

Variance V16060003

Staff Analysis

Board of Appeals Hearing Date: 8-16-16

Parcel ID: Map C11 Parcel 115B

Acreage: 1.727 acres

Applicant/Owner:

James Darel Bennett

5975 Center Hill Church Road
Loganville GA 30052

Property Location: 5975 Center Hill Church Road

Current Zoning: A1

Request: Variance to allow a garage in the front yard.

Site Analysis:

Applicant owns 1.727 acres off Center Hill Church Road. Applicant is seeking a variance to allow an accessory building in the front yard on less than 5 acres (as required by code)

Excerpt of Code-Article 5 Part 2 Accessory Uses:

1. All accessory buildings or structures shall be located in the rear yard or in the side yard behind the front yard setback line. Excluded are tracts of land 5 acres or greater, whereas accessory uses shall not be located in the minimum required front yard setback.

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 # V16060003

Board of Appeals Meeting Date 7-19-16 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 C11-115B Zoning District: A-1 Commission District: 2

Applicant Name/Address/Phone #

James Danrel Bennett
5975 Centerhill Ch. Rd
Loganville, Ga. 30052
Phone # 678-878-9785

Property Owner Name/Address/Phone

James Danrel Bennett + Karen L.
5975 Centerhill Ch Rd
Loganville, Ga. 30052
Phone # 678-878-9785

Type Request: VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL _____

Property Location 5975 Centerhill Ch Rd. Acreage 1.727

Describe Variance/Special Exception/Appeal: 30 x 50 carport
installed in right front partial of
land.

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

I want to put a 30 x 50 carport
on the side/front of my yard

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 James D Bennett Date 6-3-16 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: James Daniel Bennett

Address: 5975 Centerhill Church Rd Loganville, Ga.

Telephone: 678-878-9785

Location of Property: 5975 Centerhill Church Rd.
Loganville, Ga. 30052

Map/Parcel Number: _____

James D Bennett
Property Owner Signature

Karen D Bennett
Property Owner Signature

Print Name: James D Bennett

Print Name: Karen Bennett

Address: 5975 Centerhill Ch Rd.

Address: 5975 Centerhill Ch Rd Loganville

Phone #: 678-878-9785

Phone #: 770-843-9828

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.

