



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

Case Number: SP25-0348

Board of Appeals Meeting Date: December 16, 2025

Applicant:

James Giorella
2144 Marion Ivey Road
Good Hope, Georgia 30641

Owners:

James & Evaughn Giorella
2144 Marion Ivey Road
Good Hope, Georgia 30641

Property Information:

- Address:** 2144 Marion Ivey Road, Good Hope, Georgia 30641
- Map Number:** C1820031C00
- Site Area:** 2.08 acres
- Current Zoning:** A1 (Rural Residential)
- Character Area:** Suburban
- Future Land Use Map Designation:** Suburban
- Watershed Protection Area:** No

District Representation:

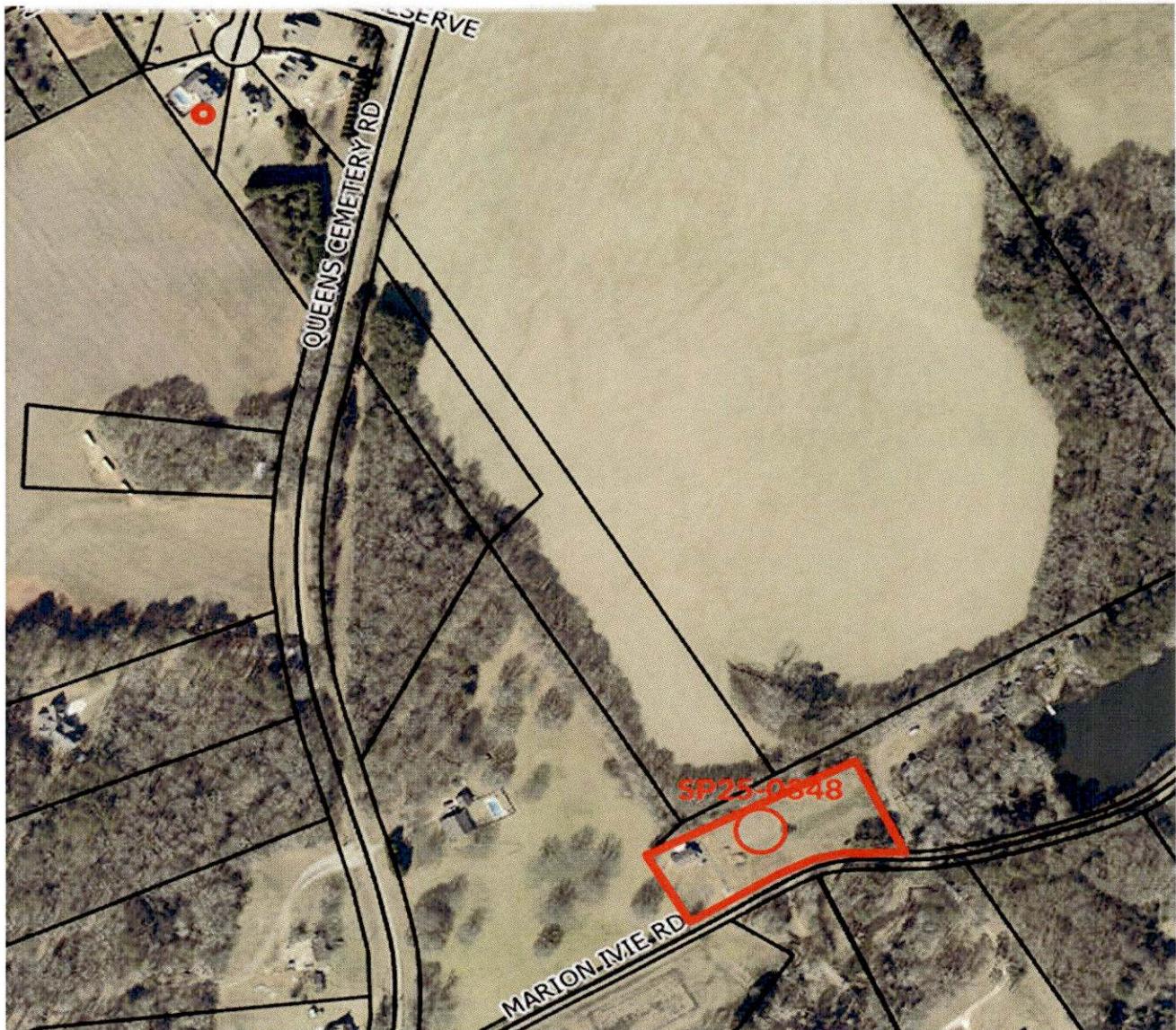
- Commissioner (District 4):** Lee Bradford
- Board of Appeals Member:** William Malcom

Request: Requesting Special Exception to live in the guest house while main house is being built.

Existing Site Conditions: The surrounding properties are A1.

Property History:

SP24070008	Evaughn Giorella	Live in camper while building their home	C1820031C00 2144 Marion Ivie Road	Approved
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Staff Comments: Applicant purchased house permit on July 26, 2024 (See attached)

Applicant also went before the Board to request approval to live in the camper while building their house and was given one year to have the house completed. (See attached)

Both the building permit and the special exception have expired.

