



**Walton County Planning and Development Department  
Board of Appeals Case Summary**

**Case Number:** V25-0338

**Board of Appeals Meeting Date:** November 18, 2025

**Applicant/Owner:**

Justin Smith  
6205 Wren Court  
Gainesville, Georgia 30506

**Property Information:**

- **Address:** 1574 Barton Bridge Road, Monroe, Georgia 30655
- **Map Number:** C1840023D00
- **Site Area:** 3.137 acres
- **Current Zoning:** A1
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

**District Representation:**

- **Commissioner (District 4):** Lee Bradford
- **Board of Appeals Member:** William Malcom

**Request:** Variance requesting to have an open-air carport in lieu of the required enclosed garage due to the architectural design of the home.

**Existing Site Conditions:** Applicant is currently building his home. (See attached permit)  
The surrounding properties are A1.

**Property History:** No History



**Staff Comments:**

**Sec. 14-104. Appeals and variances.**

(a) *Procedure upon denial.* Upon denial of the application for a sign permit, the applicant shall be given written notice stating the reason(s) for the denial within 15 days of the decision to deny the permit. The aggrieved party may appeal any decision as provided in board of zoning appeals procedure.

(b) *Variances.*

- (1) Variances may be granted from the provisions of this ordinance in compliance with powers of board of zoning appeals.
- (2) Variance procedures shall apply both to signs which are nonconforming as of the effective date of this ordinance and to new signs erected thereafter.

(Ord. of 8-6-2002, § 24)



**Walton County  
Planning and Development**

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

# **INSPECTION CARD**

**Permit #: 25-1169**

**Permit Type : Residential - Single Family Dwelling**

**SetBacks: Front: 50 Rear: 40 Right: 15 Left: 15**

**Address: 1574 BARTON BRIDGE RD**

**Property:**

**Owner: JUSTIN L SMITH**

**Description of Work:** Single Family Dwelling/4BDRM/3.5  
BATH/ 1523FSTFL/ 943SECFL/ 2466THTDSQFT/GARAGE  
LETTER/ 1 PREFAB FIREPLACE/ SLAB

**Expiration Date:** September 2, 2026

**Contractor:** HEARD CONSTRUCTION & MANAGEMENT  
SERVICES INC

**Please provide the above information for inspections. A minimum 48 hrs. notice required for inspections.**

**INSPECTOR MUST SIGN APPROPRIATE PLACE.**

<b>Building Inspection</b>	<b>Inspector Signature</b>	<b>Comment</b>
Culvert		
E&S		
Pslab		
Eslab		
Slab		
Basement Wall		
Monoslab		
Footing		
Temporary Power Pole		
Rough Electrical		
Rough Plumbing		
Rough Mechanical		
Rough Gas		
Combination Roughs		
Framing		
Final Gas		
Perm Power		
Final Drive		
Site		
FINAL SEPTIC		
ENERGY CODE		
Final		
Recorded Deed/Plat		
Elevation Certificated before roughs		
Form Board		

**Final inspections to be signed on front of card to close out the inspection. Partial and preliminary inspections to be documented on the back of this card. Attach pre-construction third-party inspection agreement to this card.**

**DO NOT OCCUPY PRIOR TO FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY THIS CARD & PLANS MUST BE  
ACCESSIBLE DURING ALL INSPECTIONS**

Walton County Board of Appeals Application  
\*\*\*Please Type or Print Legibly\*\*\*

Variance/Special Exception/Appeal # V25-D338 (A25-0338)

Board of Appeals Meeting Date 11-18-2025 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2<sup>nd</sup> Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

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

Map/Parcel C1840023D00 Zoning District: A1 Commission District: 4-Lee Bradford

• **Applicant Name/Address/Phone #**  
Justin Smith  
6205 Wren Ct  
Gainesville, GA 30506  
Phone # 678-848-2259  
E-mail: jsmith@aircond.com

