



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

Case Number: V25-0301

Board of Appeals Meeting Date: October 21, 2025

Applicant/Owner:

Christopher Martin
1975 Wall Road
Monroe, Georgia 30656

Property Information:

- **Address:** 1975 Wall Road
- **Map Number:** C1640170
- **Site Area:** 2.11 acres
- **Current Zoning:** A1 (Rural Estate)
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** No

District Representation:

- **Commissioner (District 6):** Kirklyn Dixon
- **Board of Appeals Member:** Harold Moon, Jr.

Request: Variance requesting to have garage in the front yard on less than 5 acres.

Existing Site Conditions: The property currently is in the process of having a house built.

The surrounding properties are A1.

Property History:

No prior variance or zoning history on record.



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 # V25-0301

Board of Appeals Meeting Date 10-21-2025 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 C1640170 Zoning District: A1 Commission District: 6 - Kirklyn Dixon

Applicant Name/Address/Phone #

Christopher Martin
1975 Wall Rd
Monroe GA. 30656

Phone # 706-208-7669

E-mail: cmartin@jess.us

Property Owner Name/Address/Phone

Christopher Martin
1975 Wall Rd.
Monroe GA. 30656

Phone # 706-208-7669

Type Request: ☒ VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL

Property Location 1975 Wall Rd. Acreage 2.12

Describe Variance/Special Exception/Appeal: We would like to put the
Garage to the front right of the house because
of the way the land is layed out.

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

The topography of the property was such as the
house needed to be at the highest elevation which
Left no room to build Garage behind the house.

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 8-22-25 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 _____

**Walton County
Planning and Development**

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

INSPECTION CARD

Permit #: 25-1029

Permit Type : Residential - Accessory PACL

SetBacks: Front: 50 Rear: 5 Right: 5 Left: 5

Address: 1975 WALL RD

Property: 2.11

Owner: MARTIN CHRISTOPHER

Description of Work: PACL/ 30X40/ ELECTRICAL/
1271SQFT/ REQUIRED GARAGE FOR PERMIT 25-1028 /
NO BUSINESS/NO LIVING QUARTERS/ NO COMMERCIAL
USE-- REQUIRED GARQAGE FOR HOUSE PERMIT 25-
1028

Expiration Date: August 6, 2026
Contractor: CLASSIC CITY BUILDING & REMODELING
MICHAEL C HOLCOMB

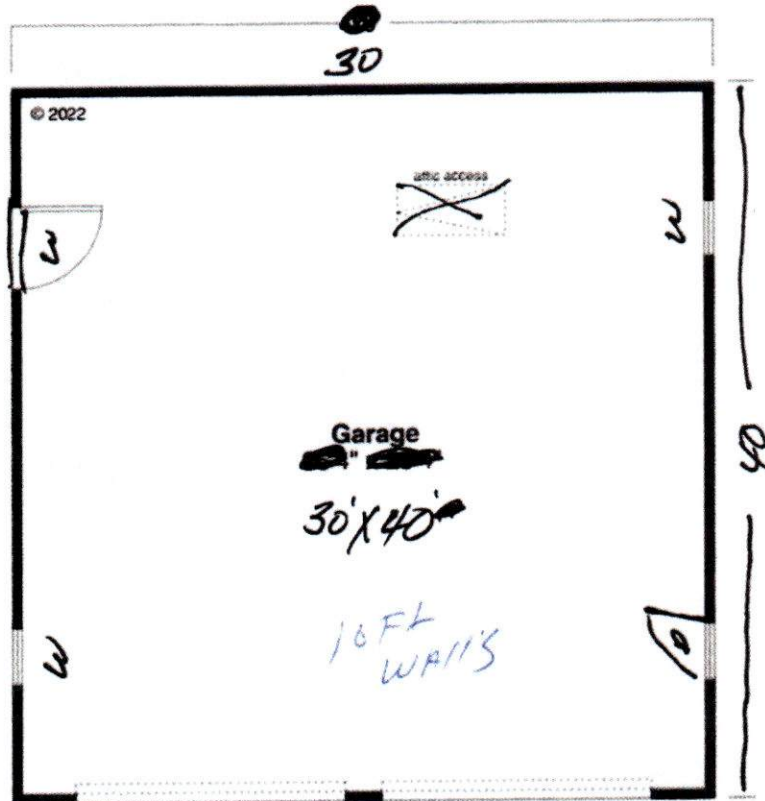
Please provide the above information for inspections. A minimum 48 hrs. notice required for inspections.

INSPECTOR MUST SIGN APPROPRIATE PLACE.

