

Variance V16070007

Staff Analysis

Board of Appeals Hearing Date: 8-16-16

Parcel ID: Map C0540151

Acreage: 24.75 acres

Applicant:

Alcovy Builders Inc

P O BOC 1758

Loganville GA 30052

Owner:

Equestria LLC

4404 Lawrenceville Road

Loganville GA 30052

Property Location: Chris Drive and Hightower Trail

Current Zoning: A1

Request: Variance to reduce minimum lot width from required 150' to proposed 50' for 3 lots.

Site Analysis:

The property fronts on Chris Drive and Hightower Trail.

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 # V16070007

Board of Appeals Meeting Date 8-16-16 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 C0540151 Zoning District: A2 Commission District: 3

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

ALCOY BUILDERS INC
PO BOX 1758
LOGANVILLE, GA

EQUESTRIA LLC
4404 LAWRENCEVILLE RD
LOGANVILLE, GA

Phone # 770 527 7053

Phone # 770 616 4460

Type Request: VARIANCE SPECIAL EXCEPTION ~~APPEAL~~

Property Location 14 CHAS DR Acreage 24.75

Describe Variance/Special Exception/Appeal: CREATE

REDUCE REQUIRED LOT WIDTH TO
CREATE THREE BUILDABLE LOTS

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

LIMITED ROAD 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 [Signature] Date 7/18/16 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 _____

EQUESTRIA, LLC
4404 Lawrenceville Rd
Loganville GA 30052
(770) 616-4460

To Whom it May Concern:

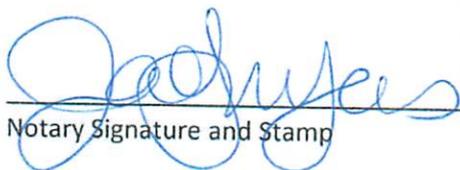
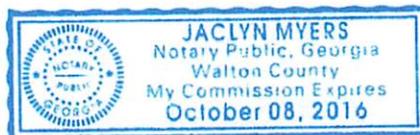
I, as a member of Equestria LLC, give Alcovy Builder, Inc permission to complete the requested construction activities.

Feel free to call with any questions or concerns!

Thanks



Equestria, LLC
Ginny Vanoostrom
(770) 616-4460



Notary Signature and Stamp

ALCOVY
 Surveying & Engineering, Inc.
 P.O. Box 1314, N.W. 1st St.
 Loganville, Georgia 30052
 Phone: 770-466-1206
 Fax: 770-466-1206

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VARIANCE REQUEST
PROPOSED
CHRIS DR.
LOT SPLIT

PARCELS: C0540152 & C0540151
 LAND LOT: 233
 DISTRICT: 4TH AND 9TH
 WALTON COUNTY, GEORGIA

7/18/2016
 1" = 100'

OWNER
 REALTO CAPITAL
 7000 CENTREWAY, NE
 SUITE 700
 BOGART, GA 30622

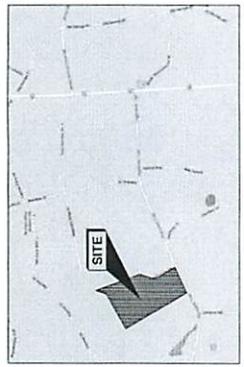
DEVELOPER
 ALCOVY BUILDERS, INC.
 1608 MAPLE CREEK DR.
 LOGANVILLE, GA 30052

24 HOUR EMERGENCY CONTACT
 PATRICK ALLEN
 PHONE: 770-352-4835

REVISIONS

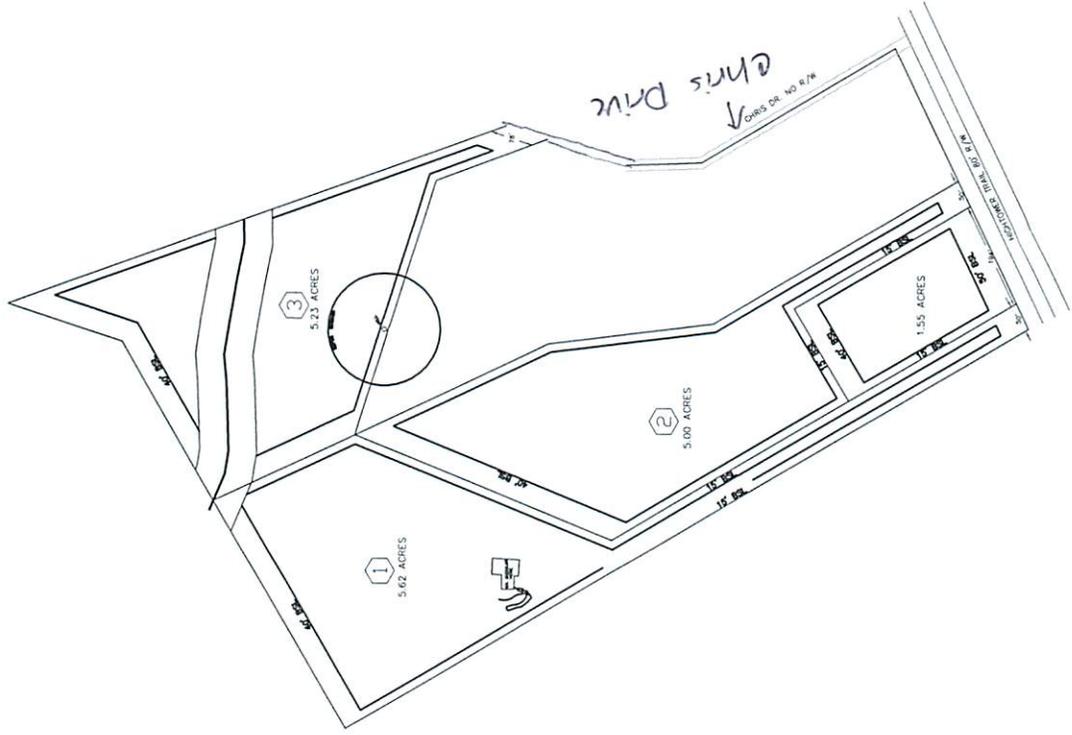
NO.	DATE	DESCRIPTION

JOB No. 16-041
RZ



VICINITY MAP
 N.T.S.

VARIANCE REQUEST:
 TO ALLOW FOR THE CREATION OF 3 TOWN LOTS AS SHOWN ON PROPOSED LAYOUT.



Know what's below
 Call before you dig

