Variance V16020009
Staff Analysis

Board of Appeals Hearing Date: 4-19-16

Parcel ID: Map C139 Parcel 52D **Acreage: 6.49 acre**

Applicant
Laurel Prince
65 Pleasant Valley Road
Monroe GA 30655

Owner:
Danny & Laurel Prince
same

Property Location: 65 Pleasant Valley Road

Current Zoning: A1

Request: : Variance to waive requirement that dwelling shall have an enclosed 2 car garage for an open air carport due to architectural design

Site Analysis: Property consists of 6.49 acres located on Pleasant Valley 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 # V16020009

Board of Appeals Meeting Date April 19th 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 C139-52D Zoning District: A-1 Commission District: 4

Applicant Name/Address/Phone #
Laurel Prince
65 Pleasant Valley Rd.
Monroe, GA 30655
Phone # 678-859-2307

Property Owner Name/Address/Phone
Danny + Laurel Prince
65 Pleasant Valley Rd.
Monroe, GA 30655
Phone # 678-859-2307

Type Request: _____ VARIANCE X SPECIAL EXCEPTION _____ APPEAL

Property Location 65 Pleasant Valley Rd. Acreage 6.49 acres

Describe Variance/Special Exception/Appeal: due to architectural design of the house.

State Reason for request and how these reasons satisfy Article 14 Standards of Review:
due to architectural design of the house. The attached open air garage would be 24x20.

Public Water: X Well: _____ Public Sewer: _____ Septic Tank: X

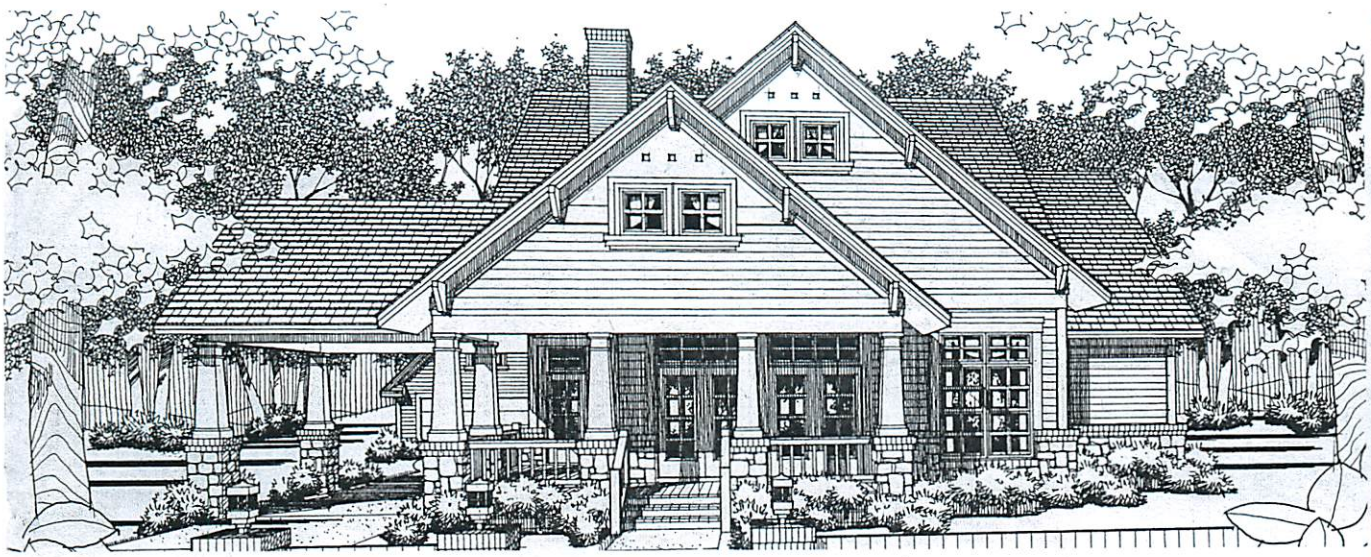
The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Laurel E. Prince Date 2/16/16 Fee Paid: $ 150.00
Daniel D. Prince 2/17/16