Building Inspection	Inspector Signature	Comment
Culvert		
E&S		
Eslab		
Pslab		
Footing		
Piers		
Rough Electrical		
Reinspect Plumbing		
Reinspect Mechanical		
Rough Gas		
Framing		
Final Gas		
Perm Power		
Final Drive		
Final		
Site		
Elevation Certificated before roughs		
Combination Roughs		

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







1-4
MP

BK: 4875 PG: 231
Filed and Recorded
May-26-2021 03:53:22PM
DOC#: D2021-009603
Real Estate Transfer Tax Paid \$47.00
1472021002391

After Recording Return To:
Beau Kaye & Associates, LLC
258 North Broad Street,
Winder, Georgia 30680
FILE NO. 21W0597K

Karen P. David
CLERK OF SUPERIOR COURT Walton County GA.

STATE OF GEORGIA
COUNTY OF BARROW

LIMITED
WARRANTY DEED

This Indenture made this 21st day of May, in the year Two Thousand Twenty-One, between Tori M. Clay, of Walton, as party or parties of the first part, hereinafter called Grantor, and Christopher Martin, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH

That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 140 and 141 of the 3rd Land District of Walton County, Georgia, Mountain GMD 454, containing 2.113 acres, more or less, and described as Tract 1 in a plat of survey entitled "Survey for Jeffrey C. Cash", dated June 21, 1995, prepared by Gregg & Associates, Inc., certified by Wm. J. Gregg, Sr., RLS in Georgia No. 1438, and recorded in Plat Book 68, Page 44, Walton County, Georgia, Records, reference to which survey and the record thereof is hereby made for a more particular description of the property conveyed and for the purpose of incorporating the same herein.

THIS CONVEYANCE is subject to all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

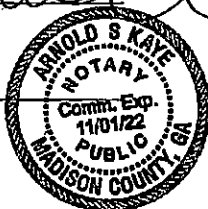
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

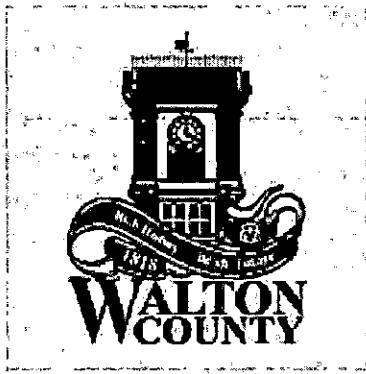
Tori M. Clay (Seal)
Tori M. Clay

Signed, sealed and delivered this 21st day of
May, 2021 in the presence of:

[Signature]
Unofficial Witness

Notary Public





Walton County

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

Building Permit

Permit #: 25-1028

Permit Type : Residential - Single Family Dwelling

Parcel: C1640170

Description of Work: 1STRY/3BDRM/2BATH/2-OTR/
1800HTDSQFT/ 1PREFAB FIREPLACE/ SLAB /DETACHED
GARAGE REQUIRED PERMIT 25-1029

Date Applied: August 7, 2025
Permit Address: 1975 WALL RD

Owner Info: MARTIN CHRISTOPHER 1975 WALL RD MONROE, GA, 30655	Owner Phone: Owner Email:
Applicant Info: CLASSIC CITY BUILDING & REMODELING MICHAEL C HOLCOMB 108 JEFFERSON RD, STATHAM, GA 30666	Applicant Phone: 770-560-4996 Applicant Email: CLASSICCITYBUILDING@YAHOO.COM
Contractor: CLASSIC CITY BUILDING & REMODELING MICHAEL C HOLCOMB 108 JEFFERSON RD, STATHAM, GA 30666	Contractor Phone: 770-560-4996 Contractor Email: CLASSICCITYBUILDING@YAHOO.COM

Associated Fees:

Date	Description	Paid Date	Amount	Paid	Balance
August 7, 2025	Residential - Single Family Dwelling (SFD)		\$450.00		
	TOTAL Permit Fees		\$450.00		\$450.00
	Check 13407 CHECK TOTAL 627.10	August 7, 2025		\$450.00	\$0.00

A handwritten signature in cursive script that reads "Cheryl Willard".

Cheryl Willard
Permit Tech

RESIDENTIAL BUILDING PERMIT APPLICATION

Original house permit
21070151

BUILDING PERMIT NUMBER:

25-1028

SECTION 1 CONSTRUCTION SITE

Subdivision: N/A Lot/Block: 1975 WALL RD. MURFRE GA 30656 Building No: GA
 Site Address: 1975 WALL RD. MURFRE GA 30656 City/State: MURFRE GA Zip: 30656
 Land District: Parcel: Zoning: Permit Type: ***Please Circle***
☒ Single Family Dwelling ☐ Addition ☐ Accessory ☐ Barndominium ☐ Driveway ☐ Deck ☐ Demolition ☐ Electrical ☐ Evaluation ☐ Gas ☐ Guest House ☐ Mechanical ☐
☐ Mobile Home ☐ Modular ☐ Pool ☐ Plumbing ☐ Remodel ☐ Roof

