

Variance V16050007

Staff Analysis

Board of Appeals Hearing Date: 6-21-16

Parcel ID: Map/Parcel C1660014A100 and 15A Acreage: 14.2 acres
C1660010

Applicant

Barry & Elizabeth Bramlett
1021 Alder Way Apt 110
Evans GA 30809

Owner:

Donald & Joyce Bramlett
789 Gene Bell Road
Richard & Felicia Britt
809 Gene Bell Road
Monroe GA 30655

Property Location: Gene Bell Road

Current Zoning: A1

Request: Variance to reduce required 150' lot width to proposed 40' to create one additional buildable lot.

Site Analysis: This request will affect 3 parcels. The property located at 809 Gene Bell Road and owned by Richard & Felicia Britt consists of 10.2 acres that has a 40' strip (flag lot) access off Gene Bell Road that is legal non-conforming. (recorded in 1996)
There is a 4 acre tract adjacent to this parcel that is owned by Donald and Joyce Bramlett that is currently landlocked with no legal access.
The request is to provide for a new access strip of 40' to access the Britt property (10.2) acres. This access strip will be taken from an adjoining 9.34 acre parcel owned by Donald & Joyce Bramlett. The existing 40' strip will provide access to the landlocked 4.00 acre tract providing a buildable lot for Barry & Elizabeth Bramlett.

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 # V16050007

Board of Appeals Meeting Date 6-21-16 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 C1660014A00 Zoning District: A-1 Commission District: 005
C1660015A00 C1660010

Applicant Name/Address/Phone #

Barry + Elizabeth Bramlett
1021 Alder Way Apt 110
EVANS, GA 30809

Phone # 706-589-4300

Property Owner Name/Address/Phone

Donald + Joyce Bramlett
789 Gene Bell Rd
Monroe, GA 30655

Phone # 770-267-8127

Richard + Felicia Britt
809 Gene Bell Rd
Monroe, GA 30809
770-757-0220

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location C1660014A00 + C1660015A00 Acreage 4 | 10.2

Describe Variance/Special Exception/Appeal: Variance to reduce lot width from 150' to 40' on two lots

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

Due to limited road frontage on family owned 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 Elizabeth Bramlett Date 5-10-16 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: Barry + Elizabeth Bramlett
Address: 1021 Alder Way Apt 110; EVANS, GA 30809
Telephone: 706-589-4300
Location of Property: 789 Gene Bell Rd + 909 Gene Bell Rd
Monroe, GA 30655
Map/Parcel Number: C1660014A00 + C1660015A00

Donald E Bramlett

Richard Britt
Felicia Britt

Property Owner Signature

Property Owner Signature

Print Name: Donald Bramlett
Joyce Bramlett

Print Name: Richard Britt
Felicia Britt

Address: 789 Gene Bell Rd
Monroe, GA 30655

Address: 809 Gene Bell Rd
Monroe, GA 30655

Phone #: 770-267-8127

Phone #: 770-757-0220

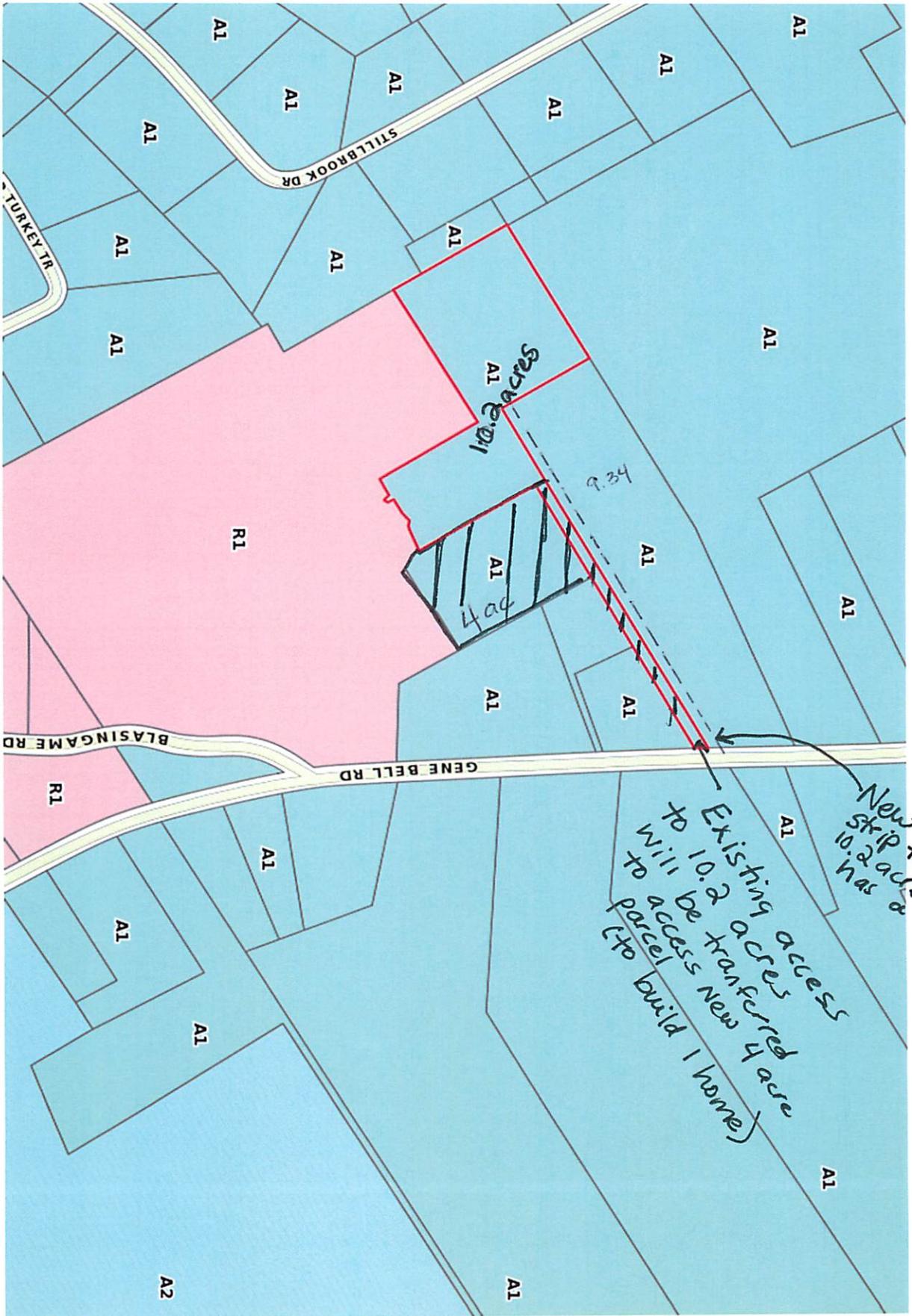
Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Rhonda M. Lowe
Notary Public

05/10/16
Date







Existing access
to 10.2 acres
will be transferred
to access New 4 acre
parcel (to build 1 home)

New 40' strip to access
10.2 acres which
has a home