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 _____



›omething
'or Everyone

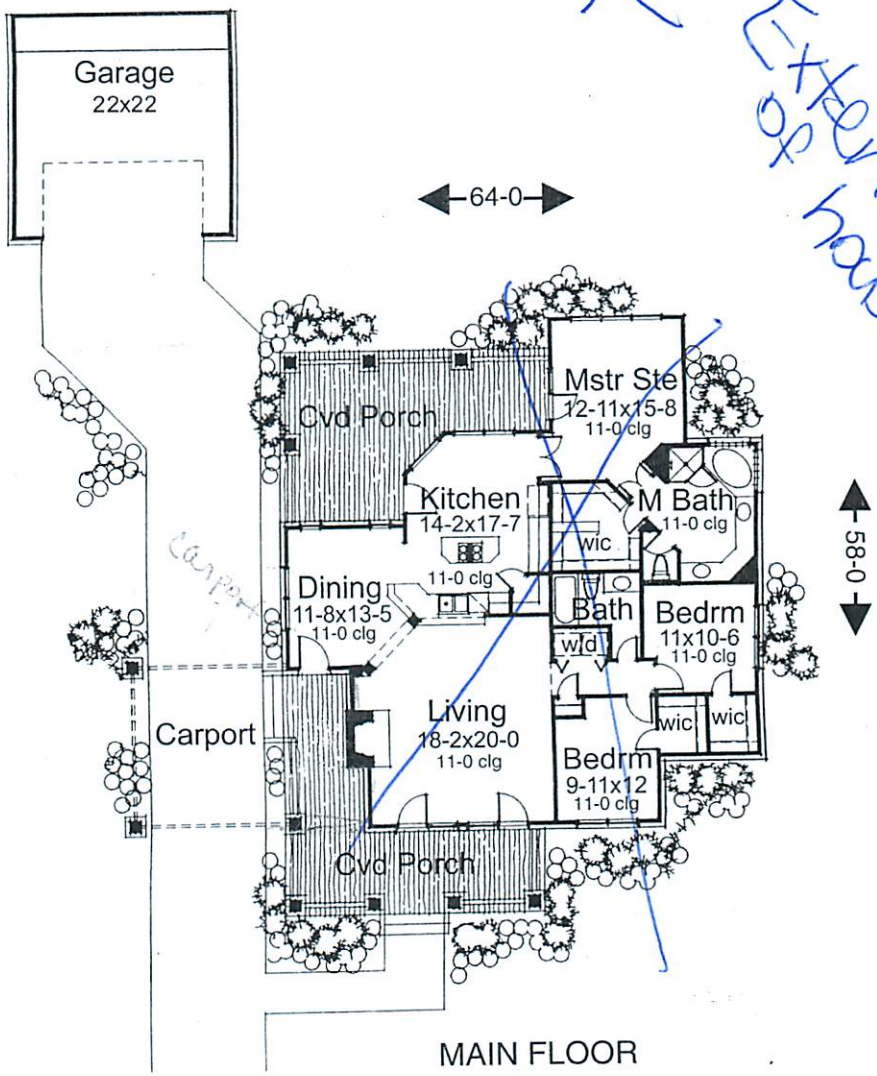
The charming porches and Craftsman-inspired details of this home will capture your heart; the sensible layout will appeal to the utilitarian in you. The design's exterior is marked by tapered columns and projecting eaves, as well as a practical carport.
Inside, the flowing floor plan offers porch access from almost every room in the house. A fireplace enhances the appeal of the large living room, while the kitchen and the dining room make a good team, sharing a handy peninsula. Each bedroom is blessed with a walk-in closet and lovely windows, but the master suite is set apart. It boasts an oversized walk-in closet and a luxurious bath, complete with a corner garden tub, a separate shower and a wide, dual-sink vanity.

