

## 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 (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_C1640170 Zoning District: Al Commission District: 6-Livklyn Dixo
Applicant Name/Address/Phone # Property Owner Name/Address/Phone
Christopher Martin Christopher Moutin
1975 wall Rd. 1975 wall Rd.
Marroe GA. 30656 Menroe GA. 30656
Phone # 706-208-7669 Phone # 766-208-7669
E-mail: <u>Cmartinais</u> CSS. US
Type Request:VARIANCESPECIAL EXCEPTIONAPPEAL
Property Location 1975 Wall Rd. Acreage 2.12
Describe Variance/Special Exception/Appeal: We uculd file to fast the
George to the front right of the house because
of the way the land is Loyed 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 reeded to be at the highest election, which
Left no run to byll Gerge behind the house.
Public Water: 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 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

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-

Contractor: CLASSIC CITY BUILDING & REMODELING

Address: 1975 WALL RD

Expiration Date: August 6, 2026

QUIRED GARQAGE FOR HOUSE PERMIT 25- MICHAEL C HOLCOMB

1028

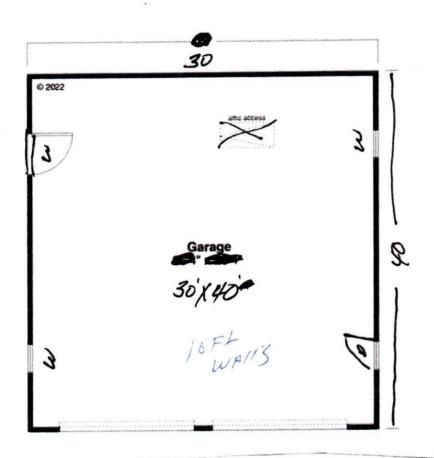
Please provide the above information for inspections. A minimum 48 hrs. notice required for inspections.

#### INSPECTOR MUST SIGN APPROPRIATE PLACE.

Building Inspection	Inspector Signature	Comment
Culvert	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	
E&S		
Eslab		
Pslab		And the second s
Footing		
Piers		
Rough Electrical		
Reinspect Plumbing		
Reinspect Mechanical		
Rough Gas	The state of the s	
Framing		
Final Gas		
Perm Power	and the second s	
Final Drive		, pages to requiry signify superpose of
Final		The second secon
Site		annon marka anno androno andro
Elevation Certificated before roughs		THE
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





THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

#### CONTRACTOR / BUILDER (i)

CLASSIC CITY BUILDING AND REMODELING

#### GENERAL DEVELOPMENT NOTES

- SETBACKS SHOWN ARE FROM RALION COUNTY LAND DEVELOPMENT STANDARDS SEC 4-3-170-DESTRICT DEVELOPMENT
- SEC 4-5-FIGURERICE DEVELOPMENT STANDARDS MINIMUM FROM YARD 50 FEEL SIDE YARD (5' FEEL REAR YARD 40' FEEL MAX HPROHE 33' FEEL
- MINIMITM FLOOR AREA 1400 SQ ET PROPERTY IS SERVED BY PUBLIC WATER AND PRIVATE SEWER.

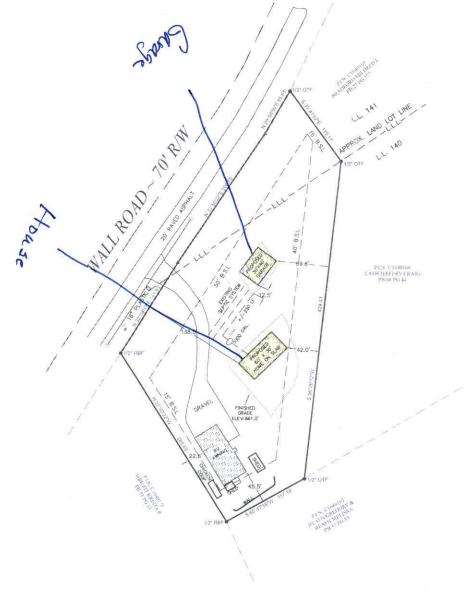
## SURVEY NOTES

- ALL IRON PINS SET ARE 1.2" REBAR UNLESS STATED
- OTHERWISE STATES ARE LET ALBOM UNITED STRING OTHERWISE SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL LIME KNEWATER ROVER
  IN HE HELD DATA THE POSITIONAL ACCURACY OF -0.03
  FIELD THE STATES AND THE STATES

- THIS PLATE PRIVATE AND A CLEAR TO THE OB-THIS PLAT HAS BEEN CALCULATED FOR CLOSHIE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT BY 1900B TELL. FOUNDMENT USED BY THIS SURVEY WAS A CASH WAY MAYS A DOAL COLLECTOR AND A LEICA CASH WAY MAYS A DOAL COLLECTOR AND A LEICA CASH WAY MAYS A DOAL COLLECTOR AND A LEICA FILL DAY WORK CHAPFEELD ON MONTH, DAY, 2025. SUTRACK SARE SHOWN PROM COUNTY COLD INCORMATION, GREMON LAND SURVEYING, LLC IN VOIL LABEL FOR ANY DISCREPANCES. DEPARTMENT OF THE OBJECT OF THE OB-THIS WAY WAS THE DO BY THE OBJECT OF THE OB-WAY.

