

Variance V16050011

Staff Analysis

Board of Appeals Hearing Date: 6-21-16

Parcel ID: Map/Parcel C189008

Acreage: 5.00 +/- acres

Applicant

Joshua Conwell/Larry Conwell

369 Cheek Road
Monroe GA 30655

Owner:

Larry & Patricia Conwell

same

Property Location: Cheek Road

Current Zoning: A1

Request: Variance to reduce required 200' lot width to proposed 30' to create a buildable lot.

Site Analysis: This parcel consists of 38.17 acres owned by Larry and Patricia Conwell. The purpose of the variance is to allow the subdividing of the property with a variance on the required lot width from 200' to 30' to allow for a 5 +/- acre parcel for the Conwell's son to build a house.

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 # V16050011

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 C189-8 Zoning District: A-1 Commission District: 4

Applicant Name/Address/Phone #

Joshua Conwell
369 NW Cheek Rd
Monroe, GA 30655

Phone # 770 317 1627

Property Owner Name/Address/Phone

Larry Conwell + Patricia Conwell
369 NW Cheek Rd
Monroe, GA 30655

Phone # 770 312 5902

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location 369 NW Cheek Rd Acreage 5+

Describe Variance/Special Exception/Appeal: Variance to reduce required
200' lot width to proposed 30ft to create
buildable lot for son

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

Limited amount of frontage

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 Jany Conwell Date 5-19-16 Fee Paid: \$ 150⁰⁰

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: Joshua Conwell

Address: 369 NW Cheek Rd Monroe, GA 30655

Telephone: 770 317 1627

Location of Property: 369 NW Cheek Rd

Monroe, GA 30655

Map/Parcel Number: C189-8

Larry T. Conwell
Property Owner Signature

Property Owner Signature

Print Name: Larry Conwell

Print Name: _____

Address: 369 Cheek Rd.

Address: _____

Phone #: 770-312-5902

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.

Sandra Chandler 5-19-16
Notary Public Date



LEGAL DESCRIPTION FOR TRACT 19

All that tract of land lying in and being part of Land Lot 251 of the 3rd District, Walton County, Georgia, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, begin at the intersection of the Northern Right-of-Way line of Land Lot 251 and the Northern Right-of-Way line of South Cemetery Rd, thence proceed along the Northern Right-of-Way line of Land Lot 251 a distance of 2079.19 feet to a point and the TRUE POINT OF BEGINNING.

THENCE, N 75 degrees 31 minutes 06 seconds V a distance of 432.29 feet to a point;

THENCE, N 57 degrees 15 minutes 00 seconds E a distance of 271.00 feet to a point;

THENCE, N 41 degrees 00 minutes 23 seconds E a distance of 207.25 feet to a point;

THENCE, N 50 degrees 34 minutes 16 seconds E a distance of 1079.67 feet to a point;

