



# Planning and Development Department Case Information

Case Number: A25-0080

Meeting Date: Board of Appeals: 04-15-2025

Applicant:

John Taylor Sisk  
1810 Alcovy Mountain Road  
Monroe, Georgia 30655

Owner:

John Taylor & Mary Joanna Sisk  
1810 Alcovy Mountain Road  
Monroe, Georgia 30655

Current Zoning: A1

Request: Appeal Ordinance to have an open-air carport due to the architectural design of the home in lieu of the required enclosed garage.

Address: 81 Browning Shoals Road, Social Circle, Georgia 30025

Map Number: C1860014

Site Area: Property is 8.37 acres.

Character Area: Conservation

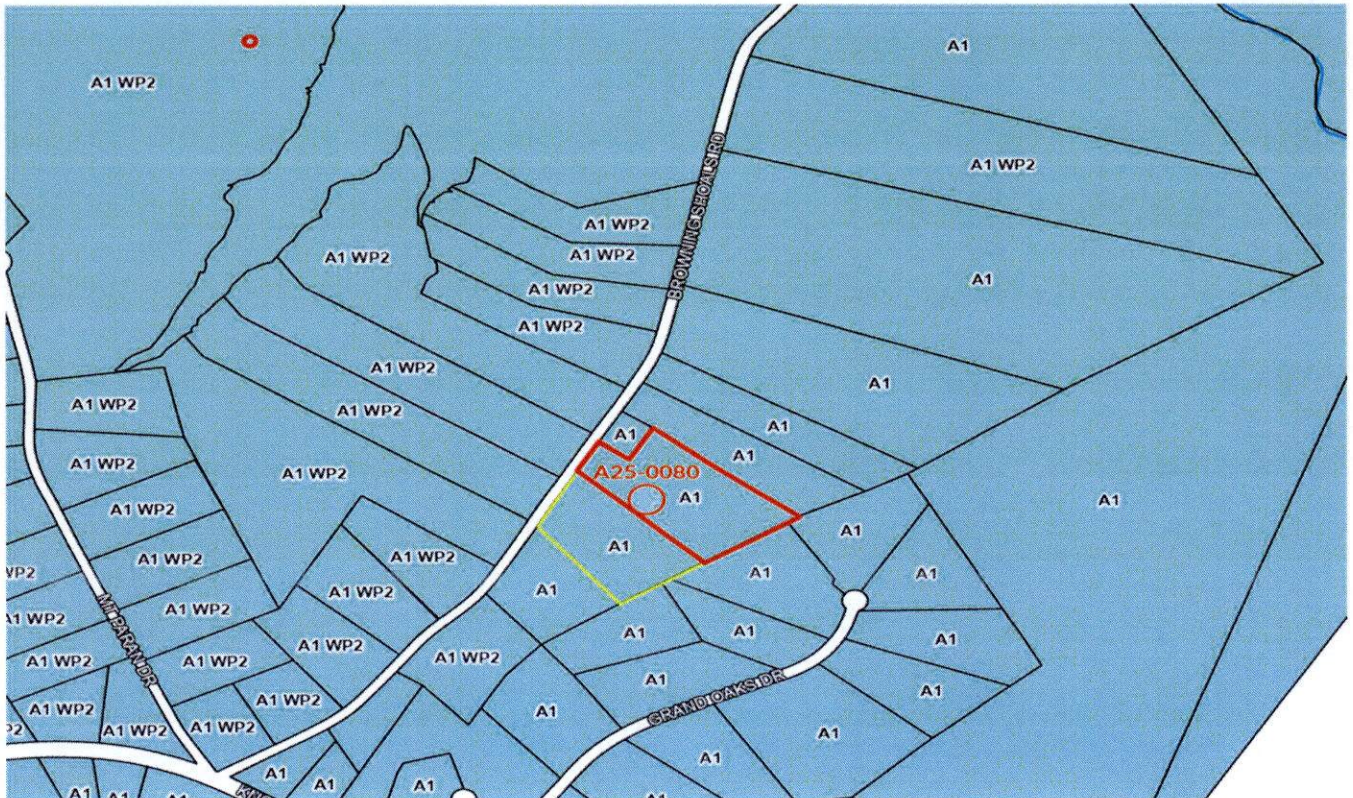
District 4: Commissioner – Lee Bradford

Board of Appeals – William Malcom



Existing Site Conditions: The property consists of 8.37 acres and is vacant.

