



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

Case Number: V25-0314

Board of Appeals Meeting Date: November 18, 2025

Applicant/Owner:

Patrick Dennis Myers
1314 Robison Cemetery Road
Monroe, Georgia 30655

Property Information:

- **Address:** 1314 Robison Cemetery Road and Mount Carmel Road
- **Map Number:** C1910063
- **Site Area:** 4.10 acres
- **Current Zoning:** A1
- **Character Area:** Rural Residential & Agriculture
- **Future Land Use Map Designation:** Rural Residential & Agriculture
- **Watershed Protection Area:** No

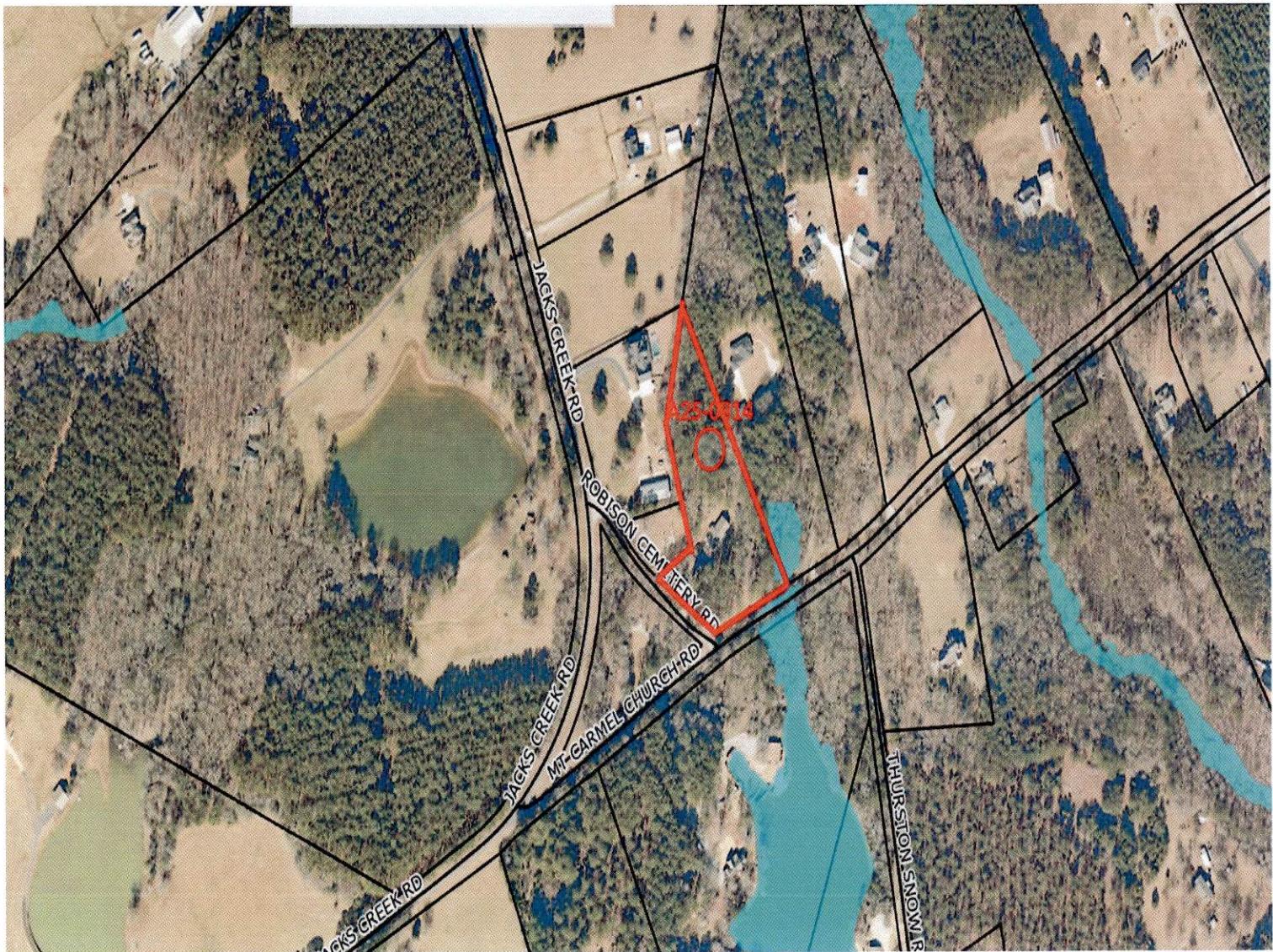
District Representation:

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

Request: Variance to allow an accessory building in the front yard on less than 5 acres.