lan DW-1657

edrooms: 3	**Baths:** 2
ving Area:	
ain floor	1,657 sq. ft.
ıtal Living Area:	**1,657 sq. ft.**
:andard basement	1,657 sq. ft.
etached garage	484 sq. ft.
arport	282 sq. ft.
xterior Wall Framing:	2x4
ɔundation Options:	
tandard basement	
rawlspace	
lab	

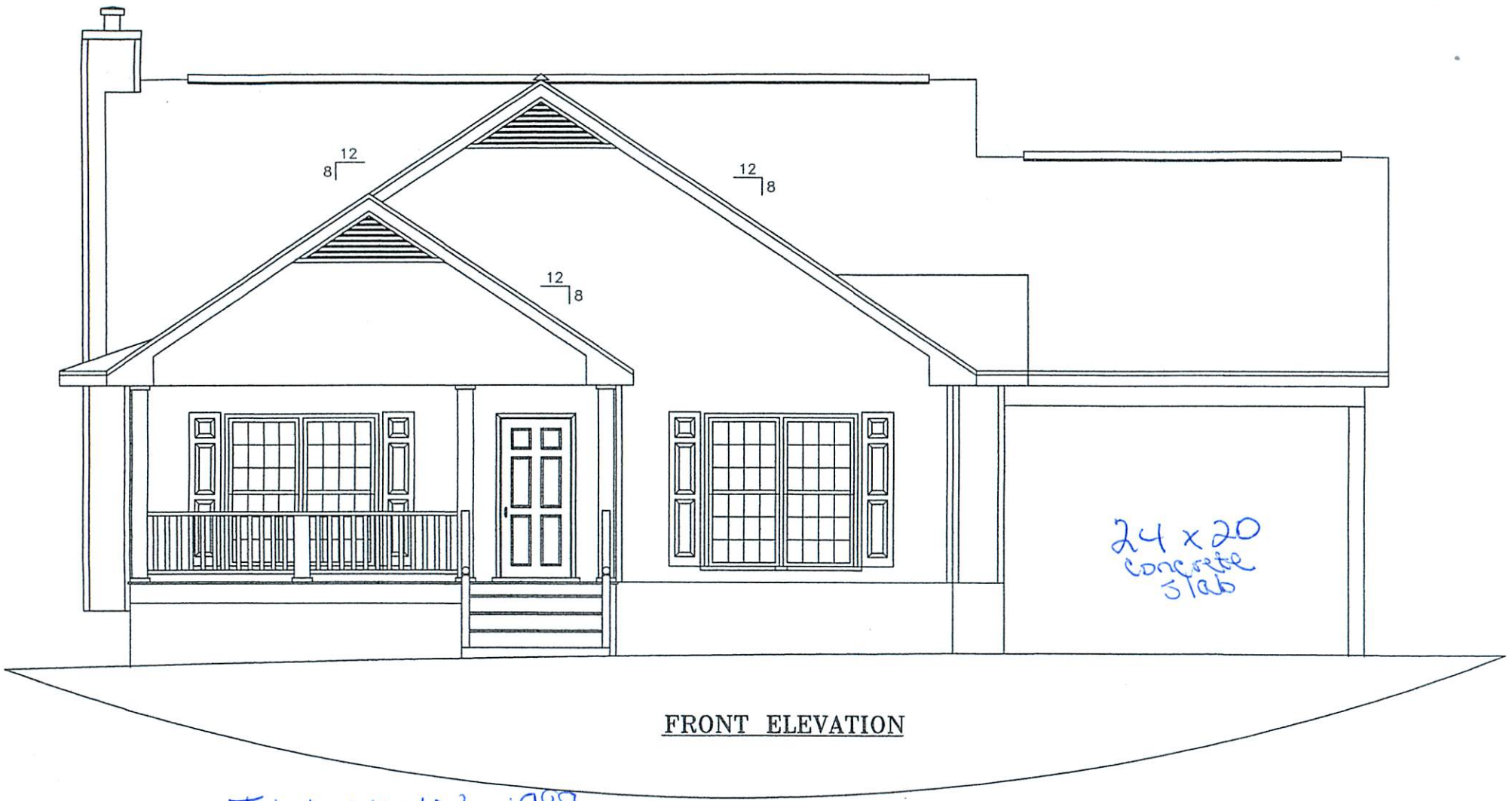
ll plans can be built with your choice of foundation and framing.
generic conversion diagram is available. See order form.)

