

Planning and Development Department Case Information

Case Number: SP25-0220

Meeting Date: Board of Appeals: 07-15-2025

Applicant/Owner:

Joel Beltral Ledesma
2201 Dry Pond Road
Monroe, Georgia 30656

Current Zoning: A1

Request: Request 2nd extension to live in camper while building his house.

Address: 2201 Dry Pond Road, Monroe, Georgia 30656

Map Number: C1200092A00

Site Area: Property is 4.31 acres. Character Area: Suburban

District 6 Commissioner-Kirklyn Dixon Board of Appeals-Harold Moon, Jr.



Existing Site Conditions: The property consists of 4.31 acres.

Staff Comments: House has not been completed. Board to put a condition on case a date when house is to be completed. Once house is completed that 60 days after completion the camper will cease to be used as a residence.

Applicant purchased house permit April 26, 2023.

Applicant went before the Board on June 20, 2023 to get approval to live in camper while his house is being built and was granted a year to have his house completed. (See attached Resolution)

Construction of home had not started.

Applicant went before the Board on June 18, 2024 to get an extension to live in his camper while building his house and the Board granted until June 18, 2025 for house to be complete. (See attached Resolution)

There is still no evidence of any construction on site.

Applicant purchased a new building permit on May 30, 2025. (See attached Permit)

Applicant is requesting a second extension to live in the camper while he is building his house.

Article 14 Section 120 Special Exception to Board of Appeals

A. Standards for Review

In ruling on any application for a special exception, 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 special exceptions in individual cases upon a finding that all of the following conditions exist:

Request if granted, would not cause substantial detriment to the public good, safety, or impair the purposes and intent of this ordinance.

Request if granted, will not create adverse impact upon adjoining

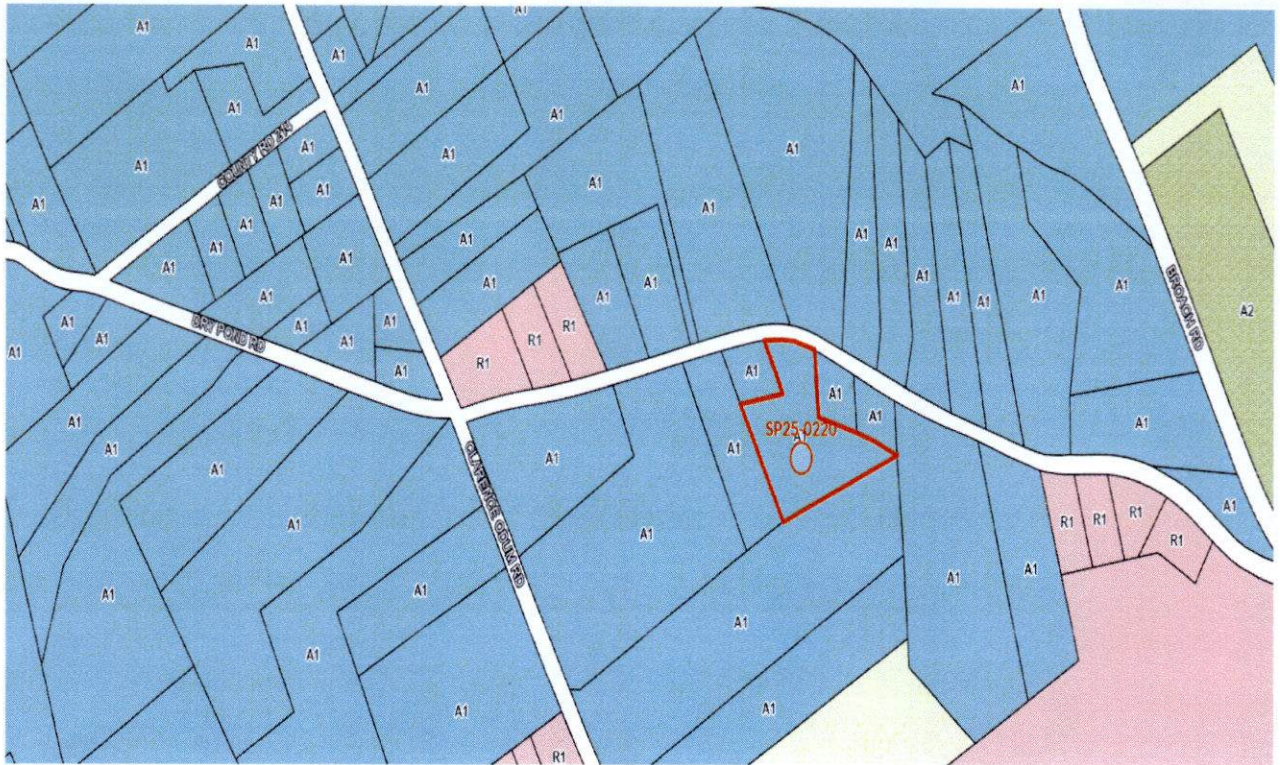
properties by reason of noise, smoke, odor, dust, vibration, hours of operation, activity, parking, visibility or nature of operation of use.