Sherry M. Clark
Notary Public



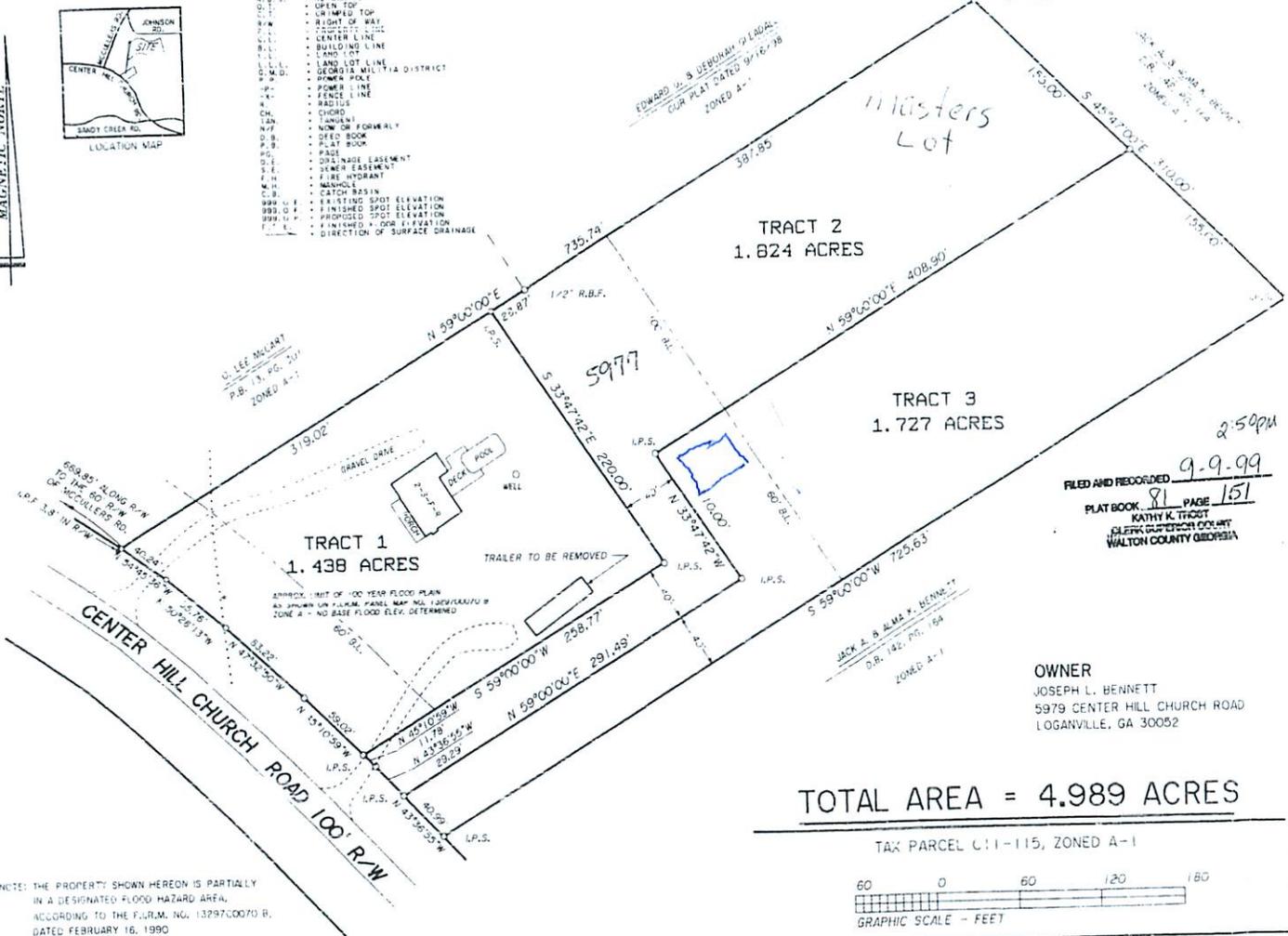
6.3.16
Date

REFERENCE: P.B. 18, PG. 168



MAGNETIC NORTH

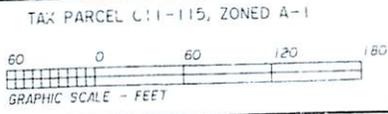
- LEGEND
- IRON TIN FOUND
 - IRON PIN SET 1" x 1" RE-BAR
 - RE-BAR FOUND
 - RE-BAR SET
 - OPEN TOP
 - CRIMPED TOP
 - RIGHT OF WAY
 - CENTER LINE
 - BUILDING LINE
 - LAND LOT
 - GEORGIA MILITIA DISTRICT
 - POWER LINE
 - FENCE LINE
 - RADIUS
 - CHORD
 - LUMBER
 - NOW OR FORMERLY
 - DEED BOOK
 - PLAT BOOK
 - PAGE
 - ORDNANCE EASEMENT
 - SEWER EASEMENT
 - FIRE HYDRANT
 - MANHOLE
 - CATCH BASIN
 - EXISTING SPOT ELEVATION
 - FINISHED SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - FINISHED + JOB ELEVATION
 - DIRECTION OF SURFACE DRAINAGE



FILED AND RECORDED
 9-9-99
 PLAT BOOK 81 PAGE 151
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY GEORGIA

OWNER
 JOSEPH L. BENNETT
 5979 CENTER HILL CHURCH ROAD
 LOGANVILLE, GA 30052

TOTAL AREA = 4.989 ACRES



NOTE: THE PROPERTY SHOWN HEREON IS PARTIALLY IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0070 B, DATED FEBRUARY 16, 1990

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Development Ordinance of Walton County, Georgia, and that it has been approved by the Walton County Planning Commission for recording in the office of the Clerk of Superior Court of Walton County, Georgia.

Sab Hale Date: 9-9-1999



SURVEY FOR: JOSEPH L. BENNETT & LINDA N. BENNETT			
LOT:	BLOCK:	S/D:	UNIT: PHASE:
LAND LOT(S) 250	4th. DISTRICT	WALTON COUNTY, GEORGIA	
SCALE: 1" = 60'	G.M.D. 417	DATE: 1/19/99	
Von Itter & Associates, Inc.			2205 HWY. 81 SW Loganville, Georgia 30052 770-444-4840

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