LUEPRINT PRICE CODE: B



Exterior look of house

Plan copyright held by home designer/architect

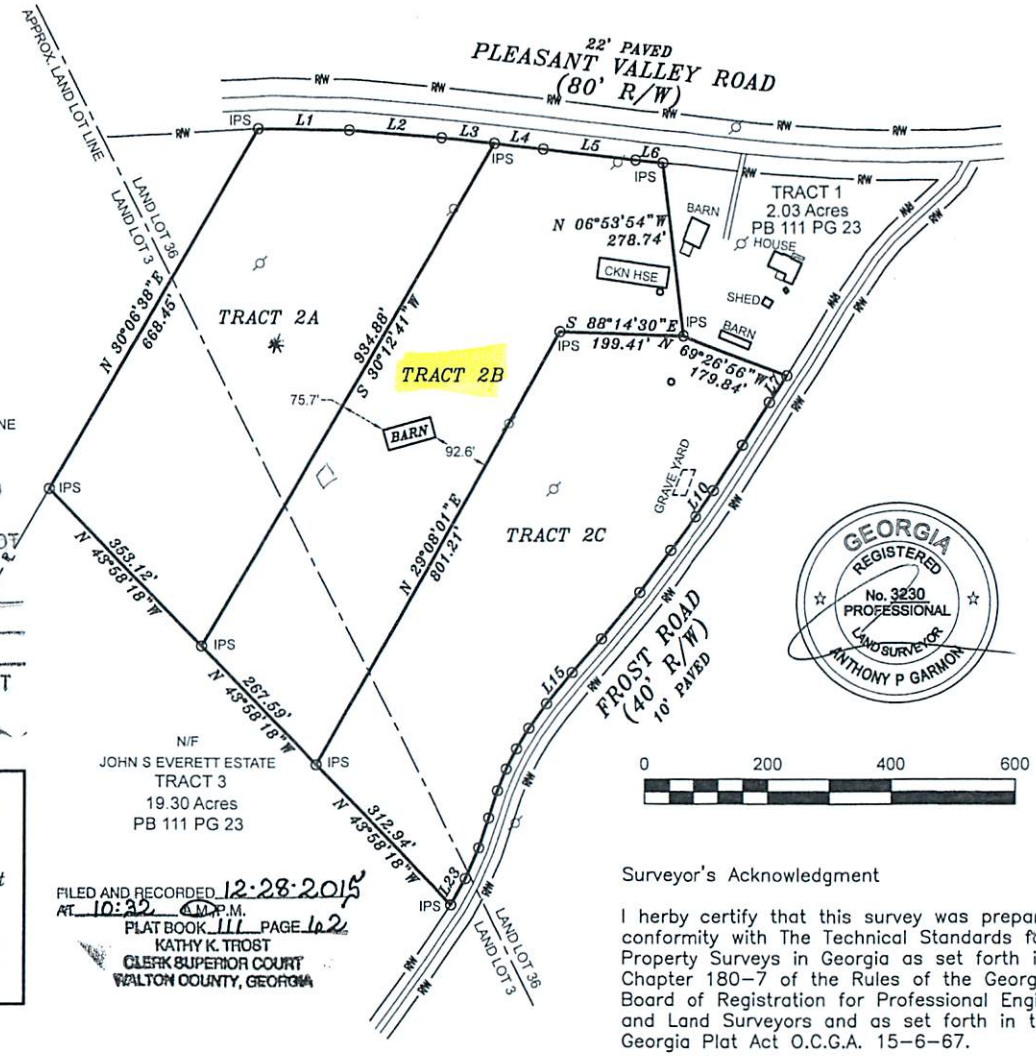


FRONT ELEVATION

Total Heated 1988
unfinished basement 1988

LEGEND

IPS=IRON PIN SET
IPF=IRON PIN FOUND
CL=CENTER LINE
BL=BUILDING LINE
N/F=NOW OR FORMERLY
RBF=REBAR FOUND
D.E.=DRAINAGE EASEMENT
=POWER POLE
=FIRE HYDRANT
P/L=PROPERTY LINE
(S) =MANHOLE
(W) =WATER METER
[E] =ELECTRIC BOX
[T] =TELEPHONE BOX
=WATER VALVE