Request if granted, will allow use that is compatible with adjacent properties uses and other property uses in immediate area.

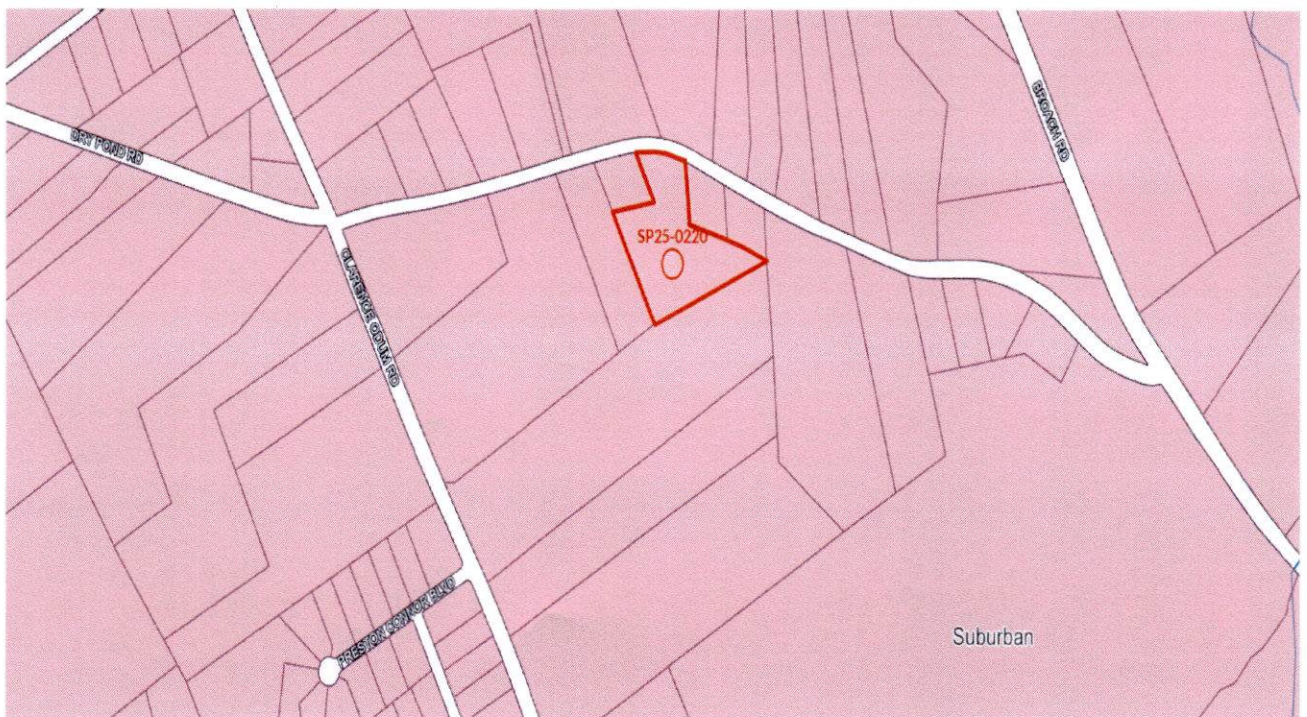
Request if granted, insures that adequate public services, public facilities and utilities are available to serve the special exception use.

Request if granted, insures that the public street on which the special exception use will be located has sufficient traffic carrying capacity and road design so as not to unduly increase traffic and/or create congestion, and/or create traffic hazards in the area.

The surrounding properties are zoned A1.



The Future Land Use Map for this property is Suburban.



The property is not in a Watershed Protection Area.

Surrounding Subdivisions:



Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # SP25-0220

Board of Appeals Meeting Date 7-15-2025 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed ☒ Survey Plat ☒ Site Plan _____ Proof of Paid Property Taxes ☒
**Drawn by Design Professional

Map/Parcel C1200092A00 Zoning District: A1 Commission District: 6-Kirklyn Dixon

Applicant Name/Address/Phone #

Beltran (conded)
Joel Beltran Ledesma

1486 Scholar Dr

Lawrenceville, GA 30044

Phone # 404-980-2325

jbl3083@gmail.com

E-mail: belva1007@hotmail.com

Property Owner Name/Address/Phone

Beltran
Joel Beltran Ledesma

1486 Scholar Dr

Lawrenceville, GA 30044

Phone # 404-980-2325

Type Request: VARIANCE ☒ SPECIAL EXCEPTION ☐ APPEAL ☐

Property Location 2201 Dry Pond Rd Monroe, GA 30656 Acreage 4.31

Describe Variance/Special Exception/Appeal: Requestin Special Exception for extension to live in RV
while building house.

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

Seeking permission to continue to live in my RV which is located in my property while my house
is being built.