In the meantime when Applicant purchased his house permit, he also permitted a Guest House And Applicant received a Certificate of Occupancy from the county. (See attached).

Applicant has been living in the guest house and was advised to purchase a new house permit (See attached) and apply to the Board to live in the guest house while building the main house.

If approved, Staff would request conditions:

- 1. House to be completed by October 27, 2026, and if not completed then Applicant will need to come back and get an extension on the building permit.**
- 2. If house is not completed, Applicant will need to come back before the Board to get an extension to live in the guest house.**
- 3. Sixty days from the date of the CO then the guest house shall cease to be used as the main residence.**

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.

Walton County Board of Appeals Application
Please Type or Print Legibly

Variance/Special Exception/Appeal # SP 25-0348

Board of Appeals Meeting Date 12-16-2025 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 C1820Q31C00 Zoning District: A1 Commission District: 4-Lee Bradford

Applicant Name/Address/Phone #

James Giorella

2144 Marion Ave Rd

Cooper Ga 30641

Phone # 770-601-3003

E-mail: JGiorella@gmail.com

Property Owner Name/Address/Phone

James & Enya Giorella

2144 Marion Ave Rd

Cooper Ga 30641

Phone # 770-601-3003

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location 2144 Marion Ave Rd Acreage 2.1 208

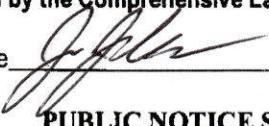
Describe Variance/Special Exception/Appeal: Request to live in ~~1~~ or ~~large apartment~~
white building primary residence. Guest House

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 10/21/2025

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

W A L T O N C O U N T Y

Planning & Development
303 S. Hammond Drive Suite 98
Monroe, GA 30655
770-267-1485 FAX 770-267-1407

RESIDENTIAL PERMIT

Permit#: 24070135 Application Date: 07/26/2024
Parcel: 2144 MARION IVIE RD Par ID: C182000000031c00

Landowner: GIORELLA EVAUGHN & JAMES Telephone: 7706013033
2144 MARION IVIE RD
GOOD HOPE, GA 30641

Contractor: GIORELLA EVAUGHN & JAMES Telephone: (678) 231-6708
2144 MARION IVIE RD
GOOD HOPE, GA 30641

Lot# : 3 Subdivision: _____
FEMA Panel#: 13297C165D Date: 12/08/2016
1st Floor Elevation: NA Zoning: A1
R O W: VARIES Total Acreage: 2.08

SETBACKS:
Front: 85 Rear: 40 Left: 15 Right 15
TYPE OF WORK: SFD

Description of Proposed Use and Other Structures on Property:
TR#3/1STY/3BRM/3FLHBA/50TH/720UNFNBNSRM/2800HTSQFT

Total Heated SQ FT: 2800 Unheated SQ FT: 720
Basement Height P/B: NA Slab/Crawl Space: CRAWL
Bedrms: 3 Bathrms: 3F 1HALF # of Stories: 1
Garage: 720 Fireplace: 1PREFAB
Truss: ROOF Frame: STICK

Permit Fee: \$1,924.01 Estimated Cost: \$140000

Application is hereby made according to the laws and ordinances of Walton County for a permit to erect/alter and use a structure as described above, and if same is granted, agree to conform to all laws and ordinances regulating same.

Permit expires 12 months from date of issue unless an approved required inspection has been obtained. Permit also expires if an approved required inspection is not obtained in any 6 month period after first 6 months.

Signature of Applicant

7/26/24
Date

RESOLUTION OF NOTICE FROM THE WALTON COUNTY BOARD OF APPEALS

WHEREAS, the petition filed with the Board of Appeals:

1. SP24070008- Variance to live in a camper while building a house
Applicant: Evaughn Giorella/Owners: Evaughn & James Giorella
Property located at 2144 Marion Ivie Rd/Parcel C1820031C00 –
District 4

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 September 17, 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 with conditions under the provision of the Walton County Land

- 1. House to be completed one year from the date of the building permit and if not completed then Applicant will need to come back and get an extension on the building permit.**
- 2. If house is not completed, Applicant will need to come back before the Board to get an extension to live in the camper.**
- 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 17th DAY OF September, 2024 WALTON COUNTY BOARD OF APPEALS

Attest: 7/19/2024
Chairman, WC Board of Appeals

Date: SEPTEMBER 17, 2024

7/26/2024
Date of Permit
House



Walton County

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

Certificate of Occupancy

ISSUED TO: GIORELLA EVAUGHN & JAMES

CERTIFICATE NUMBER: 25-0136

This certificate issued pursuant to the laws governing construction in the state of Georgia certifying that at the time of issuance this structure was in compliance with the Walton County Construction Code regulating building construction and/or use

Property Address: 2144 MARION IVIE RD

Parcel Number: C1820031C00

Permit Number: 24070136

Purpose: **10-28-24 CHANGE TO STICK FRAME**/PACL/W/ELEC/840 UNHSQFT/GUEST
HOUSE/1BDRM/1F 1HBA/ 1OTH/510 THTSQFT/1350 TSQFT

Certificate Type: Occupancy

Effective Date: March 11, 2025

CLASSIFICATION

Guest House

Type of Constructions:

Use and Occupancy Classification: R-3 Residential, one- and two-family additions

A handwritten signature of Austin Knight.