Existing Site Conditions: The property currently includes a house and an accessory building. 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 Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V25-0314 (A25-0314)Board of Appeals Meeting Date 11-18-2025 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 C1910063 Zoning District: A1 Commission District: 4-Lee Bradford

Applicant Name/Address/Phone #

Patrick Myers
1314 Robison Cemetery Rd.
Monroe, GA 30655

Phone # 770-842-0569E-mail: pdmyers88@comcast.netType Request: VARIANCE SPECIAL EXCEPTION APPEALProperty Location 1314 Robison Cemetery Rd. Monroe Acreage 4.1

Describe Variance/Special Exception/Appeal: Location of garage in relationship to the front of the house

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

Asking for variance for the ordinance. The front of the house faces Mt. Carmel not Robison. With that in mind, it seemed a reasonable conclusion that the garage was placed

Public Water: Well: _____ Public Sewer: _____ Septic Tank: on the side of the home.

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 Patrick Myers Date 07/10/25 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

INTERIOR CERTIFICATION
As required by subsection (b) of D.C.C.L. section 15-8-67, this plot has been prepared by a land surveyor, and approved by an appropriate land jurisdiction for recording as authorized by recorded surveyor. The surveyor, or his/her firm, has been certified by the appropriate land jurisdiction to be registered with the appropriate professional board(s), any city, county, or state of the nation, in intended use of one's survey. Furthermore, the intended surveyor certifies that this plot was prepared with the minimum standard requirements for property surveys as required by the state and registration of the General Board of Registration for Professional Land Surveyors and Land

[Signature]
Dated: October 10, 2021
THE FOLLOWING COMMENCEMENT SOCIETY IS

1979-1980

MONROE COUNTY PLANNING & ZONING

! 100

ONE BLOCK RESERVED FOR
THE AIRPORT AUTHORITY BOARD

NOTE: THIS SUMMARY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR OFFICE(S) LISTED HEREON. NO COPIES ARE TO BE MADE OR TRANSMITTED WITHOUT REFERENCE TO THE INFORMATION OWNER. REFERENCE IS TO BE EXTENDED TO ANY PERSON(S) OR OFFICE(S) OTHER THAN THOSE NAMED HEREON.

ANY UNDERGROUND UTILITY LOCATOR MARKS THE UTILITY OWNER, A PRIVATE UTILITY AND ADULT DAMAGE PREVENTED BY THE UTILITY. THE SURVEYOR MAKES NO GUARANTEES TO COMPENSATE ALL SUCH DAMAGES IN THE AREA. SURVEYOR USES SURVEY PROCEDURE AND SURVEY AUTHORITY. THE SURVEYOR DOES NOT LOCATE ANY UNDERGROUND UTILITY. SURVEYOR MARKS ARE IN THE DIRECT LINE OF SIGHT OF THE SURVEYOR BUT THEY ARE NOT GUARANTEED TO BE ACCURATE.

Plat Doc: PLAT
Recorded 07/05/2018
08:33AM

ACROSS BOUNDARY & ELIMINATING SNOW, HORIZON AND BASED UPON 1975 SURVEY USING CHAMFER TWO EQUIPMENT AND 1976 SURVEYING. ALSO, THE METERING ADJUSTMENT AS OF THE FIELD SURVEY DATE SHOWN.

NOTE: THE SIGNAL CONTROL POINTS FOR THE SURVEY WERE LOCATED USUALLY 6000 FT. APART. ONE COORDINATE USED WAS A CHAMFER AND DUAL FREQUENCY RECEIVER WITH A RECEIVER PC CARD COLLECTOR RUNNING CARIBOU SURVEY SOFTWARE. THE OTHER COORDINATE USED WAS A CHAMFER AND DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY WAS A TRIANGULATION SURVEY. THE COORDINATES WERE DETERMINED BY THREE SOURCES, AND THE SURVEY POSITIONAL ACCURACY AS CALCULATED BY THE NATIONAL GEODETIC SURVEY COMMITTEE PART 3, SECTION 1, STANDARD 1000 IS 600 FT. (182.88 M) AND PART 3, SECTION 1, STANDARD 1000 IS 600 FT. (182.88 M).

KATHY K. TROST
Clerk Superior Court,
WALTON County, Ga.
Bk 00114 Pg 0161
Participants: 6458806574

GRID NORTH GA. WEST ZONE

JOINT A. BROWNE
USA A DISCOVERY
SALT JACKS CREEK ROAD
TUSCAROOLA, CINCINNATI
OH 45227, PH. 659-
4424, PH. 659-47
4424

LEGEND

A FERDOW 225 FERD STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLATE.

Curve	Radius	Length	Chord	Chord Bear.
C20	1200.00'	61.04'	61.04'	5 83'19"35' W.

Course	Bearing	Distance
L1	N 46°12'36" W	68.68'
L2	N 53°23'49" W	37.46'

120° 180° 240° 300° 360°