**Property Owner Name/Address/Phone**  
Justin Smith  
6205 Wren Ct  
Gainesville, GA 30506  
Phone # 678-848-2259

Type Request:  **VARIANCE**  **SPECIAL EXCEPTION**  **APPEAL**

Property Location 1574 Barton Bridge Rd, Monroe, GA 30655 Acreage 3.137

Describe Variance/Special Exception/Appeal: Would like to forego garage in lieu of an open-air carport due to architectural design of the home.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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  Date 9/17/2025 Fee Paid: \$ 500.00

**PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE**

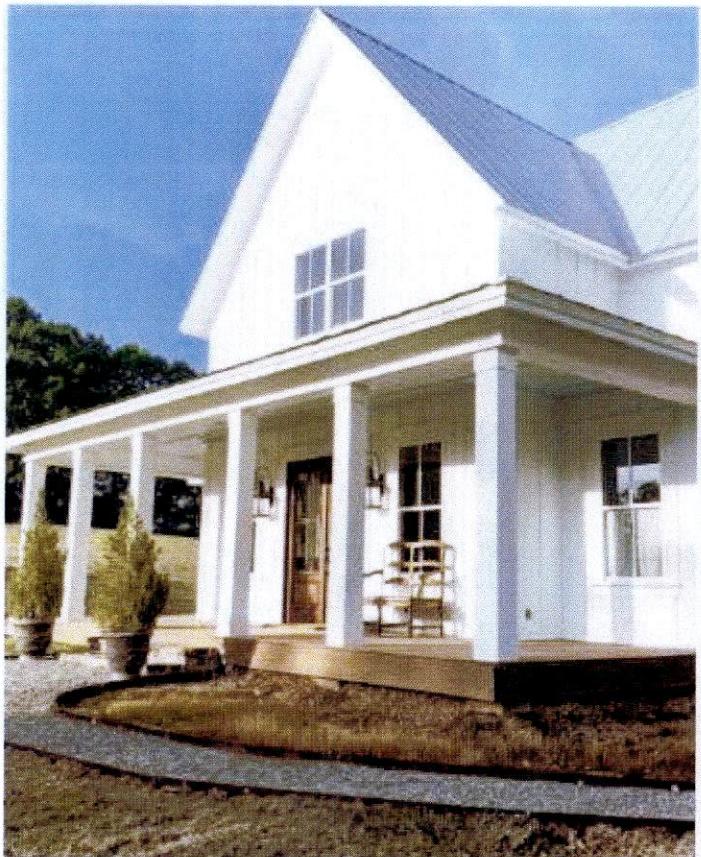
Administrative Variance granted per Article 14 Section 180

P & D Official: \_\_\_\_\_ Date: \_\_\_\_\_

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date





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The bottoms of all drawings should bleed before freezing. Before freezing, the drawings should be checked for any irregularities and corrected for the plan and use with a final inspection. The portioned areas are risk areas with respect to the plan to local areas affected by regional variations in climate, local site conditions, and other factors. The architect or engineer is not responsible for the Architectural Design of any plan which is held responsible for any damage to local site conditions, design changes, contractors, materials or methods, costs or workmanship, quality of construction, or any other reason.

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RESULTS AND

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Dr. J. A. E. A. — R. H.

