lined
building that would have a positive
impact on the neighborhood.



8x8

Double 2x8
2x8

14x14
2x8

8x8

Double 2x8
2x8
2x8
2x8
2x8
2x8
2x8
2x8

8x8



