



**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)



Participant ID: 5248905967

BK: 128 PG: 64-64  
Filed and Recorded  
12-26-2024 11:46 AM  
DOC# P2024-000341

Karen P. David  
KAREN P. DAVID  
CLERK OF SUPERIOR COURT  
Walton COUNTY

## APPROVAL FOR RECORDING

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP OR PLAN FOR FILING:

Ronald C Smith  
WALTON COUNTY PLANNING DEPARTMENT  
12/12/2024  
DATE

THE APPROVAL SIGNATURES ABOVE WERE NOT IN PLACE WHEN THIS SURVEY WAS ISSUED, AND ARE TO BE PROPERLY OBTAINED PRIOR TO RECORDING.

## DRAINAGE NOTE

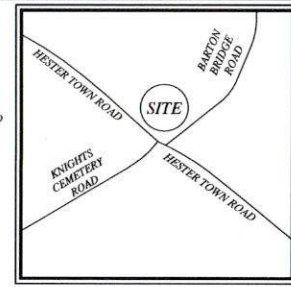
IT IS THE RESPONSIBILITY OF THE INDIVIDUAL BUILDERS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE ON EACH LOT, IN COMPLIANCE WITH IRC R401.3 DRAINAGE. ALL CREATED SWALES SHALL DIRECT WATER TO EXISTING DRAINAGE SWALES/DITCHES, OR THE ROADSIDE DITCH PROVIDED.

THE PURPOSE OF THIS SURVEY IS  
TO SUBDIVIDE TAX PARCEL  
C1840023C00 INTO THREE TRACTS.

TRACT 1: 3.046 ACRES  
TRACT 2: 3.137 ACRES  
TRACT 3: 3.510 ACRES  
TOTAL: 9.693 ACRES

## SURVEY LEGEND

IPF IRON PIN FOUND  
IPS IRON PIN SET  
RR REBAR  
MNF MAG NAIL FOUND  
OTP OPEN TOP PIPE  
CTP CRIMPED TOP PIPE  
CMF CONCRETE MONUMENT FOUND  
PB PLAT BOOK  
DB DEED BOOK  
R/W RIGHT-OF-WAY  
TPOB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
PCF PROPERTY CORNER FOUND  
PCF PROPERTY CORNER SET  
CPT COMPUTED POINT



## VICINITY MAP

NOT TO SCALE

## SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 64,077 FEET AND WAS UNADJUSTED.
2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A LEICA TS16 SERIES TOTAL STATION.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN:  
ONE FOOT IN 407,449 FEET FOR TRACT 1  
ONE FOOT IN 618,775 FEET FOR TRACT 2  
ONE FOOT IN 232,026 FEET FOR TRACT 3

## GENERAL NOTES

1. FIELD SURVEY WAS COMPLETED ON 11/04/2024.
2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS:  
BRUCE ALAN PETERS  
464 MOUNT VERNON ROAD  
MONROE, GEORGIA 30655
3. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE A", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13297C0255E WITH AN EFFECTIVE DATE OF 12/15/2022 FOR COMMUNITY NUMBER 13018, WALTON COUNTY, GEORGIA.
5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENT(S) OR RIGHT(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
6. THIS SITE IS ZONED "A1" (RURAL ESTATE).  
PER WALTON COUNTY ZONING REGULATIONS SECTION 4-3-170. ACCESSED 11/12/2024.  
BUILDING SETBACKS  
FRONT: 50' / SIDE: 15' / REAR: 40'
7. NO VISIBLE EVIDENCE OF BURIAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
8. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONFIRMED FOR PURPOSES OF THIS SURVEY.
9. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
10. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
11. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE).

## SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN F. BREWER, III RLS#2905  
12/10/2024  
DATE

JOB NUMBER: 24-00420

DRAFTED BY

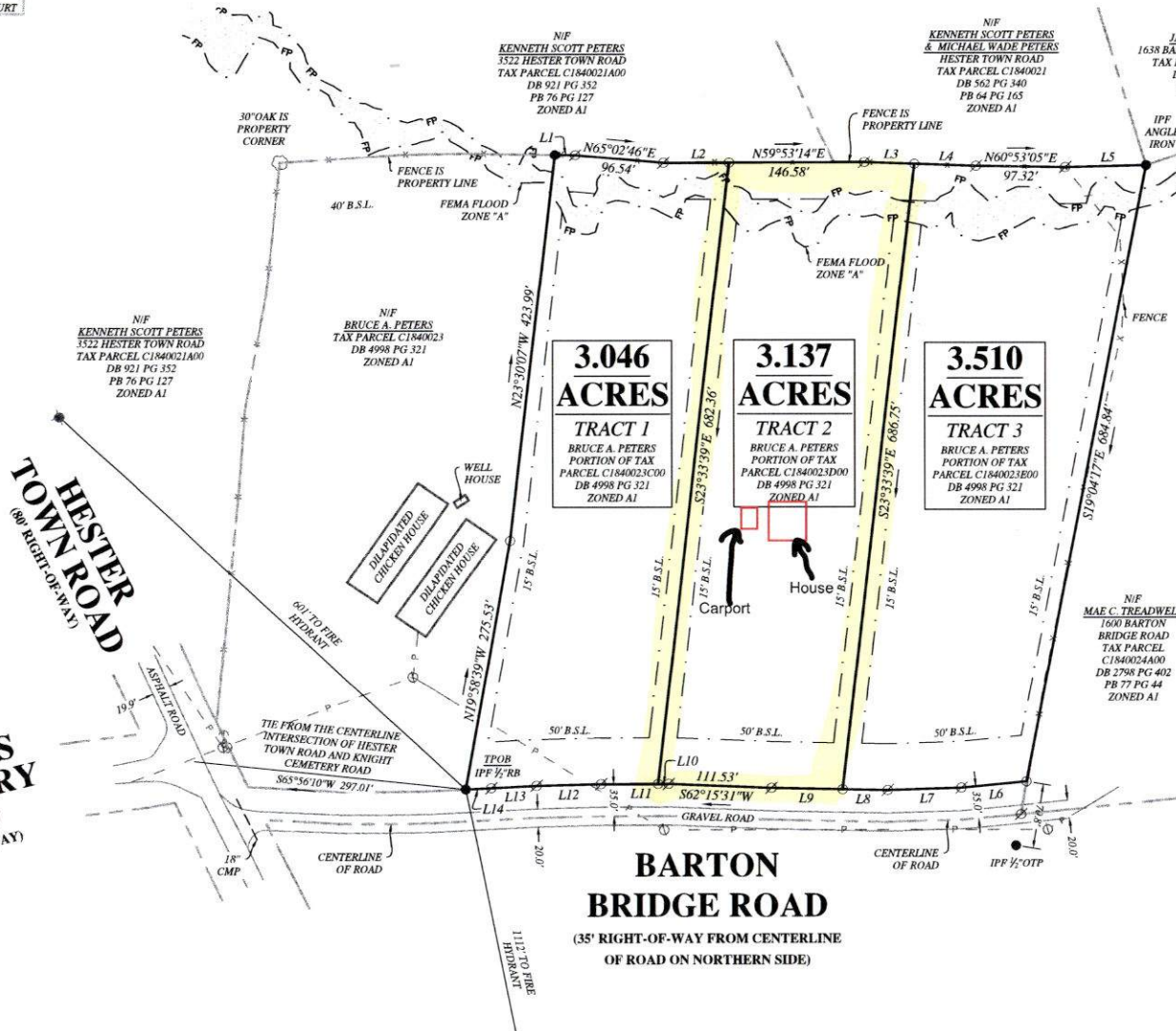
AC

DRAFTED BY

JB



Line Table		
Line #	Direction	Length
L1	N60°49'19"E	22.47'
L2	N59°53'14"E	71.06'
L3	N61°57'29"E	53.85'
L4	N61°57'29"E	67.32'
L5	N58°39'10"E	87.90'
L6	S54°30'51"W	71.21'
L7	S58°15'20"W	80.04'
L8	S61°08'43"W	48.77'
L9	S61°08'43"W	77.16'
L10	S59°53'22"W	11.32'
L11	S59°53'22"W	62.51'
L12	S58°32'46"W	70.20'
L13	S57°01'01"W	49.14'
L14	S57°04'12"W	27.38'