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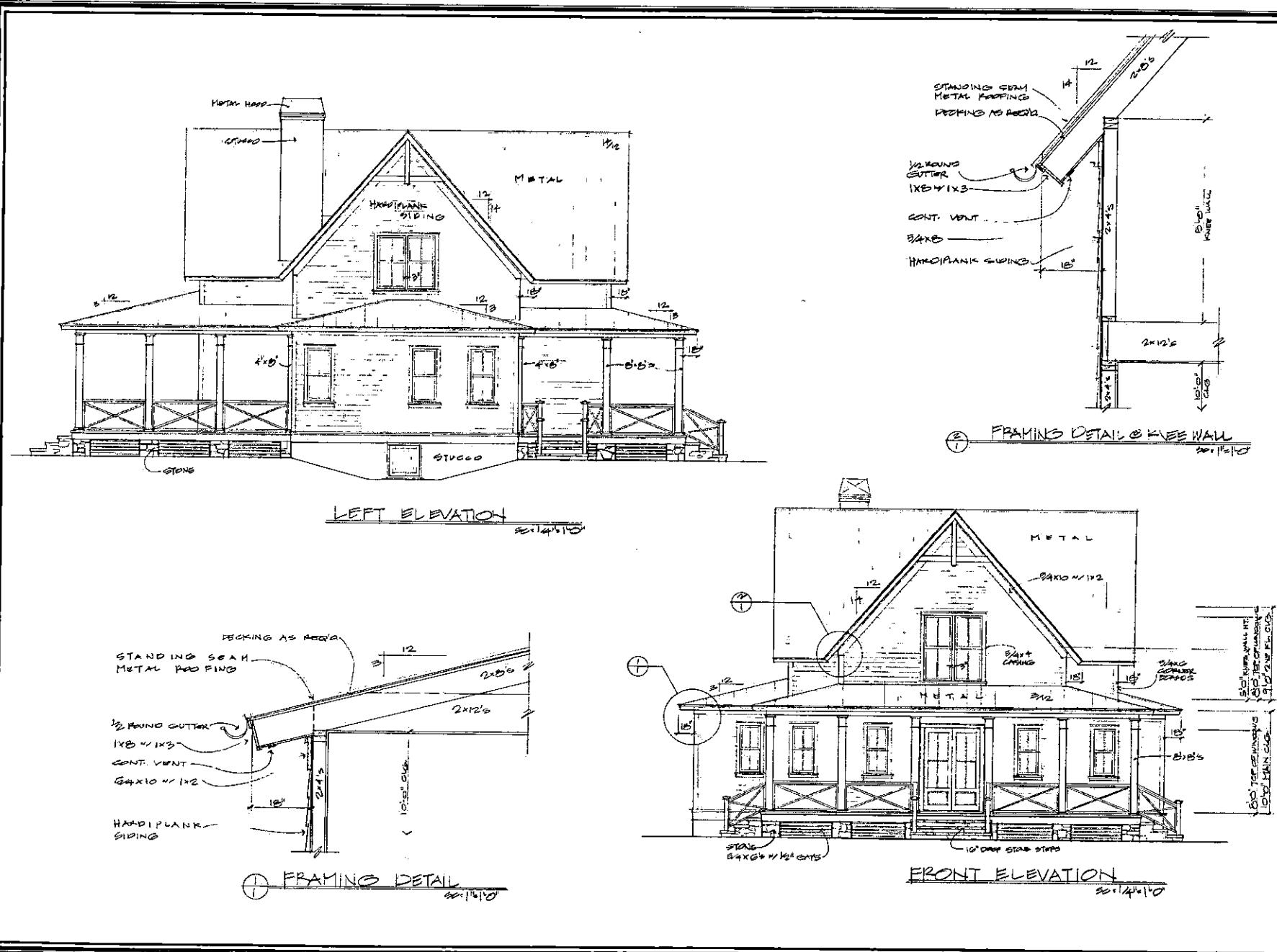
Four Gables  
SL-1832