HOUSE LOCATION PLAN FOR: PIN C1640170

> 1975 WALL ROAD MONROE, GEORGIA 30655



TOTAL AREA: 2.12 ACRES / 92,502.72 SO. FT.

HOUSE LOCATION PLAN FOR:

CHRISTOPHER MARTIN

IPS-IRON PIN SET RBF=REBAR FOUND OTF-OPEN TOP PIPE FOUND N/F NOW OR FORMERLY P'L PROPERTY LINE R W=RIGHT-OF-WAY DB=DEED BOOK PB=PLAT BOOK PG=PAGE

C = IRON PIN SET

=IRON PIN FOUND S =BENCHMARK

T =TELEPHONE BOX

» POWER BOX

O -POWER POLE

─ WATER METER

© -SEWER





GRAPHIC SCALE 1"=60'

#### SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARC'ELS OF LAND AND DOUS NOT SIDBULYBE OR CREATER A PER PARC'EL OR MAKE ANY CHANGES TO ANY BEAL PROPERTY BOUNDARIES, THE RECORDING INFORMATION OF THE DOUTMARIES, THE RECORDING INFORMATION OF THE DOUTMAR WHICH CREATED THE PARCEL OR PRACELS ARE STATED HERBOON. RECORDATION OF THIS PLAT DOUS NOT BAPTLY APPROACH OF ANY LOCAL TURNSDELTION. IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMIS COMPILANCE WHITE LOCAL REGULATIONS OR RECURETIENTS, OR SUITABILITY OF ANY USES OR PUPPOSE OF THE LAND, FURTHERMORE, THE UNDERSIONED LAND SURVEYOR CREATER THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEOGRAF AS THE TORY IN THE RELES AND REGULATIONS OF THE GEOGRAF BOARD OF REGISTRATION FOR PROFESSIONAL PRODUCERS AND LAND SURVEYORS AND AS SET FORTH THE RELES.

ANTHONY GARMON GA R.L.S.# 3230

07-21-2025

Knoss what's below. Call before you dig. CONTRACTOR IS REQUIRED TO CALL AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION





1920 Railroad Street Statham Co. 30666 678-726-7582 garmonsurveying@gmail.com

LL:140/141 DISTRICT: 3RD G.M.D: 484 PLAT DATE: 07-21-2025 DRAWN BY: NP & JW JOB NO. 2025-53

COUNTY: WALTON

DRAWING NAME: 1975 WALL RD

CITY



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

STATE OF GEORGIA

COUNTY OF BARROW

BK: 4875 PG: 281 Filed and Recorded May-26-2021 03:53:22PM DOC#: D2021-009603 Real Estate Transfer Tax Paid \$47.00 1472021002391

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

#### <u>LIMITED</u> 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.

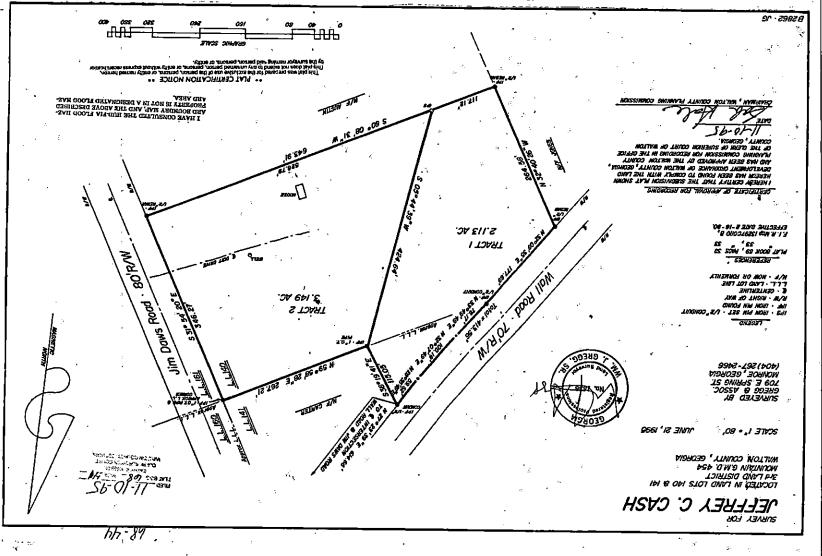
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

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

( )/\_

Notary Public

Ori M. Clay (Seal)







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	<b>Paid Date</b>	Amount	Paid	Balance
	Residential - Single Family Dwelling (SFD)		\$450.00		
Enlegica de la compansión	TOTAL: Permit Fees		\$450.00		\$450.00
	Check 13407 CHECK TOTAL 627.10	August 7, 2025		\$450.00	\$0.00