## BARTON BRIDGE ROAD

(35' RIGHT-OF-WAY FROM CENTERLINE  
OF ROAD ON NORTHERN SIDE)

## W&A ENGINEERING

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE  
LAND SURVEYING | TRAFFIC ENGINEERING  
ECONOMIC DEVELOPMENT

355 Oneta Street, Ste. D100  
Athens, GA 30601  
P: (706) 310-0400

www.waengineering.com | info@waengineering.com

DATE

12/10/2024

REVISIONS

MINOR SUBDIVISION SURVEY FOR:  
**BRUCE ALAN PETERS**  
BARTON BRIDGE ROAD  
MONROE, GEORGIA 30655  
WALTON COUNTY  
LAND LOT 131 - 2ND DISTRICT



GA WEST, ZONE  
1002 NAD 83



**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.**

Building Inspection	Inspector Signature	Comment
Culvert		
E&S		
Pslab		
Eslab		
Slab		
Basement Wall		
Monoslab		
Footing		
Temporary Power Pole		
Rough Electrical		
Rough Plumbing		
Rough Mechanical		
Rough Gas		
Combination Roughts		
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 # V25-0338 (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 C1840023000 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 [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: \_\_\_\_\_

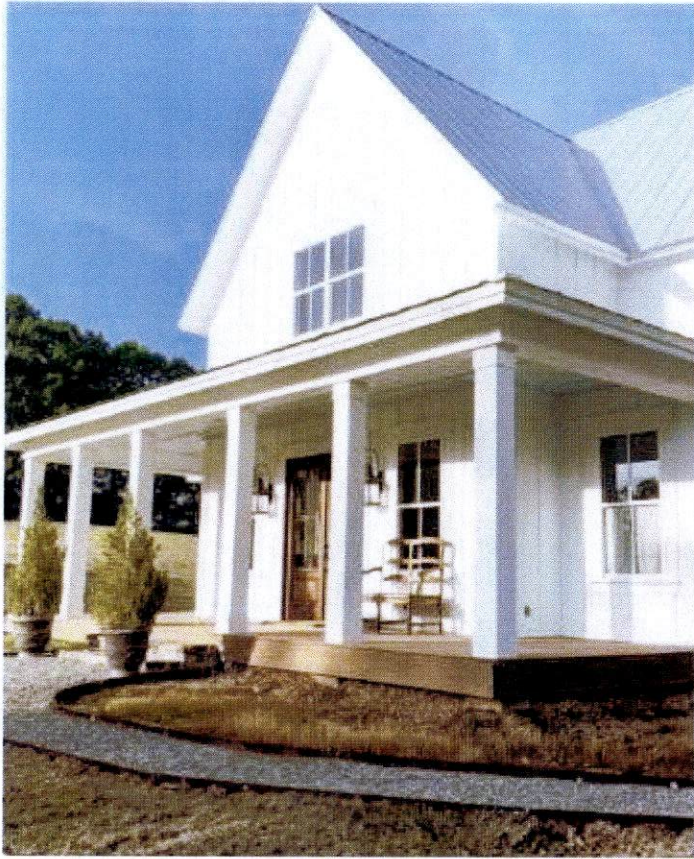
I HEREBY WITHDRAW THE ABOVE APPLICATION

Date \_\_\_\_\_











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Four Gables

SL-1832

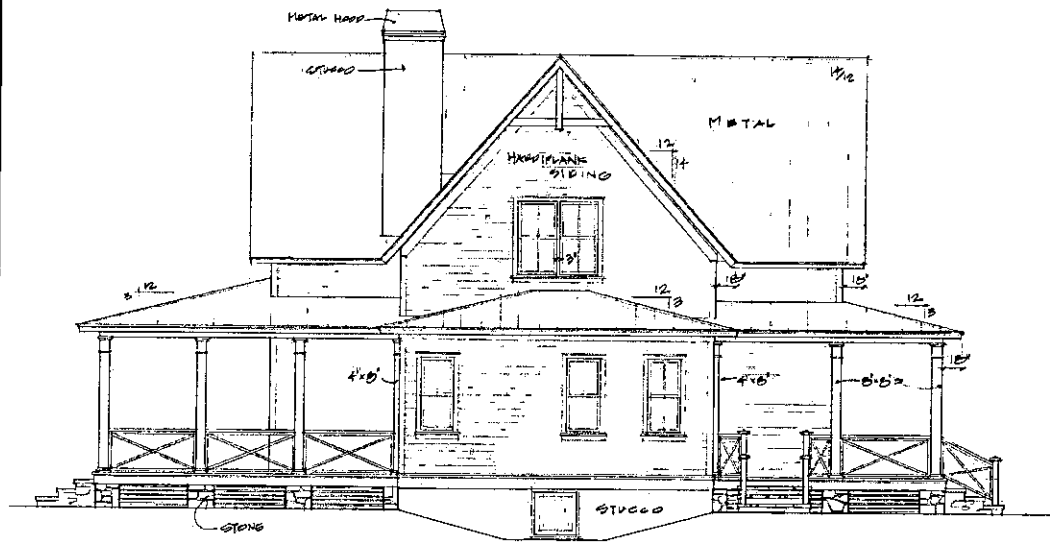
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1-800-755-1122



