

Variance Z15070011

Staff Analysis

Board of Appeals Hearing Date: 9-15-15

Commission District: 2

Parcel ID: Map C9 Parcel 11 & 12

Acreage: 9.49 acres

Applicant/Owner:

Michael H Turner

6295 S Sharon Church Road
Loganville GA 30052

Property Location: 6280 GA Hwy 20

Current Zoning: A1

Request: Variances to reduce minimum lot widths:

1. 150 ft. to 75 ft. on 6.6 acre lot
2. 150 ft. to 66 ft. on 2.82 acre lot

Site Analysis:

Applicant requests variances in order to increase a 2.04 acre tract that currently has 16.52 ft. of frontage to a 2.82 acre tract with 66.52 ft. of frontage (which decreases the degree of non-conformity on this parcel) and a variance to decrease a 7.44 acre tract with 125.42 ft. of frontage to a 6.6 acre tract with 75.42 ft. of 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 # V 15070011

Board of Appeals Meeting Date 9/15/15 at 6:00PM held at WC Board of Comm. Meeting Room

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed _____ Survey Plat Master Site Plan _____ Proof of Paid Property Taxes _____

Map/Parcel C9-11 Zoning District: _____ Commission District: _____
C9-12

Applicant Name/Address/Phone #

Michael H. Turner
6295 S. Sharon Church Rd
Loganville, GA. 30052

Phone # 770-466-1161

Property Owner Name/Address/Phone

Michael H. Turner
6295 S. Sharon Church Rd.
Loganville, GA. 30052

Phone # 770-466-1161

Type Request: _____ VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL

Property Location Hwy. 20 Loganville, GA. Acreage 9.49

Describe Variance/Special Exception/Appeal: Reduce C9-12 from 7.44 acres to 6.66 acres.
Road frontage from 125.42 ft. to 75.42 ft. / Increase C9-11 from 2.04 acres
to 2.82 acres. Road frontage from 16.52 ft to 66.52 ft.

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

To improve access on C9-11 from 16.52' to 66.52'

To Improve Access on C9-11 From 16.52' TO 66.52'

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 Michael H. Turner Date 9/28/15 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: Michael H. Turner
Address: 6295 S. Sharon Church Rd - Loganville, GA. 30052
Telephone: 770-466-1161
Location of Property: _____
Map/Parcel Number: C9-11 / C9-12

Michael H. Turner
Property Owner Signature

Property Owner Signature

Print Name: Michael H. Turner
Address: 6295 S. Sharon Church Rd
Loganville, GA. 30052
Phone #: 770-466-1161