Course	Bearing	Distance
L1	S 88°55'51" E	146.46'
L2	S 85°06'18" E	149.42'
L3	S 83°57'19" E	85.43'
L4	S 83°57'19" E	79.01'
L5	S 83°21'37" E	149.74'
L6	S 84°17'22" E	44.18'
Course	**Bearing**	**Distance**
L7	S 33°22'14" W	50.94'
L8	S 32°11'14" W	81.37'
L9	S 32°26'38" W	86.45'
L10	S 34°27'33" W	51.65'
L11	S 37°16'16" W	68.88'
L12	S 35°55'29" W	84.57'
L13	S 38°58'03" W	97.73'
L14	S 40°43'14" W	72.40'
L15	S 38°56'11" W	64.95'
L16	S 35°38'46" W	48.80'
L17	S 30°16'11" W	38.63'
L18	S 26°53'55" W	36.80'
L19	S 21°55'12" W	37.57'
L20	S 17°20'07" W	46.26'
L21	S 18°23'10" W	50.83'
L22	S 23°37'31" W	53.43'
L23	S 28°29'18" W	47.96'

APPROVED FOR RECORDING
AS IS
NOT A BUILDABLE RESIDENTIAL LOT
WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT
12-28-15 DM Martin
DATE NAME

GEORGIA REGISTERED No. 3230 PROFESSIONAL LAND SURVEYOR ANTHONY P GARMON

TRACT 2A 274,258.84 Sq. Feet 6.30 Acres
TRACT 2B 282,544.09 Sq. Feet 6.49 Acres
TRACT 2C 283,654.40 Sq. Feet 6.51 Acres

OWNER INFORMATION:
JOHN S EVERETT ESTATE

FILED AND RECORDED 12-28-2015
AT 10:32 A.M./P.M.
PLAT BOOK 111 PAGE 62
KATHY K. TROST
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

NOTES:

1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF -+0.03 FEET.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 235,253 FEET.
5. EQUIPMENT USED IN THIS SURVEY WAS A CARLSON SURVEYOR + GPS DATA COLLECTOR AND A TOPCON 3005W TOTAL STATION.
6. FIELD WORK COMPLETED ON JULY 24, 2015.

