

Variance V16080016
Staff Analysis

Board of Appeals Hearing Date: 9-20-16

Commission District: 3

Parcel ID/Map: N051D001

Acreage: 2.7916

Applicant:

WXNV New Vision Radio

Martha Wallace

1829 Highway 81 S, Suite 106
Loganville GA 30052

Owner:

CC&C Enterprises, LLC

1829 Highway 81 S

Loganville, GA 30052

Property Location: 1829 Highway 81

Current Zoning: B2

Request: Variance to increase the height of an amateur radio tower from 50ft to 60ft.

Site Analysis:

Applicant requests variance in order to increase the height of an amateur radio tower from 50ft to 60ft. This parcel consists of 2.7916.

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 6 Part 1

Antenna, Amateur Radio (10)

- A. No such antenna structure, including any support upon which it may be constructed, shall exceed a combined height of 50 feet.
- B. Amateur radio service antenna structures exceeding 50 feet in height shall be permitted only by Board of Appeals subject to all of the requirements of this Ordinance.
- C. Amateur radio service antenna shall be located a distance of at least one-half the height of the tower from all property lines.

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V16080016

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 N0512001 Zoning District: B2 Commission District: 3

Applicant Name/Address/Phone #

WXNV New Vision Radio
Martha Wallace
1829 Hwy 81 S. Ste 106
Loganville, GA 30052

Phone # 404-734-8446

Property Owner Name/Address/Phone

CC&C Enterprises
1829 Hwy 81 S.
Loganville, GA 30052

Phone # _____

Type Request: VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL _____

Property Location 1829 Hwy 81 S. Acreage 2.796

Describe Variance/Special Exception/Appeal: Variance to increase the
height of a amateur tower from 50-60 ft.
of which 4 ft is underground

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

To reach the listening audience desired
the extra 6 inches is desired

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 7-26-16 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 _____

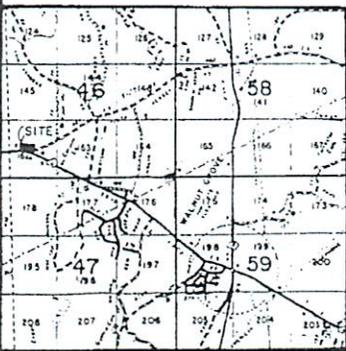
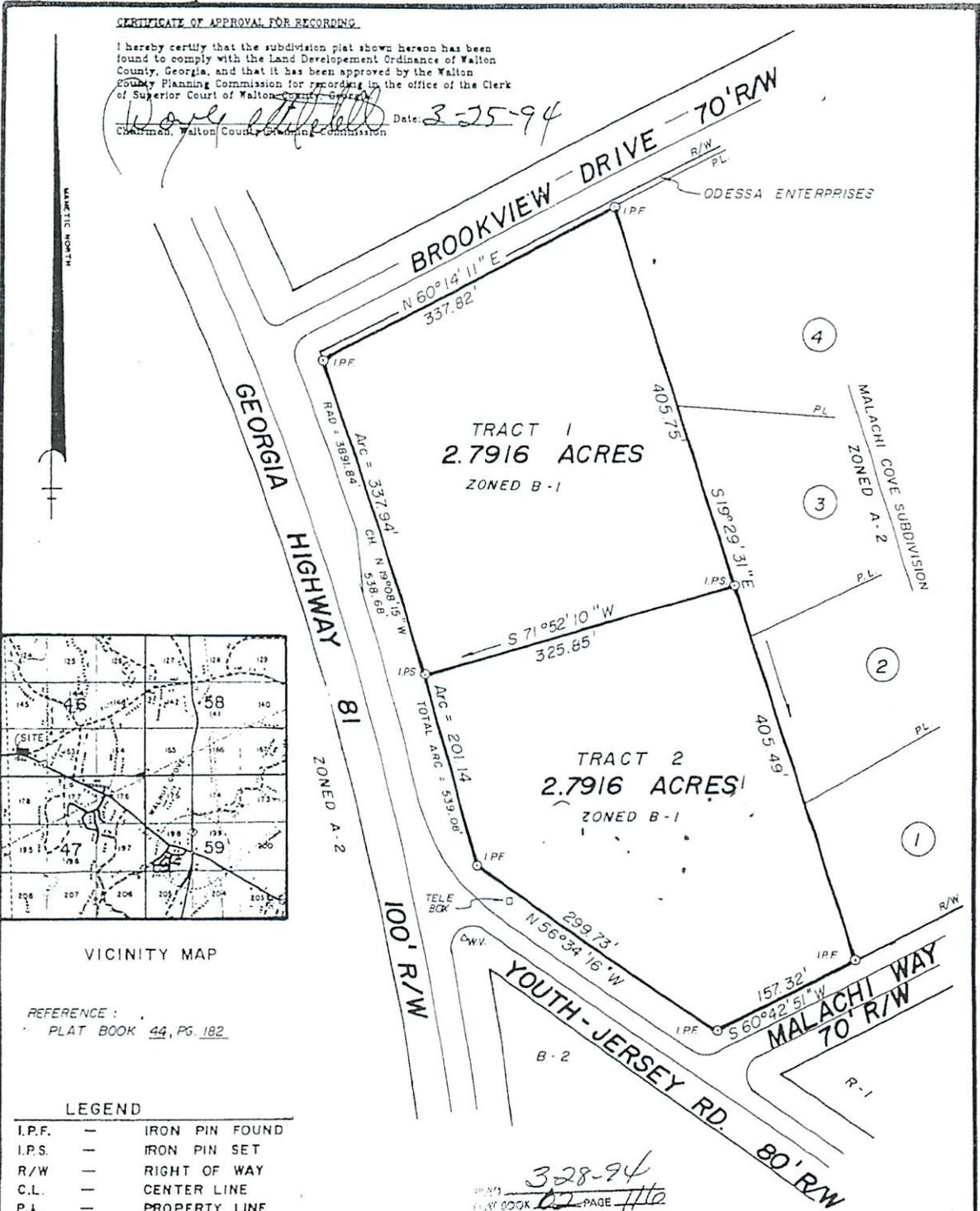
wallace.martha@yahoo.com

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.

Robert W. Von Itter
 Chairman, Walton County Planning Commission

Date: *3-25-94*



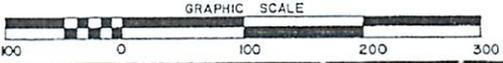
VICINITY MAP

REFERENCE:
 PLAT BOOK 44, PG. 182

LEGEND

I.P.F.	—	IRON PIN FOUND
I.P.S.	—	IRON PIN SET
R/W	—	RIGHT OF WAY
C.L.	—	CENTER LINE
P.L.	—	PROPERTY LINE
L.L.L.	—	LAND LOT LINE
P.P.	—	POWER POLE
—P—	—	POWER LINE
—X—	—	FENCE LINE
B.L.	—	BUILDING LINE
R.	—	RADIUS
D.E.	—	DRAINAGE EASEMENT
S.E.	—	SEWER EASEMENT

TOTAL AREA = 5.5833 ACRES



Von Itter & Associates
 LAND SURVEYORS

1829 Youth-Jersey Road
 Loganville, Georgia 30249
 404-456-4002



**ROBERT W. VON ITTER,
 KATHRINE P. VON ITTER, &
 NEVIN J. BAKER**

LAND LOT 162 - 4th LAND DISTRICT
 WALTON COUNTY, GEORGIA

SCALE: 1" = 100' 3 - 23 - 94

APR 7 1994
 RECORDED:
 KATHY K. KEESSE, CLERK