The surrounding properties are zoned A1.

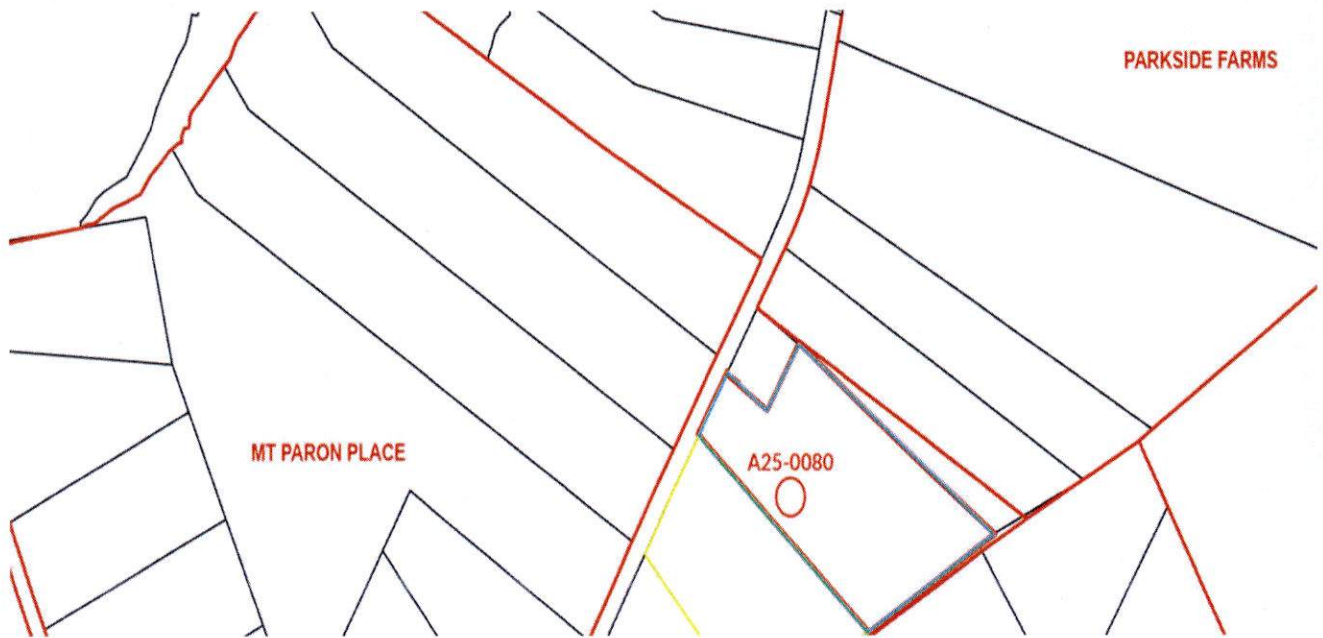


The Future Land Use Map for this property is Conservation.



The property is not in a Watershed Protection Area.

Surrounding Subdivisions:



**History:** No History

**Staff Comments:**

## **Section 120 Rural Estate District (A1)**

- m. The dwelling shall include an attached or detached, enclosed two-car garage having a minimum 5:12 roof pitch.

## **Article 3 Part 2 Board of Appeals**

### **Section 100 Duties and Powers of the Board of Appeals**

The Board of Appeals shall have the following powers, as well as others significantly authorized in this Ordinance:

#### A. Appeals

To hear and decide appeals where it is alleged there is an error in any order, requirement,

permit, decision, determination or refusal made by an administrative officer in the enforcement of this Ordinance. The Board of appeals shall have additional powers as may be granted to it by any other ordinance, including, but not limited to, determination of appeals from the refusal of an administrative official to issue a license or permit. A failure to act shall not be construed to be an order, requirement or decision within the meaning of this Article.