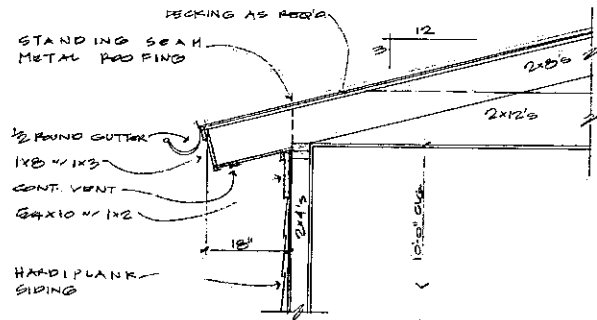






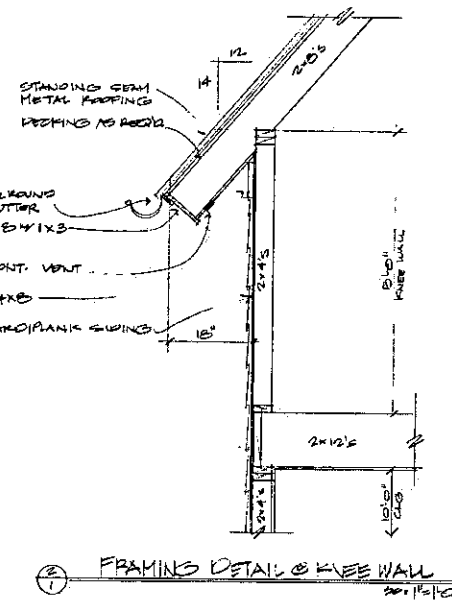
LEFT ELEVATION

06/14/10



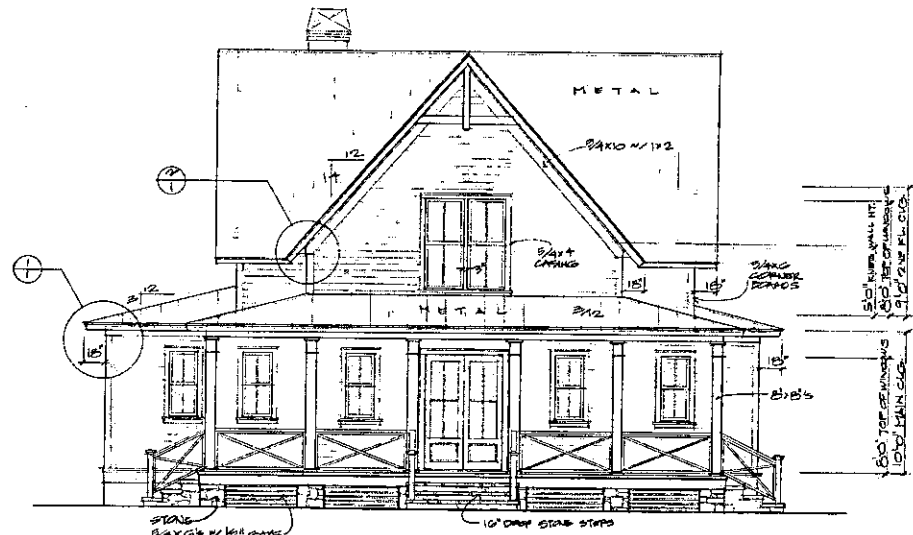
FRAMING DETAIL

06/14/10



FRAMING DETAIL & KNEE WALL

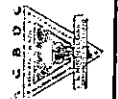
06/14/10



FRONT ELEVATION

06/14/10

REVISION	BY



TRADITIONAL RESIDENTIAL DESIGN SINCE 1985  
**L. Mitchell Ginn & Assoc.**  
 1881 NORTH HIGHWAY 29  
 NEWNAN, GEORGIA 30263  
 PHONE/FAX (770) 903-1429  
 WWW.GINNHOMESIGN.COM

PROJECT: **FOUR GABLES**

IMPORTANT NOTE:  
 CON-TRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.  
 CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.  
 CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION.

