

Variance V16090007

Staff Analysis

Board of Appeals Hearing Date: 10-18-16

Parcel ID: Map/Parcel N071A005 & 006

Acreage: 11.01 acres

Applicant:

Amanda Woodruff
3301 Stewart Lake Road
Monroe GA 30655

Owner:

Nancy Lord
199 Twin Knolls Trail
Martin GA 305857

Property Location: 4810 & 4820 Bold Springs Road

Current Zoning: A1

Request: Variance to reduce the lot width from 150' to 105' on a 11.01 acre tract to create a buildable lots.

Site Analysis: Property consists of two lots in Towler Estates Subdivision located off Bold Springs Road which total 21.59 acres. The property is being split into 3 buildable lots; 2 of which meet the 150' frontage requirement. The remaining lot which is 11.01 acres would have 105' of frontage along Bold Springs Road.

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 # V16090007

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 N71A-5 & N71A-6 Zoning District: A-1 Commission District: 5

Applicant Name/Address/Phone #

Amanda Klobdruff
3301 Stewart Lake Rd
Monroe GA 30655

Phone # 404-285-1124

Property Owner Name/Address/Phone

Nancy Lovd
199 Twin Knolls Trail
Martin GA 30557

Phone # 404-276-0901

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location 4810 & 4820 Bold Springs Rd Acreage ~~2.58~~ 11.01

Describe Variance/Special Exception/Appeal: _____

Request reduce in lot width requirement.
In A1 zoning from 150' @ Building line to 105'

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

We are sub-dividing the original 21.58ac between three
parties. We will have septic for each lot & public water.
It is a large parcel that is narrow @ Bold Springs Road.

Public Water: Well: Public Sewer: Septic Tank: (To Be Installed Later)

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 9/19/2016 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: Nancy Lord

Address: 4810 & 4820 Bow Springs Rd

Telephone: 404-276-0401

Location of Property: 4810 & 4820 Bow Springs Rd
Monroe GA. 30656

Map/Parcel Number: _____

Nancy Lord
Property Owner Signature

Print Name: Nancy Lord

Address: 199 Twin Knolls Tr
MARTIN GA 30557

Phone #: 404-276-0401

_____ Property Owner Signature

_____ Print Name:

_____ Address:

_____ 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.

Amanda K. Woodruff 9/12/2016
Notary Public Date





WOODRUFF
& ASSOCIATES
Civil Engineers

To: Planning & Development Department
Walton County Georgia
303 South Hammond Drive
Suite 98
Monroe, GA 30655

Date: September 14, 2016

Re: Variance Application
4810 & 4820 Bold Springs Road
Monroe, Georgia 30656

To Whom it May Concern,

This letter is intended to provide explanation regarding the variance request at the said address.

The existing 21.58 acre lot has been purchased by Ms. Nancy Lord and is planned to be sub-divided between three parties.

The lot is fairly large and deep but is limited along Bold Springs Road in length making it difficult to best layout the 21-58 acres.

We are requesting a reduction in the lot width requirement at the 50-foot building setback line from 150-feet to approximately 105-feet on the 11.01 acre lot to accommodate all parties as best possible.

If granted, this variance will not cause any detriment to the public good nor will it impair the purpose or intent of the Zoning Ordinance.

Should you have further questions, feel free to reach me at my office at 404-285-1124.

Sincerely,

Amanda Kathleen Woodruff, P.E.
Woodruff & Associates

3301 Stewart Lake Road
Monroe, GA 30655
Phone: 404-530-9218 / Fax: 404-530-9219