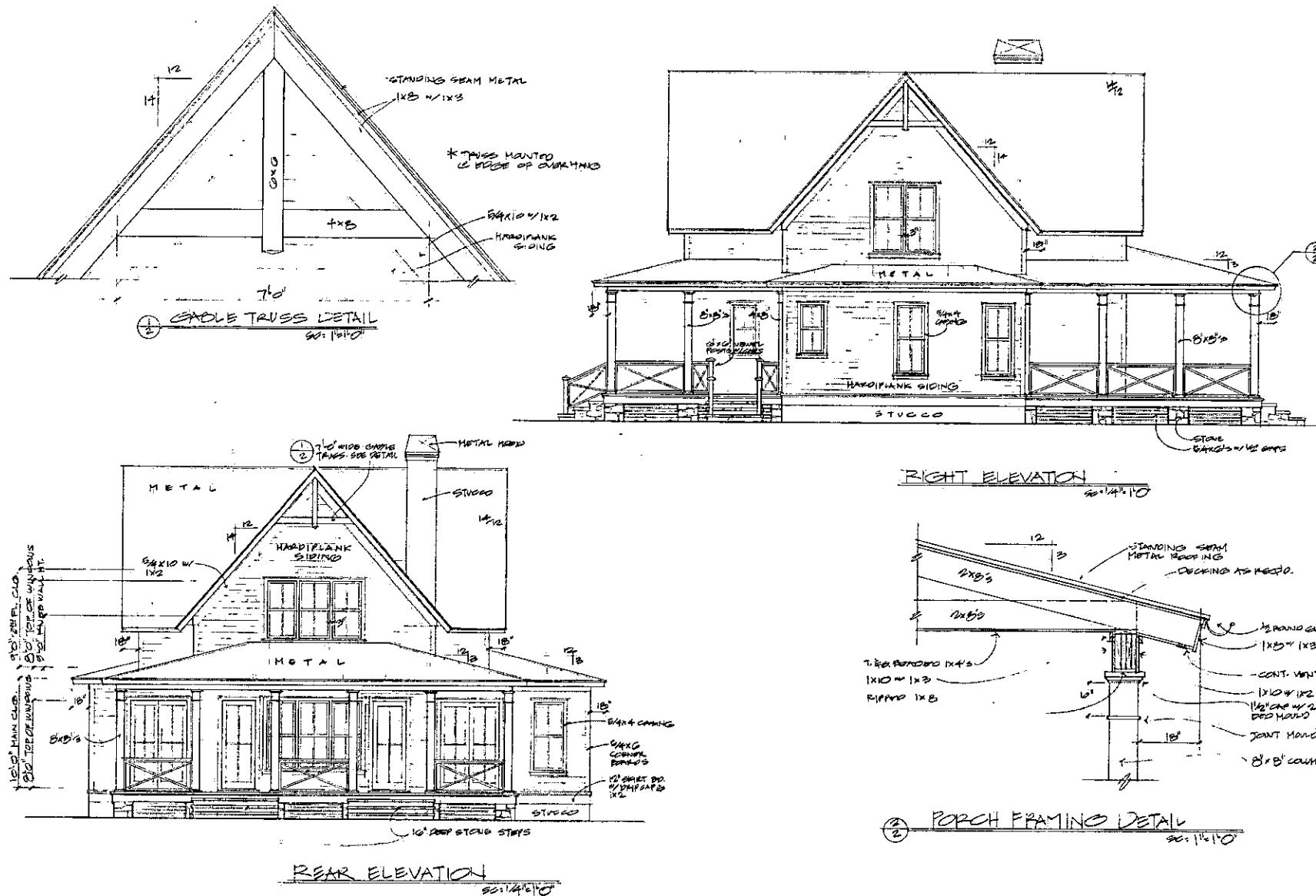
SL-1832

# Southern Living. HOUSE PLANS

www.southernlivinghouseplans.com  
1-800-755-1122







DATE: 07/22/11  
DRAWN BY: LMC  
CHECKED BY:  
JOB NO: SL183  
SHEET 2

OBJECT: **OUR CAPABILITIES**

IMPORTANT NOTE: TO CHECK ALL DIMENSIONS IN ONE CONSTRUCTION, PLEASE REFER TO THE DRAWINGS. DIMENSIONS ARE TO BE USED FOR DETERMINING THE SIZE OF THE CONTRACTOR'S EQUIPMENT. NO CONTRACTOR IS RESPONSIBLE FOR THE CONTRACTOR'S EQUIPMENT.