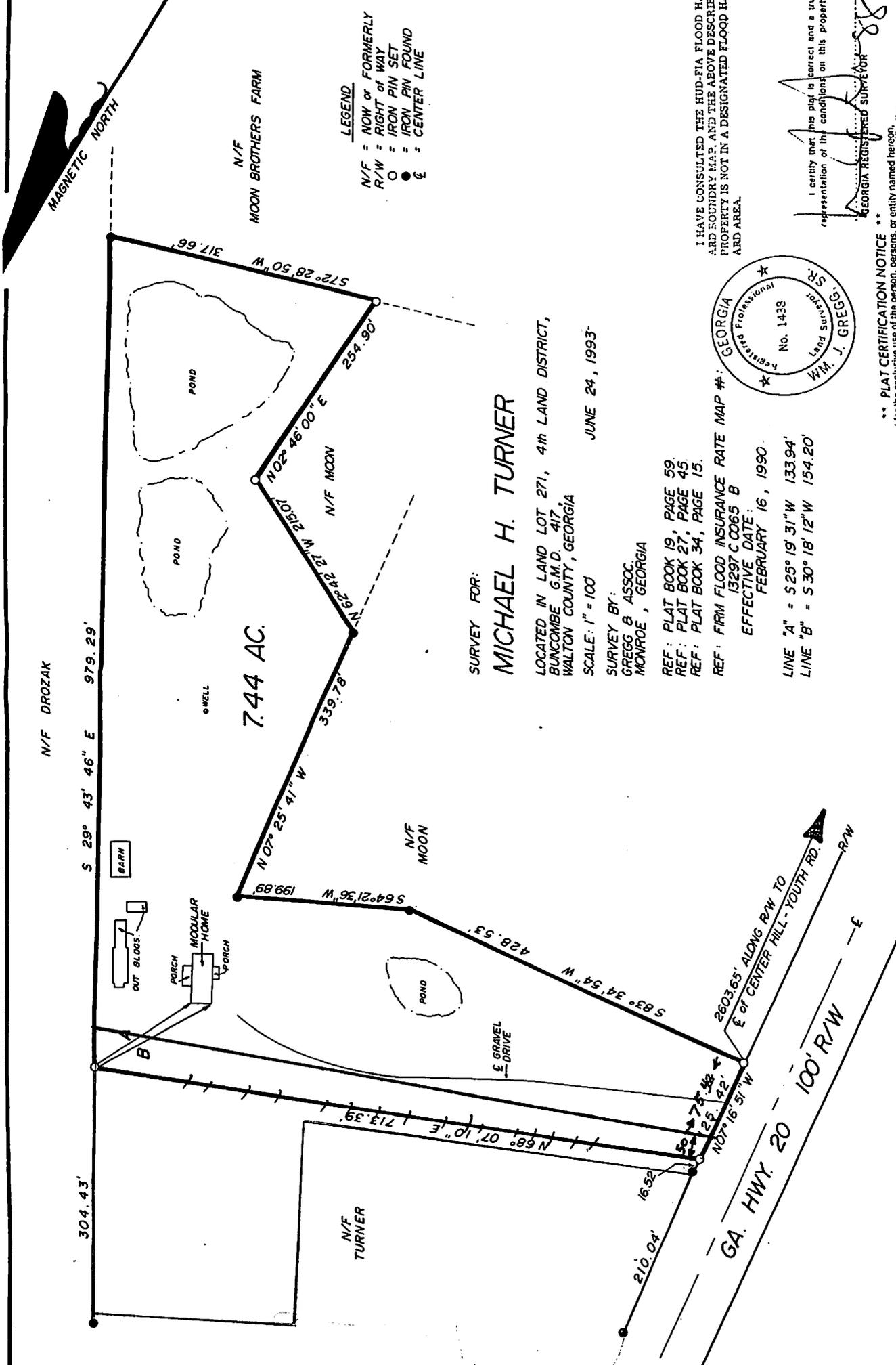
Print Name: _____
Address: _____
Phone #: _____

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.

Kristiq Parr
Notary Public

7/27/15
Date





N/F DROZAK

S 29° 43' 46" E 979.29'

BARN

OUT BLDGS.

PORCH MODULAR HOME PORCH

WELL

7.44 AC.

199.89'

N 07° 25' 41" W

339.78'

N/F MOON

N 62° 42' 27" W 215.07'

N/F MOON

N 02° 46' 00" E

234.90'

POND

POND

POND

317.66'

N/F MOON BROTHERS FARM

MAGNETIC NORTH

N/F TURNER

N 68° 07' 10" E 713.39'

GRAVEL DRIVE

428.53'

S 83° 34' 34" W

GA. HWY. 20 100' R/W

2603.65' ALONG R/W TO E OF CENTER HILL - YOUTH RD.

210.04'

16.32'

N 07° 16' 51" W

75.48'

12.29'

42.22'

SURVEY FOR:

MICHAEL H. TURNER

LOCATED IN LAND LOT 271, 4th LAND DISTRICT, BUNCOMBE G.M.D. 417, WALTON COUNTY, GEORGIA

SCALE: 1" = 100'

JUNE 24, 1993

SURVEY BY:

GREGG & ASSOC. MONROE, GEORGIA

REF: PLAT BOOK 19, PAGE 59

REF: PLAT BOOK 27, PAGE 45

REF: PLAT BOOK 34, PAGE 15.

REF: FIRM FLOOD INSURANCE RATE MAP # 13297 C 0065 B

EFFECTIVE DATE: FEBRUARY 16, 1990.

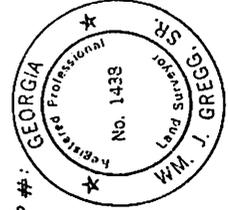
LINE "A" = S 25° 19' 31" W 133.94'

LINE "B" = S 30° 18' 12" W 154.20'

