

Variance V16070010

Staff Analysis

Board of Appeals Hearing Date: 9-20-16

Commission District: 3

Parcel ID: Map/Parcel N051H033

Acreage: .60 acres

Applicant:

Mike James

428 Thomas Drive
Loganville GA 30052

Owner:

Same

Property Location: 428 Thomas Drive

Current Zoning: R1

Request: Variance to increase the size of an accessory building in the R1 zoning from 900 square feet to proposed 1600 square feet.

Site Analysis: This parcel contains .60 acres located within The Falls at Rocky Branch Subdivision. The applicant proposes to build a 1600 square foot accessory building on the rear of the property.

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.

Article 5 Part 2

Section 100

5. Except in A Districts floor space of accessory buildings on a single parcel shall not exceed the following cumulative areas:

Property Size	Cumulative Area
0 to 0.499 acres	600 sq. ft.
0.5 to 0.999 acres	900 sq. ft.
1 to 4.999 acres	1200 sq. ft.
5 or more acres	2000 sq. ft.

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V16070010

Board of Appeals Meeting Date 9-20-16 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 NS1H-33 Zoning District: R-1 Commission District: 3

Applicant Name/Address/Phone #

MIKE JAMES

428 THOMAS DR.

LOGANVILLE GA. 30052

Phone # 404-425-2131

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location 428 Thomas Dr Acreage .60

Describe Variance/Special Exception/Appeal: VARIANCE TO INCREASE SIZE
OF ACCESSORY BUILDING FROM 900 SQ FEET
TO 1600 SQ FEET

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

NEED TO INCREASE SIZE TO STORE
A BOAT

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 Mike James. Date 7-27-16 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 _____



GRID NORTH GA. WEST ZONE