Austin Knight
Building Inspector

A handwritten signature of Brian Adcock.

Brian Adcock
Building Official

GUEST HOUSE, AND CARETAKER/EMPLOYEE HOUSE

Name: James Giorella

Guest House Size: 510 sq ft

✓ Received Recorded Deed: ✓

Received Recorded Plat & Site Plan ✓

✓ Received Septic Information: ✓

Received House Plans: ✓

Address: 2144 Marion Irie Road Good Hope

Phone #: 770 601 3003

Acreage: 2.08

Structures on property: none at present

Zoning: A1

SITE PLAN AND HOUSE PLANS TO BE REVIEWED AND APPROVED BY WALTON COUNTY PLANNING & DEVELOPMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

Guest Houses are allowed by right in the A, A1, A2 and R-1 properties that are 1.2 acres in size or larger with county water and 2.4 acres in size or larger with well. (1-4-2022)

Guest Houses are an accessory use to the primary residence.

Caretaker Houses are allowed by right in the B-2, B-3, TC, MUBP, M-1 and M-2 zonings.

(9-1-2020)

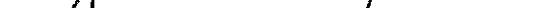
NAICS Code	Principal Uses	Suppl. Reg	A	A1	A2	R1	R2	R3	MHP	OI	B1	B2	B3	TC	MUBP	M1	M2
	Guest House, and Caretaker/Employee Dwelling	Yes* see lot size	P	P*	P*	P*						P	P	P	P	P	P

- A. The use must maintain a residential appearance and shall produce no impacts in appearance, noise, light, and traffic that are detrimental to adjacent properties.
- B. The size of the guest house, tenant house or caretaker house can be no more than 800 square feet.
- C. The rental or lease of a guest house shall be prohibited.

D. Specific Regulations for Residential Units- Units shall have the following additional requirements: (7-6-2021)

- a. A minimum roof pitch of 5:12, which means having a pitch equal to at least five (5 inches of vertical height for every twelve (12) inches of horizontal run. Any dwelling unit for which a building permit was obtained prior to the adoption of this Ordinance may be extended, enlarged or repaired as otherwise provided by this Ordinance with the same roof pitch as that allowed by the previous building permit.
- b. All roof surfaces exposed to view shall be covered with asphalt or fiberglass shingles, wood shakes or shingles, standing seam (non-corrugated tin or steel), clay tiles, slate, or similar materials approved by the Director.
- c. Exterior materials shall consist of wood, brick, stone or other masonry type product, fiber cement siding and other similar material is permitted. (Vinyl and aluminum siding is prohibited.)
- d. All primary roof overhang for exterior walls shall be no less than 12 inches for brick sided and 12 inches shall apply to gable ends as well as exterior walls supporting rafters.
- e. No exposed unpainted wood is allowed on the front façade of any dwelling except porch flooring boards.
- f. The dwelling shall be placed on a permanent foundation, either slab or pier, which meets the requirements of the IRC Building Code.
- g. All residential structures shall have a minimum of 6 ft. by 8 ft. front porch, patio or deck. The structure shall include steps which lead to ground level, and both landing, and steps shall meet the requirements of the IRC Building Code.

I hereby acknowledge receipt of the regulations for a Guest House. If my application is approved, I will abide by all regulations. I also understand that after approval, a building permit will need to be purchased.

Signed: 

Date: 7/23/24

Approved by: Mike Melis

Date: 7/26/2024



Walton County

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

Building Permit

Permit #: 25-1396

Permit Type : Residential - Single Family Dwelling

Parcel: C1820031C00

Description of Work: 2144 MARION IVIE -TR#3 - MAIN HOUSE /1STY/3BRM/2.5BA/3OTH/2450HTSQFT- RENEWED PERMIT #24070135

PACL WITH GUEST HOUSE 24070136

Date Applied: October 27, 2025

Permit Address: 2144 MARION IVIE RD

Owner Info: GIORELLA EVAUGHN & 2144 MARION IVIE ROAD, GOOD HOPE, GA, 30641	Owner Phone: Not Provided Owner Email: Not Provided
Applicant Info: GIORELLA EVAUGHN & JAMES 2144 MARION IVIE ROAD GOOD HOPE GA 30641	Applicant Phone: 770-601-3003 Applicant Email: JGIORELLA@GMAIL.COM
Contractor: GIORELLA EVAUGHN & GIORELLA JAMES J GOOD HOPE, GA 30641	Contractor Phone: Not Provided Contractor Email: Not Provided

Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
October 27, 2025	Residential - Single Family Dwelling (SFD)		\$857.50		
	TOTAL: Permit Fees		\$857.50		\$857.50
	Credit/Debit Card 3950 Payment Successful	October 27, 2025		\$857.50	\$0.00

CONNIE CHASTAIN
Permit Tech