DATE: 07/22/12

DRAWN BY: LMG

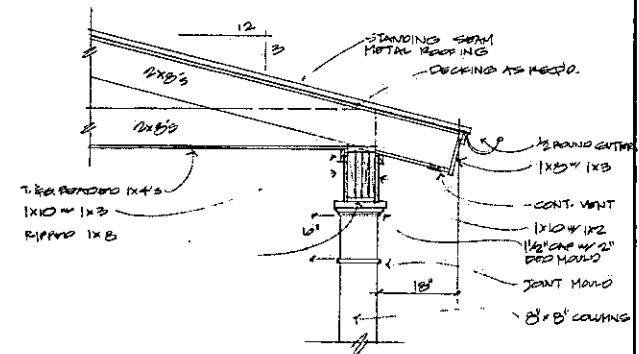
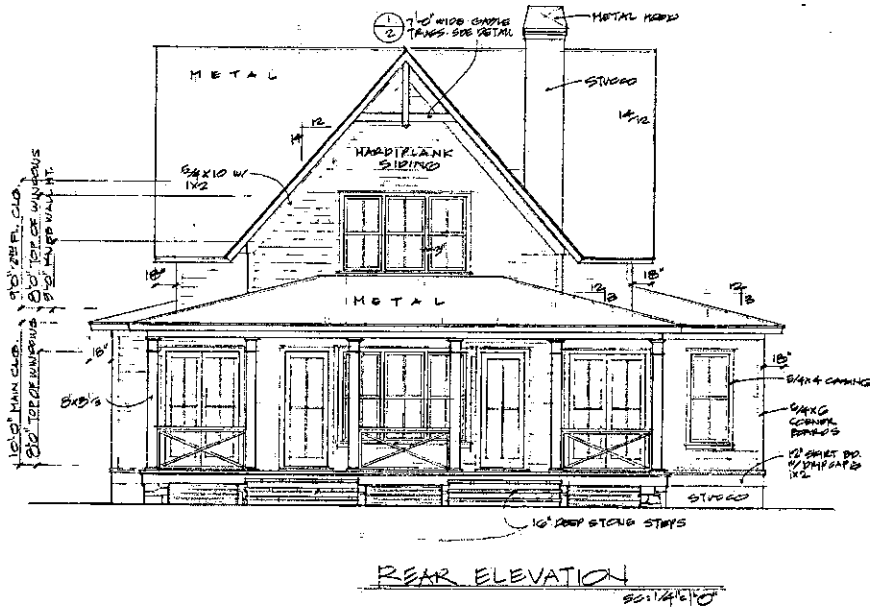