Walton County Board of Appeals Application

\*\*\*Please Type or Print Legibly\*\*\*

Variance/Special Exception/Appeal # A25-0080

Board of Appeals Meeting Date 4-15-2025 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 C1860014 Zoning District: A1 Commission District 4-Lee Bradford

Applicant Name/Address/Phone #

John Taylor Sisk  
1810 Alcouly Mtn. RD  
MONROE, GA 30655  
Phone # 770-780-8169

Property Owner Name/Address/Phone

John Taylor Sisk & Mary Joanna Sisk  
1810 Alcouly Mtn. RD  
MONROE, GA 30655  
Phone # 770-780-8169

E-mail: taylor@brownoilcompany.com

Type Request: \_\_\_\_\_ VARIANCE  SPECIAL EXCEPTION  APPEAL

Property Location Browning Shoals RD. Social Circle 30025 Acreage 8.37

\* Describe Variance/Special Exception/Appeal: Letter -  
To have an open air carport which will  
match the home.

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

Letter - See attached

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 John Sisk Date 2/10/2025 Fee Paid: \$ 200.00

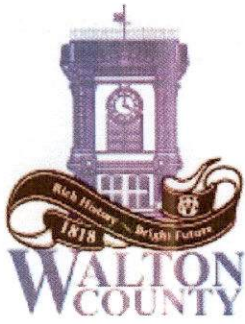
PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

Administrative Variance granted per Article 14 Section 180

P & D Official: \_\_\_\_\_ Date: \_\_\_\_\_

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date



**Walton County**

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

# INSPECTION CARD

**Permit #: 25-0141**

Permit Type : Residential - Single Family Dwelling

**SetBacks:** Front: 50 Rear: 40 Right: 15 Left: 15

**Address:** 0 BROWNING SHOALS RD

**Property:**

**Owner:** JOHN TAYLOR SISK

**Description of Work:** 2STRY/ 4BEDRM/2.5BATH/ 4-OTR /  
 1751FSTFL/ 782SECFL/ 2533HEATSQFT/ 1MASONRY  
 FIREPLACE/ SLAB