OBJECTIVE:	OUR GOALS
<b>IMPORTANT NOTE:</b> IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION. CONTRACTOR AGREEMENTS ARE NOT TO BE SIGNED OR BOUND UNTIL THE CONTRACTOR HAS CHECKED	

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TRADITIONAL RESIDENCE  
**Mitchell**  
881 NORTH HIGHWAY 29

DESIGN SINCE 1985  
**in Glass**  
NEWNAN, GEORGIA

A decorative scrollwork element on the left side of the page, featuring a central circular motif and symmetrical, flowing lines.

REVISION BY

L. Mitchell Ginn & Assoc. Inc.  
TRADITIONAL RESIDENTIAL DESIGN DIVISION  
1881 NORTH HIGHWAY 29  
NEWNAN, GEORGIA 30263  
PHONE/FAX: (770) 662-1423  
WWW.GINNHOMEDESIGN.COM

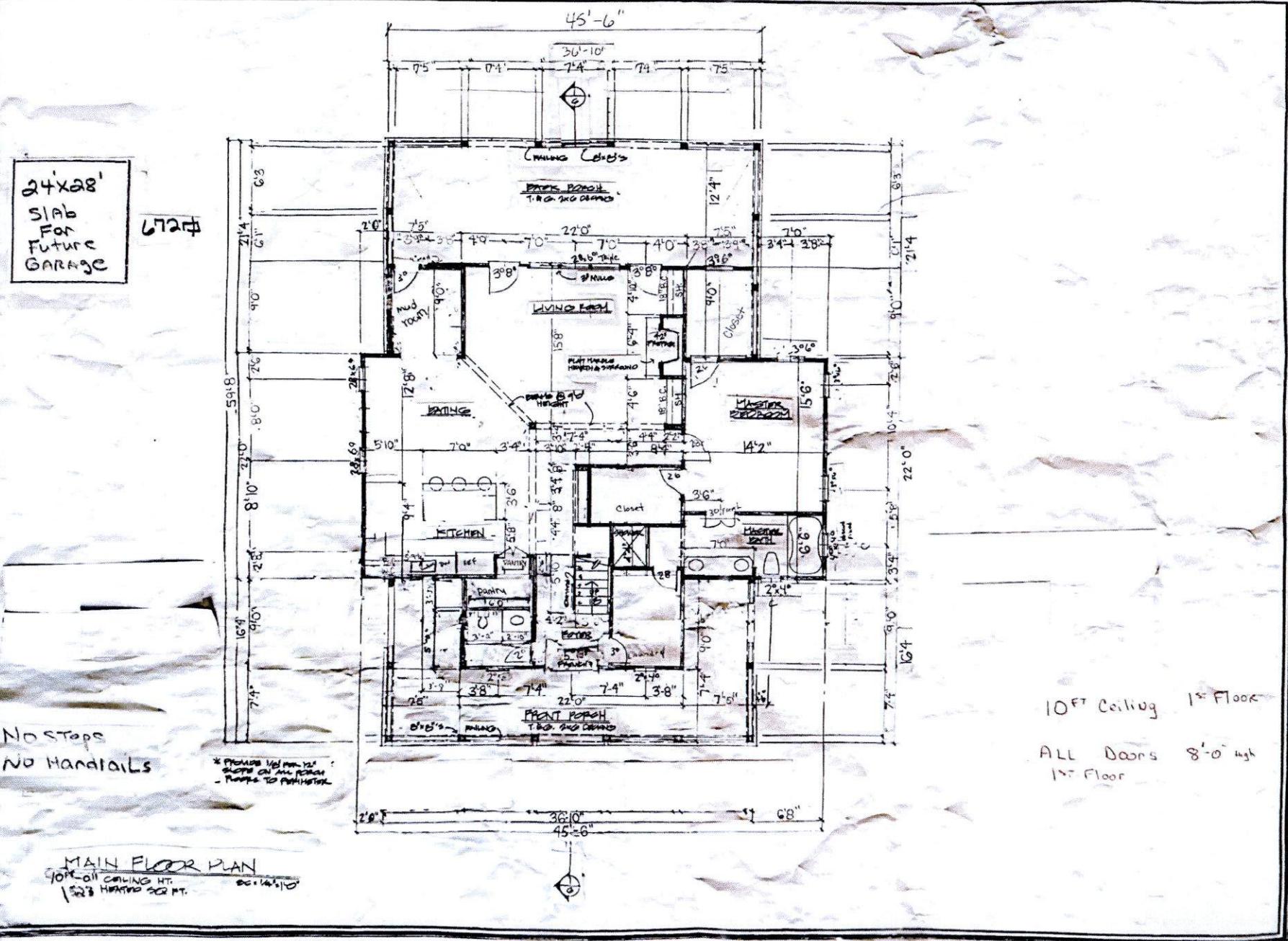
FOUR GABLES  
IMPORTANT NOTE:  
Contractor to check all dimensions, especially heights, for determining  
structural requirements and verify with local building contractor before  
verifying compliance with all local building and fire codes.