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 Joel Beltran Ledesma Date 05/14/2025 Fee Paid: \$ 200.00

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 _____

RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF APPEALS

WHEREAS, the petition filed with the Board of Appeals:

1. **SP23040036 – Request to live in RV while building house—Applicant/Owner: Joel Beltral Ledesma- Property Located at 2201 Dry Pond Rd—Map/Parcel C1200092A00 – District 6**

Special Exception was duly advertised by published notice thereon in the Walton Tribune, by posted notice, and by written mail notice, 30 days prior to the holding of a public hearing as required, and

WHEREAS, by the terms of said notices the public has been notified that the Board of Appeals would proceed to hear and determine the petition filed with said Board, and

WHEREAS, the Board of Appeals conducted a public hearing on said petition on June 20, 2023. The Board having listened to evidence both from those in favor of said variance and from those in opposition of said variance hereby order that the petition for a **Special Exception** has hereby been Approved if Conditions under the provision of the Walton County Land

1. **House permit was purchased on April 26, 2023.**
2. **House to be completed one year from the date of the building permit and if not completed then Applicant will need to come back before the Board to get an extension.**
3. **Sixty days from the date of the CO then the camper shall cease to be used as a residence.**

Development Ordinance adopted December 3, 2002 as amended.

Article 14 Board of Appeals, Section 100 appeals, 110 variances; Section 120 special exception

Any person or persons aggrieved by any decision of the board of appeals may petition in the Walton County Superior Court for a writ of certiorari as provided by O.C.G.A. CH. 5-4 within 30 days of the date of the board's decision. Since any decision is subject to this petition, if you proceed with construction using any approval, you will be proceeding at your own risk. In the event no petition is filed within 30 days, such decision will be final.

THIS DECISION RENDERED THE 20th day of June, 2023 WALTON COUNTY BOARD OF APPEALS

Attest: _____

Chairman, ~~WC~~ Board of Appeals

Date: _____

6/20/2023

RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF APPEALS

WHEREAS, the petition filed with the Board of Appeals:

- 1. SP24040017- Special Exception for extension to live in camper while building house—Applicant/Owner: Joel Beltral Ledesma-Property Located at 2201 Dry Pond Rd—Map/Parcel C1200092A00 - District 6**

Special Exception was duly advertised by published notice thereon in the Walton Tribune, by posted notice, and by written mail notice, 30 days prior to the holding of a public hearing as required, and

WHEREAS, by the terms of said notices the public has been notified that the Board of Appeals would proceed to hear and determine the petition filed with said Board, and

WHEREAS, the Board of Appeals conducted a public hearing on said petition on June 18, 2024. The Board having listened to evidence both from those in favor of said variance and from those in opposition of said variance hereby order that the petition for a **Special Exception** has hereby been Approved under the provision of the Walton County Land

Applicant came before the Board on April 26, 2023 to get approval to live in his camper while he is building his house. Applicant has not completed his house and is coming to request an extension.

- 1. House to be completed by June 18, 2025.**
- 2. Sixty days from the date of the CO then the camper shall cease to be used as a residence.**

Development Ordinance adopted December 3, 2002 as amended.

Article 14 Board of Appeals, Section 100 appeals, 110 variances; Section 120 special exception

Any person or persons aggrieved by any decision of the board of appeals may petition in the Walton County Superior Court for a writ of certiorari as provided by O.C.G.A. CH. 5-4 within 30 days of the date of the board's decision. Since any decision is subject to this petition, if you proceed with construction using any approval, you will be proceeding at your own risk. In the event no petition is filed within 30 days, such decision will be final.

THIS DECISION RENDERED THE 18th DAY OF JUNE, 2024 WALTON COUNTY BOARD OF APPEALS

Attest: _____

Thy. JNG
Chairman, WC Board of Appeals

Date: JUNE 18, 2024



Walton County

126 Court Street, Annex 1, Monroe, Walton County, Georgia 30655
Phone: 7702671485

Building Permit

Permit #: **25-0641**

Permit Type : Residential - Single Family Dwelling

Parcel: C1200092A00

Description of Work: TRACT #2 DRY POND ROAD/ SFD/ 2
STORY/ 3BDRM/ 3 BATH/ 1660 FST FLR/ 613 SEC FLR/ 2273
THSQFT/ 1 PREFAB FIREPLACE ON SLAB

Date Applied: May 14, 2025

Permit Address: 2201 DRY POND RD

Owner Info: LEDESMA JOEL BELTRAL 1486 SCHOLAR DR, , LAWRENCEVILLE, GA, 30044	Owner Phone: Not Provided Owner Email: Not Provided
Applicant Info: LEDESMA JOEL BELTRAL 1486 SCHOLAR DR LAWRENCEVILLE, GA 30044	Applicant Phone: 404-980-2325 Applicant Email: JBL3083@GMAIL.COM
Contractor: LEDESMA JOEL BELTRAL 1486 SCHOLAR DR, , LAWRENCEVILLE, GA, 30044	Contractor Phone: Not Provided Contractor Email: Not Provided

Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
May 30, 2025	Residential - Single Family Dwelling (SFD)		\$568.25		
	TOTAL: Permit Fees		\$568.25		\$568.25
	Credit/Debit Card 2918 Payment Successful	May 30, 2025		\$568.25	\$0.00

ROSE BRYAN
Permit Coordinator