SECTION 2 OWNER

Owner Name: CHRISTOPHER TODD MARTIN
 Owner Address: 1975 WALL RD City/State: MURFRE GA Zip: 30656
 Owner Email: Home Phone: Mobile Phone: 30656

SECTION 3 CONTRACTOR

Contractor (Company Name): MICHAEL HEKOMB D-B-A CLASSIC CITY BUILDING
 Contractor Address: 108 50th Ave SW City/State: STATHAM GA Zip: 30666
 Contractor Email: CLASSICCITYBUILDINGGA Office Phone #: 770 5604996 Mobile Phone #: 770 5604996
 Business License #: ISSUING JURISDICTION: HAWKINS Expiration Date (MM-DD-YY): 12-31-25
 State License #: RBT 006111 Expiration Date (MM-DD-YY): 12-31-25

SECTION 4 SUBCONTRACTOR

Subcontractor Affidavit 209 Name of License Holder (Electrical): MICHAEL MATHWIN
 Business License #: BARRETT 209 Issuing Jurisdiction: BARRETT Expiration Date (MM-DD-YY): 12-31-25
 State License #: EN216261 Expiration Date (MM-DD-YY): 6-30-2026
 Subcontractor Affidavit 209 Name of License Holder (HVAC/Mech): JOSEPH SAMES MCNEEL
 Business License #: HAWKINS 24-2937 Issuing Jurisdiction: HAWKINS Expiration Date (MM-DD-YY): 01-08-2024
 State License #: CR109591 Expiration Date (MM-DD-YY): 11-30-2026
 Subcontractor Affidavit 209 Name of License Holder (Plumbing): JOHN MILES
 Business License #: 4665 Issuing Jurisdiction: BANKS CO Expiration Date (MM-DD-YY): 12-31-2026
 State License #: MP208102 Expiration Date (MM-DD-YY): 11-30-26
 Subcontractor Affidavit 209 Name of License Holder (Gas): JOHN MILES
 Business License #: 4665 Issuing Jurisdiction: BANKS CO Expiration Date (MM-DD-YY): 12-31-2026
 State License #: MP208102 Expiration Date (MM-DD-YY): 11-30-26

SECTION 5 SCOPE OF WORK

Describe Scope of Work: NEW CONSTRUCTION SINGLE FAMILY
 Roof Pitch: 8 Construction Includes: Structural: ☒ Yes ☐ No Plumbing: ☒ Yes ☐ No HVAC: ☒ Yes ☐ No Electrical: ☒ Yes ☐ No Gas: ☐ Yes ☒ No
 Energy Code System: 100 Building Width: 100 Building Depth: 30 Building Height: 9 #Stories: 1
 Basement Wall Height: N/A Basement Wall Type: ☐ Block ☐ Poured ☐ Basement Floor Area (SF): 1800 Heated: 1800 Unheated: 224
 Bonus Room Floor Area (SF): 1800 Heated: 1800 Unheated: 224 Floor Type: ☐ Truss ☒ Stick Roof Type: ☒ Truss ☐ Stick
 Total Heated Floor Area (SF): 1800 Total Unheated Floor Area (SF): 224 Total Floor Area: 2024
 Garage (SF): 1 # of Fireplaces: 1 ☐ Masonry ☒ Prefab
 Exterior Finish: Hardy Cement #Bathrooms: 2 #Bedrooms: 3 Total # Rooms: 2
 Foundation Type: ☒ Slab ☐ Basement ☐ Crawlspace Crawlspace Area: 224 MISC Floor Area (SF): 224 Deck: 224 Patio: 224
 Type of Heating: ☐ GAS ☒ ELEC Gas Company: WALTON ELEC Power Company: WALTON ELEC Power Release: ☐ Yes ☒ No Gas Release: ☐ Yes ☒ No

SECTION 6 APPLICANT CERTIFICATION

As the contractor, builder, owner or authorized agent, I hereby apply for a permit to construct/modify the structure as described herein and to ensure the following:

1. Locate the structure in compliance with all applicable plans and minimum setback distances from property lines
2. Construct in accordance with the applicable regulations, codes, and ordinances of Walton County
3. Use of the structure, system, or space associated with this building permit is authorized only upon issuance of a Certificate of Occupancy/Completion by the Department of Planning and Development
4. Applicant must hold a valid Occupational Tax Certificate (business license) for the type of construction authorized by the permit (EXCEPTION: Occupational Tax Certificate is not required for a homeowner to construct/modify his/her primary residence limited to construction of one new primary residence every two years)

I hereby certify that I am the property owner or the authorized agent of the property owner and that all information contained herein is true and accurate

Applicant Signature: MICHAEL HEKOMB Printed Name of Applicant: MICHAEL HEKOMB
 Applicant Title: OWNER Date Signed: 8/7/25
 P & D Staff Signature: CHUNG WU Date of Permit Issuance: 8/7/25