

Variance V16080009

Staff Analysis

Board of Appeals Hearing Date: 9-20-16

Commission District: 4

Parcel ID: Map/Parcel C172085 split Acreage: 12.00 acres

Applicant:

Keith Temples

10114 Flat Shoals Road
Covington GA 30014

Owner:

Lori A Crayne

5239 Hawkins Academy Road
Social Circle GA 30025

Property Location: 5239 Hawkins Academy Road

Current Zoning: A1

Request: Variance to reduce lot width from required 200' to proposed 60' to create a buildable 12-acre lot.

Site Analysis: This parcel contains 15.508 acres of which the applicant would like to purchase 12 acres with 60' frontage.

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 # V16080009

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 C1721855 Zoning District: A1 Commission District: 004

Applicant Name/Address/Phone #

Keith Temples
10114 Flat Shoals Rd
Corington, Ga 30014

Phone # 678-618-1792

Property Owner Name/Address/Phone

Lori A Crayne
5239 Hawkins Academy Rd
Social Circle Ga 30025

Phone # 770-464-3622

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location 5239 Hawkins Academy Rd Acreage 12

Describe Variance/Special Exception/Appeal: Applying for a variance to
reduce required frontage from 200 ft to 60 ft
for a flag lot on 12 acres

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

applying for 60' variance drive off Hawkins Academy
for 12 acres

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 Lori A. Crayne Date 8/19/16 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: Keith Temples
Address: 10114 Flat Shoals Rd Covington Ga 30014
Telephone: 678-618-1792
Location of Property: 5239 Hawkins Academy Rd
Social Circle Ga 30025
Map/Parcel Number: _____

Lori A. Craune
Property Owner Signature

Property Owner Signature

Print Name: Lori A. Craune

Print Name: _____

Address: 5239 Hawkins Academy Rd
Social Circle, GA. 30025

Address: _____

Phone #: 770-464-3622

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.

Elaine K. Thomas
Notary Public

8/9/16
Date





