

Variance V16080022

Staff Analysis

Board of Appeals Hearing Date: 10-18-16

Parcel ID: Map/Parcel C1910031

Acreage: 15 +/- acres

Applicant:

Nathan Pannell
1160 Jones Woods Road
Good Hope GA 30641

Owner:

Same

Property Location: Jones Woods Road

Current Zoning: A1

Request: Variance to reduce the lot width from 200' to 60' on a 5.00 acre tract and 200' to 150' on a 9.45 acre tract to create 2 buildable lots.

Site Analysis: Property consists of 15.45 acres located on Jones Woods Road and is surrounded by rural residential uses.

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 # V 16080022

Board of Appeals Meeting Date 10-18-16 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 C1910031 Zoning District: A1 Commission District: 4 - Bradford

Applicant Name/Address/Phone #

Nathan Pannell
1160 Jones Woods Rd
Good Hope GA 30641

Phone # 770-267-6630

Property Owner Name/Address/Phone

Same

Phone # _____

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location Jones Woods Rd Acreage 15⁺ ac

Describe Variance/Special Exception/Appeal: Reduce Lot Width from 200' to 60' on a 5 acre tract and 200' to 150' on a 9.45 acre tract to create 2 buildable lots

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

Size and Shape of lot -

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 Nathan Pannell Date 8-31-16 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 _____

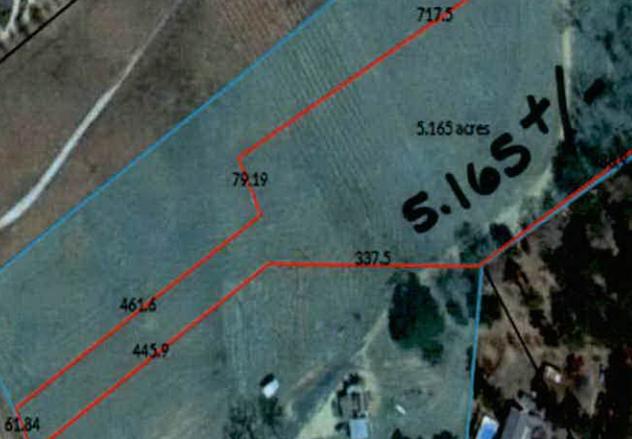


Length: 2,878 feet
Area: 5.165 acres

JONES WOODS RD

5.165+
5.165 acres

61.84





Length: 4,456 feet
Area: 9,448 acres

151'

9.448 +/-

331.2

467.7

63.91

721.5

1,695

97.48

JONES WOODS RD