**Expiration Date:** February 6, 2026  
**Contractor:** JOHN TAYLOR SISK

**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		

**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**

# House Plan Zone, LLC.

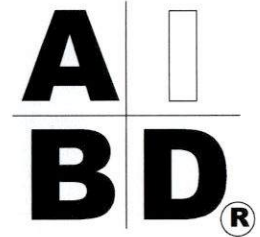


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## STANDARD ABBREVIATIONS

@	AT	LY	LIGHT
#	POUNDS	LIN	LINEN
APPROX	APPROXIMATELY	MANUF	MANUFACTURER
BASE	BASEMENT	MAS	MASONRY
BT	BETWEEN	MAX	MAXIMUM
BLK	BLOCK	MFL	METAL
BLKS	BLOCKING	MIN	MINIMUM
BD	BOARD	N.I.C.	NOT IN CONTRACT
BDT	BOTTOM	O.C.	ON CENTER
BLDS	BUILDING	O.C.	ON CENTER
		OPT	OPTIONAL
ZAB	CABINET	O.S.B.	ORIENTED STRAND BOARD
CLS	CEILING	OS	OWNER TO SELECT
CLM	CLIM	OS	OWNER TO SELECT
CLD	CLOSET	OS	OWNER TO SELECT
COL	COLUMN	PG	PAGE
COLS	COLUMNS	PAN	PANTRY
CONG	CONCRETE	PL	PLATE
CON	CONCRETE MASONRY UNIT	P	PLATE
C.U.	CONDENSOR UNIT	PLYWD	PLYWOOD
CONN	CONNECTION	PLYD	PLYWOOD
CONT	CONTINUOUS	PLY	POLYETHYLENE
COVERG	COVERING	PBS	POUNDS PER SQUARE INCH
CS	CROWN MOULDING	PRE-FAB	PRE-FABRICATED
DECO	DECORATIVE	REF	REFERENCE
DET	DETAIL	REF	REFRIGERATOR
DIA	DIAMETER	RENF	REINFORCED
DIM	DIMENSION	R	RIB
DBL	DOUBLE	R.A.	RETURN AIR
DF	DOUBLE FIN	R.G.S.	RETURN AIR GRILLE
D	DRYER	REQD	REQUIRED
EACH	EACH	SCR	SCREEN
ELEV	ELEVATION	SHLV	SHELVES
ENG	ENGINEER	SHR	SHOWER
		SHR	SHOWER
FT	FEET	SST	SIMPSON STRONG TIE
FFL	FINISHED FLOOR LINE	SP	SOUTH SIDE
FIN	FINISH	SPECS	SPECIFICATIONS
F.C.	FIRE CODE	SQ	SQUARE
FK	FLOOR	SQ	SQUARE FOOTAGE
FG	FOOTING	STL	STEEL
FOUND	FOUNDATION	THK	THICK
FR	FREEZER	THS	THICKNESS
		TD	TO BE DETERMINED
GA	GAUGE	TR	TRANSOM
GALV	GALVANIZED	TYP	TYPICAL
GTF	GYPESUM	U.C.	UNDER THE COUNTER
		UTL	UTILITY
HDR	HEADER	VAN	VANITY
HVAC	HEATING VENTILATION & AIR CONDITIONING	VERT	VERTICAL
HT	HEIGHT		
HTS	HEIGHTS	RH	RATHER HEATER
HORIZ	HORIZONTAL	PL	PLASTER
		PTH	PTH
IN	INCHES	PTH	PTH
INCL	INCLUDE	PKN	PAN
INSUL	INSULATION	PKM	PURE MESH
		PI	PAT
JT	JOINT	PD	POOD
JST	JOIST	PFOM	WOOD FRAME CONSTRUCTION MANUAL
JSTS	JOISTS		



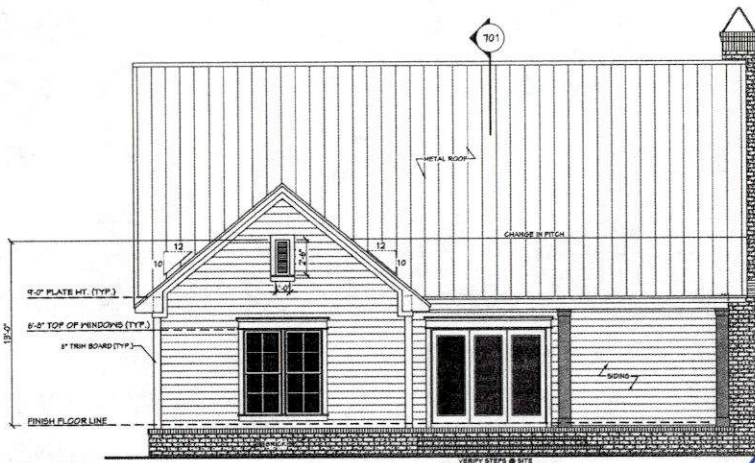
## SHEET INDEX:

- 1 COVER SHEET
- 2 FOUNDATION PLAN
- 3 FLOOR PLANS
- 4 EXTERIOR VIEWS
- 5 EXTERIOR VIEWS
- 6 ROOF PLAN
- 7 SECTION & CABINETS
- 8 ELECTRICAL PLANS
- 9 OPTIONAL CARPORT PLAN

**CODE DISCLAIMER:**  
 1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.  
 2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.  
 3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOISTS SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2015 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.  
 4. ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.  
 5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

# BB-2533

Date:	06.02.19
Drawn By:	J.A.B.
SHEET NUMBER	
1	



501 REAR VIEW  
SCALE 1/4" = 1'-0"

There will be a breezeway to attach to open air carport.