Cheryl Willard Permit Tech

Chenzl Willard

	BUILDING PERMIT NUMBER: 25-1028
Ì	SECTION 1 CONSTRUCTION SITE
ľ	ailt-
	Subdivision: Lot/Block: Building No.  Site Address: 1975 WALL RD. MUNROR CASUSSCITY/State: MUNROR CAST Zip: CAST
	tand District: Parcel: Zoning: Permit Type: Please Circle 30656
ķ	Single Family Dwelling   Addition   Accessory   Barndominium   Driveway   Deck   Demolition   Electrical   Evaluation   Gas   Guest House   Mechanical
	Mobile Home   Modular   Pool   Plumbing   Remodel   Roof
ار	SECTION 2 OWNER
1	1219/19701d MAD+141
Í	Owner Address: 1975 WALL DA City/State: MUNIUS CIT 7ip: 30656
Į	Owner Email: Home Phone: Mobile Phone:
	SECTION 3 CONTRACTOR
ſ	sole to the mil of a collection of the Paristic
	Contractor (Company Name): IIII AHE TTUCONIS U-0-13 C1435/C C141/BUI 101/G- Contractor Address: 108, 50 CLQ SULV. DID City/State: 5444/AHD CSA Zip: 3066/6
	Contractor Email: CH351CC LYDY Of Contractor Email: TO 560499 wile Phone #: TTO 560499
İ	Business License #:
	State License #: _RBT 000/// SEADVATION Date (MM-DD-YY):
1	COMPANIA CON CONTRACTOR
ľ	SECTION 4. SUBCONTRACTOR
لم	Subcontractor Affidavit Name of License Holder (Electrical): Member Methy in
	Business License#: BAROW COssimon Biction: HAROW Cos Expiration Date (MM-DD-YY): 12-31-25  State License #: FN 21676 [Expiration Date (MM-DD-YY): 6-30-2026
- 1	and the same of th
ı	Subcontractor Affidavit Name of License Holder (HVAC/Mech): SOULH SYMES ME NEG    Business License#: HSUSR 24-237 Issuing Jurisdiction: HA// LO, Expiration Date (MM-DD-YY): D/- 08-7024  State License #: CR 109591 Expiration Date (MM-DD-YY): 1/-30-7024
)	State License #: <u>CR 109591</u> Expiration Date (MM-DD-YY): 11-30-2026
	Subcontractor Affidavit Name of License Holder (Plumbing): Thor Miles
- 1	Business License#: 4665 Issuing Jurisdiction: BANKS CO Expiration Date (MM-DD-YY): 12-31-7026  State License #: M D208/142 Expiration Date (MM-DD-YY): 11-30-26
	Subcontractor Affidavit Name of License Holder (Gas):
	Business License#:
1	State License #:Expiration Date (MM-DD-YY):
Ì	
ŀ	SECTION SISCOPE OF WORK
	Describe Scope of Work: New Construction SINGE FAMILY
	Roof Pitch: X Construction Includes: Structural: Ves No Plumbing: Ves SHVAC: Ves No Electrical: Ves No Gas: Yes No Gas: No Electrical: Yes No Gas: Yes
	Basement Wall Height: N/A Basement Wall Type: Block Poured Basement Floor Area (SF): Heated A:/A Unheated
1	Bonus Room Floor Area[SF]: Heated: Unheated: 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): 3 of Fireplaces: Masonry & Prefat
- 1	Garage (SF): # of Fireplaces:   Masonry & Prefab  Exterior Finish: HAPON Content #Bathrooms: 2 #Bedrooms: 3 Total # Rooms:
- 1	Foundation Type: USIAD   Basement   Crawispace   Crawispace Area: MISC Floor Area(SF): Deck: Patio: 224
L	Type of Heating: GAS GELEC Gas Company:Power Company:Power Release: Yes No Gas Release: Yes No
	SECTION 6 APPLICANT CERTIFICATION
	As the contractor, builder, owner or authorized agent, I herby apply for a permit to construct/modify the structure as described
	herein and to ensure the following:
	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 doly upon issuant= of a
-	Certificate of Occupanty/Completion by the Department of Planning and Development  4 Applicant insist hold a valid Occupational Tax Certificate (business license) for the type of construction authorized by
	the permit LEXCEPTION. Occupational Tax Certificate is not required for a homeowner to construct/modify bis ber
	primary residence limited to construction of one new primary residence every two years [
	herry, serrory that I am the property owner or the authorized agent of the property owner and that all unformation companies
	nerepti is true and accurate
- 1	Applicant Signature: MCharloff College Printed Name of Applicant: MIChARL Holcosus
	and Allen m
-	Applicant Title. Out Oate Signed:  P. R. O. Staff Signature: (1010 of 1011) A. A. Date of Permit Issuance: 8 7 7 7