LEGEND

- N/F = NOW or FORMERLY
- R/W = RIGHT of WAY
- O = IRON PIN SET
- = IRON PIN FOUND
- ⊕ = CENTER LINE

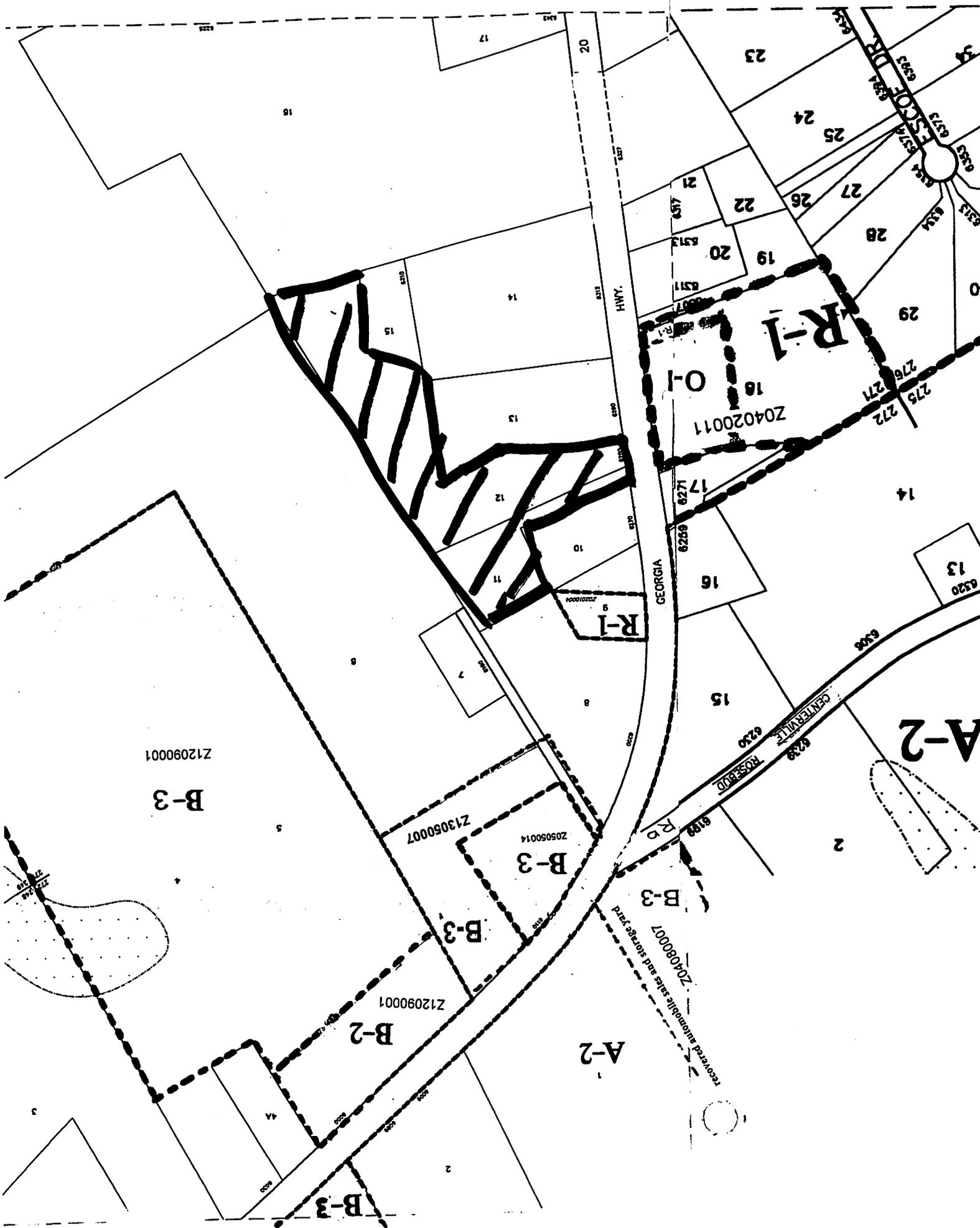
I HAVE CONSULTED THE HUD-FIA FLOOD HAZARD ROUNDRY MAP, AND THE ABOVE DESCRIBED PROPERTY IS NOT IN A DESIGNATED FLOOD HAZARD AREA.



I certify that this plat is correct and a true representation of the conditions on this property.

W.M. J. GREGG
 GEORGIA REGISTERED SURVEYOR

*** PLAT CERTIFICATION NOTICE ***
 I warrant the correctness of the person, persons, or entity named herein.



Z12090001

B-3

Z13050007

Z05050014

B-3

B-3

Z12090001

B-2

B-3

B-3

Z04080007

A-2

recovered automobile sites and storage yard

R-1

O-1

Z04020011

R-1

A-2

6320

13

14

29

10

28

27

25

24

23

22

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19

18

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