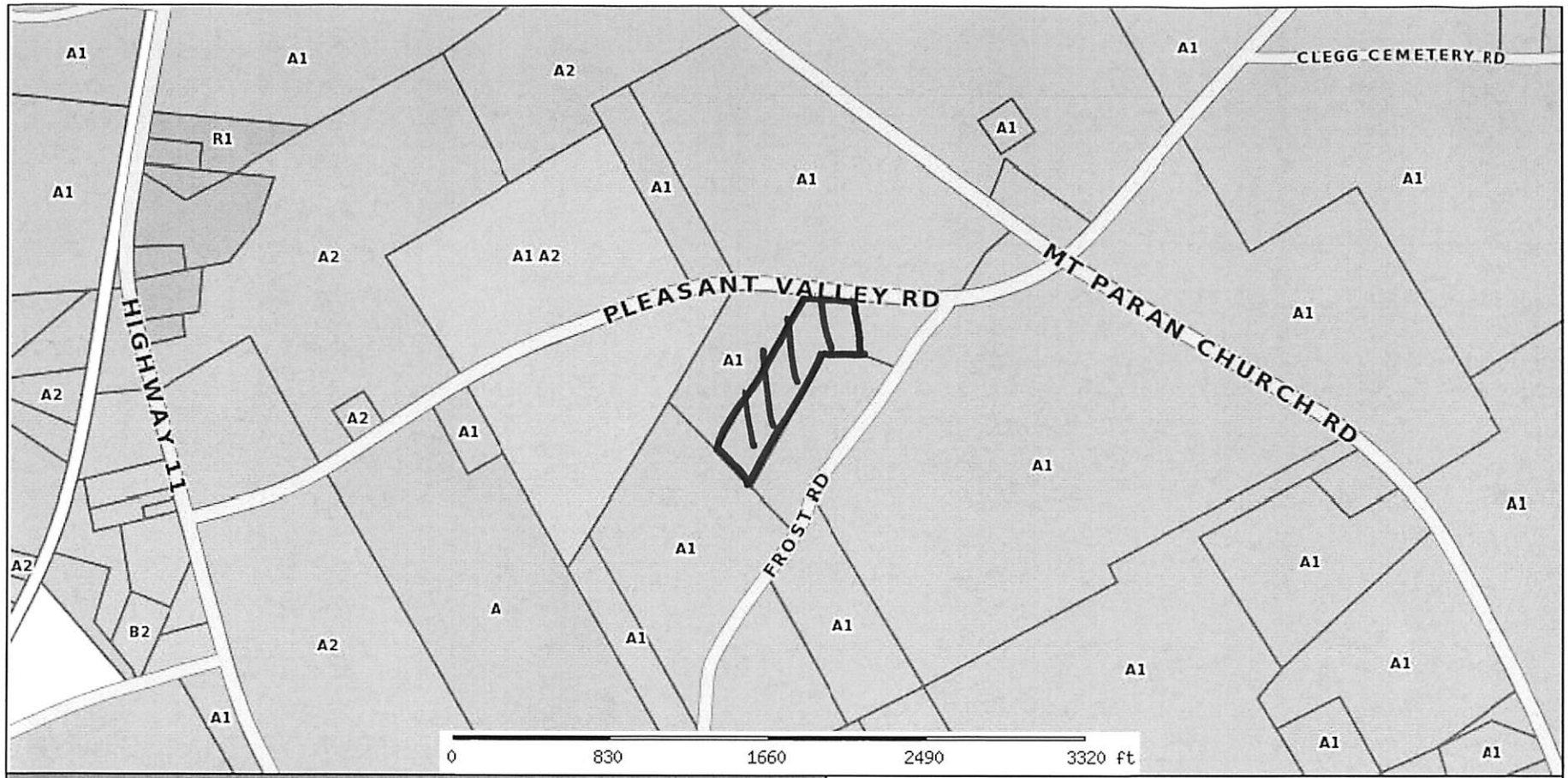
Surveyor's Acknowledgment

I herby certify that this survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

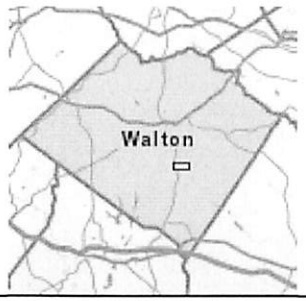
SURVEY FOR:
JOHN S EVERETT ESTATE

LAND LOT: 3&36	DATE 12/23/2015	GARMON Land Surveying
DISTRICT:	SCALE	1920 Railroad Street Statham, Ga 30666
SECTION:	1"=200'	678-776-3544 - tony@garmonlandsurveying.com
COUNTY: WALTON	JOB NO. 2015-108	DRAWING NAME: 73 PLEASANT VALLEY RD.dwg

V16020009



Walton County Assessor			
Parcel: C1390052D00 Acres: 6.49			
Name:	EVERETT ANTHONY WAYNE	Land Value	$-1.00
Site:	65 PLEASANT VALLEY ROAD	Building Value	$-1.00
Sale:	$0 on 12-2015 Reason=RI Qual=U	Misc Value	$-1.00
Mail:	448 GEORGIA HIGHWAY 11 MONROE, GA 30655	Total Value:	$-1.00



The Walton County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER WALTON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 03/09/16 : 14:13:34