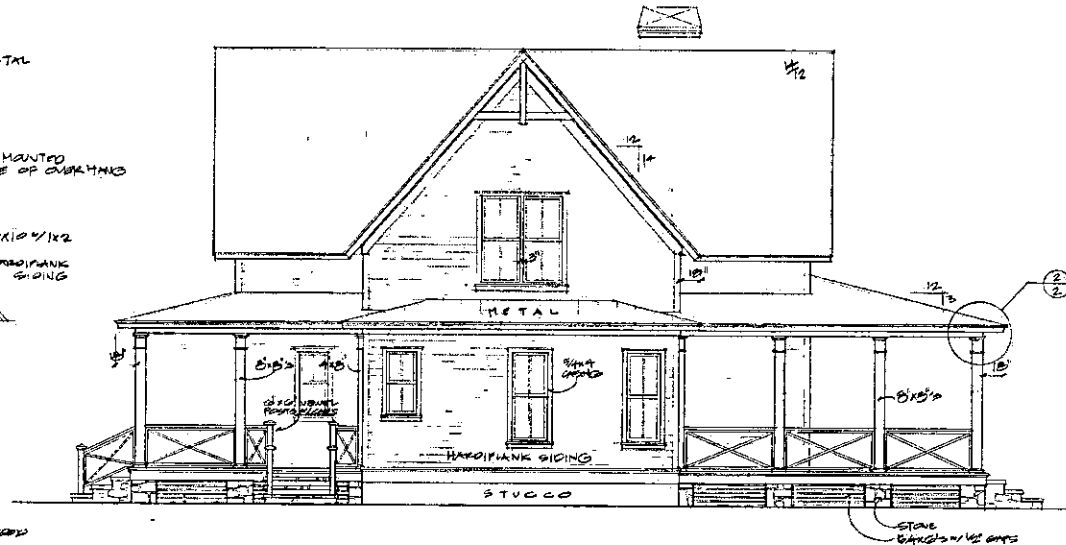
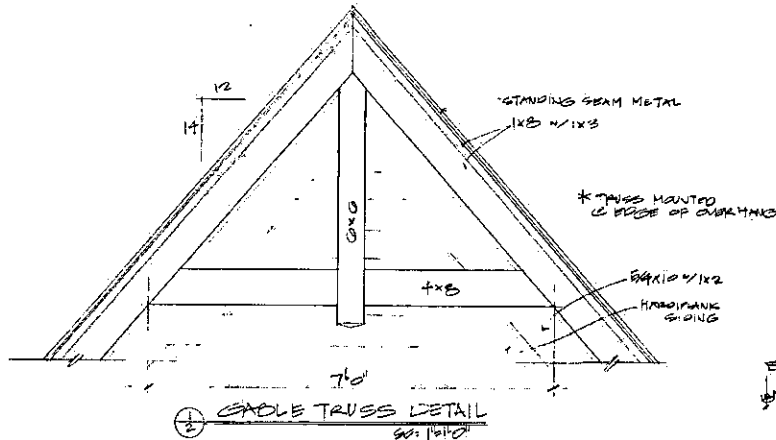
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SHEET