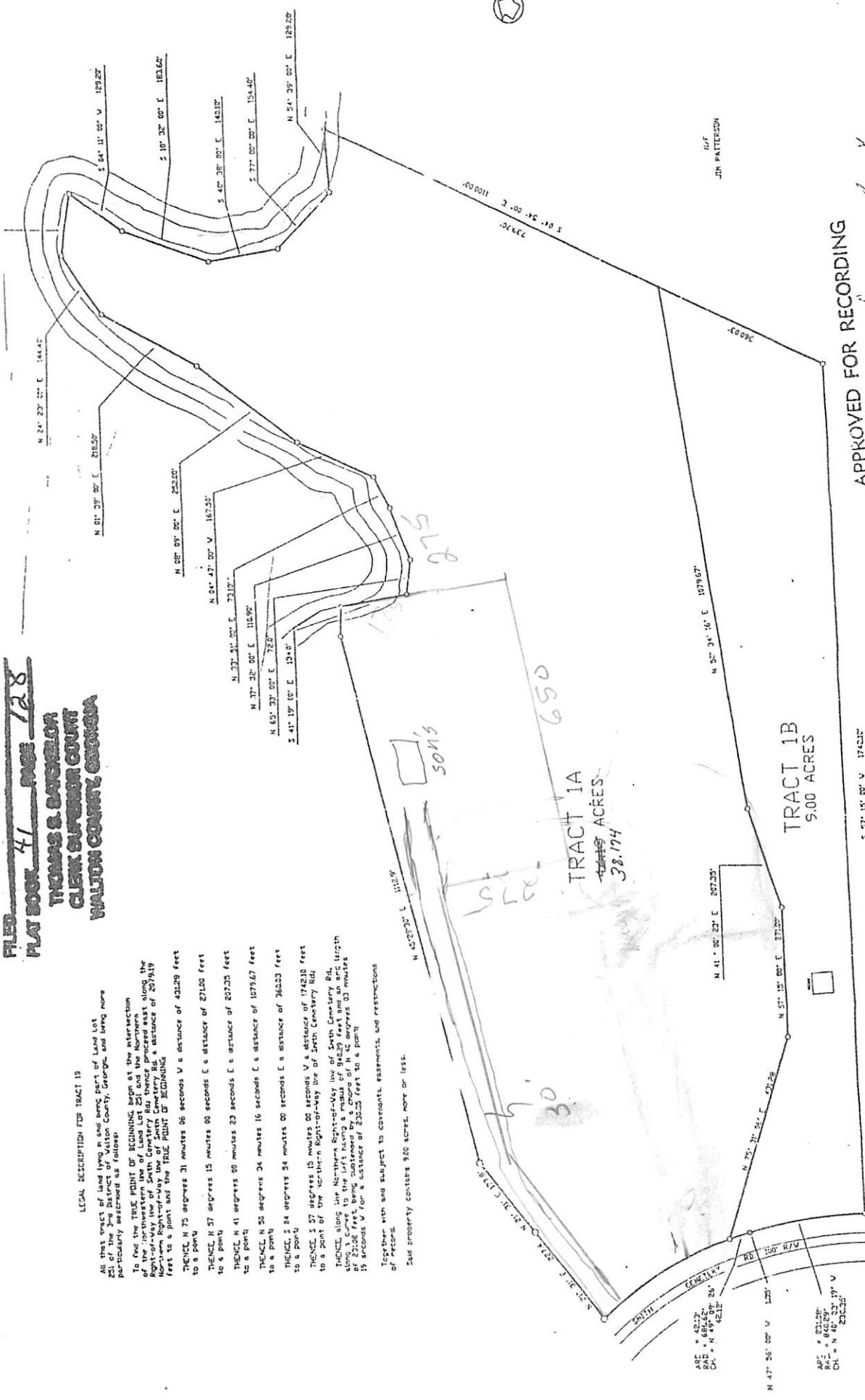
THENCE, S 84 degrees 54 minutes 00 seconds E a distance of 362.33 feet to a point;

THENCE, S 57 degrees 15 minutes 00 seconds V a distance of 1742.10 feet to a point of the Northern Right-of-Way line of South Cemetery Rd.

THENCE, along the Northern Right-of-Way line of South Cemetery Rd, along a curve to the left having a radius of 142 feet and an arc length of 250.00 feet being subtended by a central angle of N 42 degrees 03 minutes 15 seconds V for a distance of 230.25 feet to a point;

Together with and subject to covenants, easements, and restrictions of Record.

Said property contains 9.00 acres, more or less.



APPROVED FOR RECORDING

DATE 5/18/87 NAME James H. Caldwell
Only for Estoppel Certificate
On Tract 1B D.E.B. 5/18/87

SURVEY FOR
LARRY CONWELL
LAND LOTS 242 & 251 3RD DISTRICT
MOUNTAIN GENERAL MILITIA DISTRICT NO. 454
WALTON COUNTY, GEORGIA

NOTE: THIS IS NOT A FIELD RUN RE-SURVEY. INFORMATION FOR THIS 9.00 ACRE TRACT HAS BEEN COMPUTED FROM INFORMATION CONCERNING EXISTING BOUNDARY LINES HAS BEEN COMPILED FROM SURVEYS BY HANNON, WEAVER, & BAOVELL SURVEYORS & ENGINEERS, INC. DATED MAY 9, 1973 AND SURVEY BY PATTERSON & SEAVAR FOR JIM PATTERSON DATED APRIL 12, 1973.

Patterson Engineering

JIM PATTERSON

TRACT 1B
9.00 ACRES

TRACT 1A
38.174 ACRES