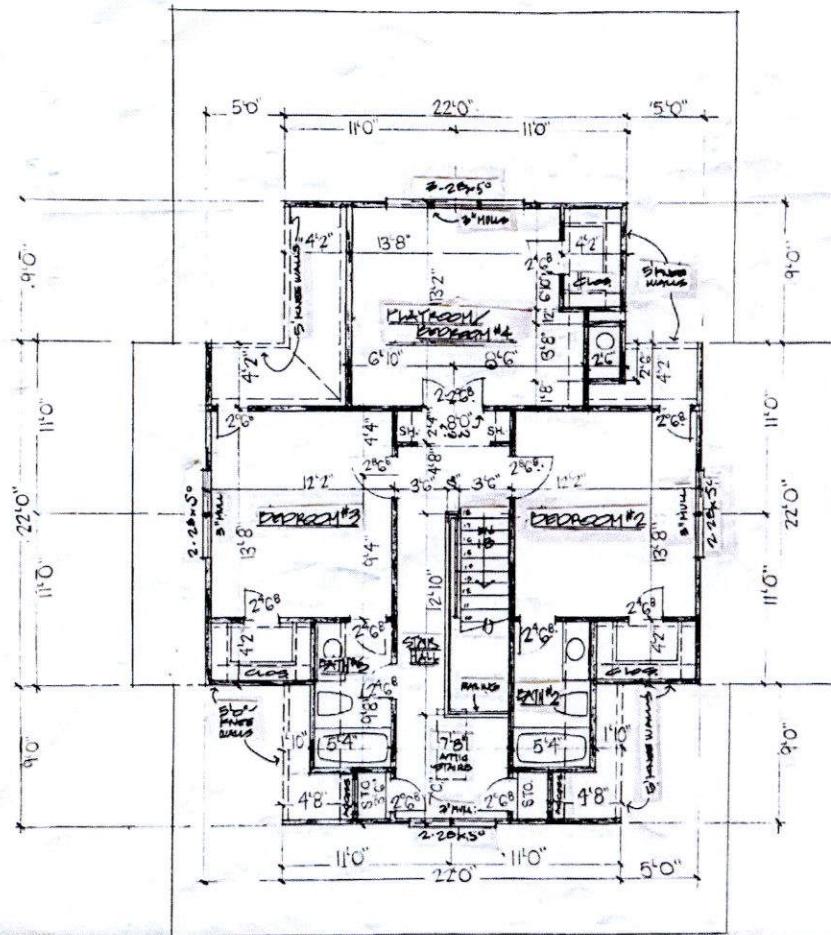
REV 07/02/12  
DRAWN BY: LMG  
CHECKED BY:  
NAME: 01832  
SHEET

MAIN FLOOR PLAN  
10'0" OFF COOLING HT.  
1528 HEATING SQ. FT.

24'x28'  
SLAB  
For  
Future  
GARAGE

672 ft<sup>2</sup>





9 FT. Ceiling HT - 2<sup>nd</sup> Floor

ALL Doors 6'-8" height

SECOND FLOOR PLAN