OF 11 SHEETS





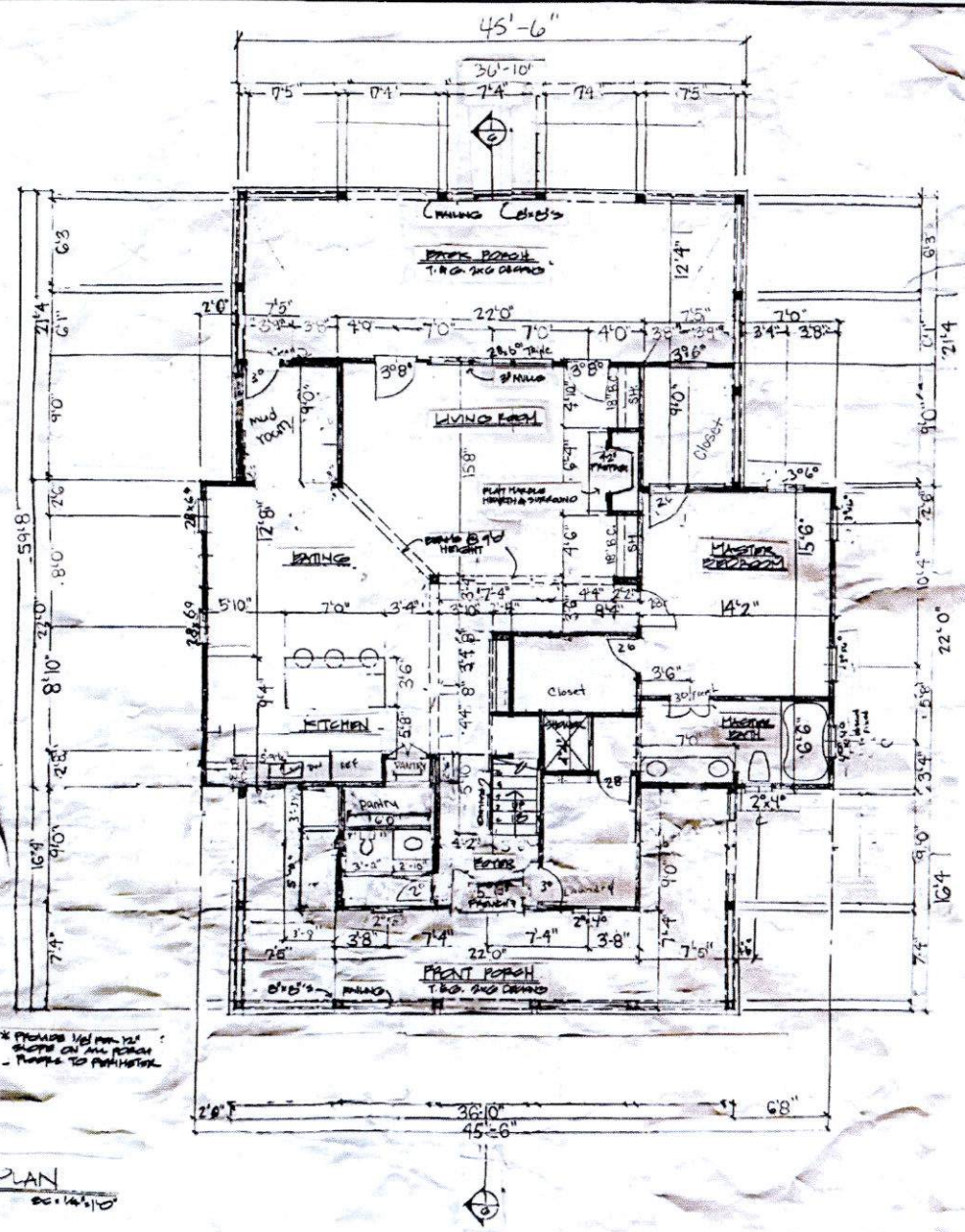
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 NEWNAN, GEORGIA 30253  
 1881 NORTH HIGHWAY 29  
 PHONE/FAX (770) 502-1423  
 WWW.GINNHOMEDSIGN.COM

PROJECT: **FOUR CABLES**  
 IMPORTANT NOTE: CONTRACTOR TO CHECK ALL DIMENSIONS BEFORE CONSTRUCTION. DIMENSIONS SHOWN ON THIS DRAWING ARE THE FINAL DIMENSIONS. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL, BUILDING AND FIRE CODES.  
 DATE: 07/22/12  
 DRAWN BY: LMG  
 CHECKED BY:  
 JOB NO: SL1832  
 SHEET: 2  
 OF 11 SHEETS

24'x28'  
Slab  
For  
Future  
Garage

6724



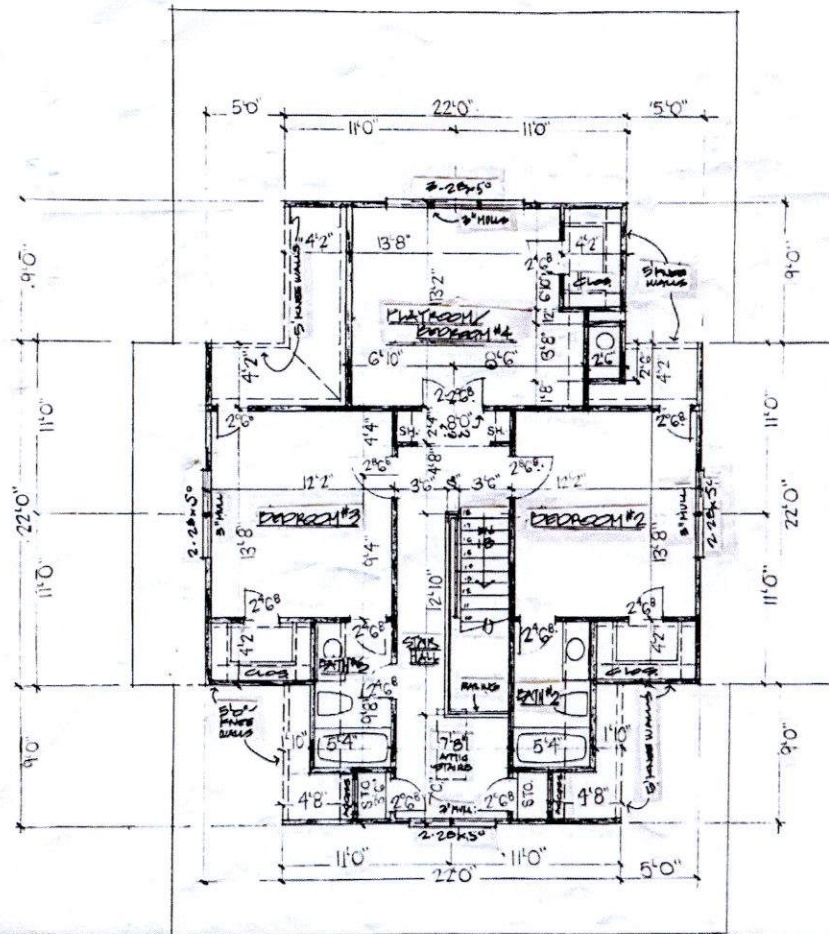
No Steps  
No Handrails

\* PROVIDES 1/2" FOR 12" SLOPE ON ALL PORCHES - PLUMB TO PERIMETER

MAIN FLOOR PLAN  
10' - all ceiling HT.  
13'2" HEATED SQ. FT. SC = 14' x 10'

10' Ceiling 1st Floor  
ALL Doors 8'-0" high  
1st Floor





9 FT. Ceiling HT 2<sup>ND</sup> FLOOR

ALL DOORS 6'-8" height

# SECOND FLOOR PLAN

9'0" CEILING HT.  
944 HEATED SQ. FT.

SC: 1/4" = 1'0"