502 LEFT VIEW  
SCALE 1/4" = 1'-0"

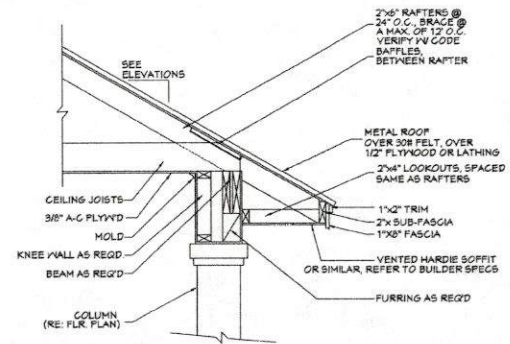
**EXTERIOR ELEVATION NOTES:**  
 1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.  
 2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.  
 3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.  
 4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.  
 5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.  
 6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

**WALL/ROOF FASTENING DETAILS**  
SCALE 1/4" = 1'-0"

**NAIL SIZE SPACING FOR WALL SHEATHING**  
 3d NAILS  
 MIN. OF 1 1/8" O.S.B.  
 EDGE SPACING = 4" O.C.  
 INTERIOR SPACING = 12" O.C.

**NAIL SIZE SPACING FOR ROOF SHEATHING**  
 3d NAILS  
 MIN. OF 3/8" O.S.B.  
 EDGE SPACING = 4" O.C.  
 INTERIOR SPACING = 4" O.C.

**NOTES:**  
 1. ALL EXTERIOR SHEATHING TO EXTEND FROM BOTTOM OF BOTTOM PLATE TO THE TOP OF THE TOP PLATE.  
 2. PROVIDE 2x4 OR GREATER COLLAR TIES ON EACH RAFTER IN THE UPPER THIRD OF ATTIC AND ATTACHED TO RAFTERS WITH 3" DIAMETER NAILS ON EACH SIDE.  
 3. SHingles OR OTHER ROOF MATERIALS TO BE FASTENED AS PER MANUFACTURER'S INSTRUCTIONS FOR HIGH WIND APPLICATIONS.  
 4. EXTERIOR WALL FINISHES TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS BASED ON HIGH WIND APPLICATIONS.



503 PORCH CORNICE DETAIL  
SCALE 3/4" = 1'-0"

NOTE: CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.

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Pre-Drawn Plan ID:  
**BB-2533**

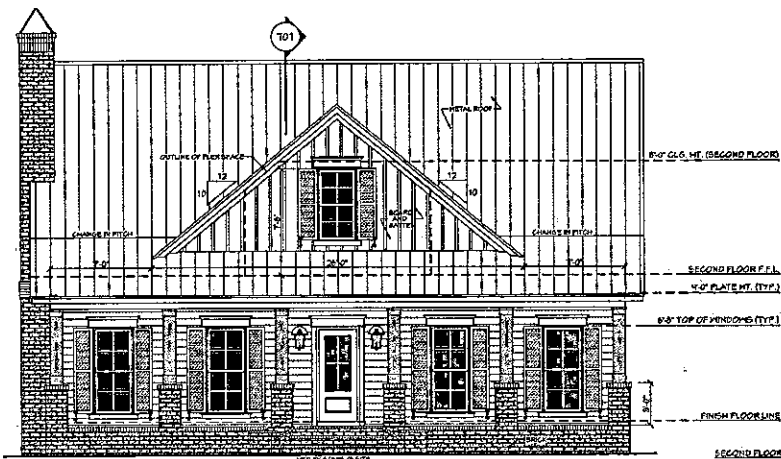
House Plan Zone, LLC has conducted field and office inspections of these plans and the construction of these plans. The construction of these plans shall be in accordance with the building codes and ordinances in effect at the time of construction. The construction of these plans shall be in accordance with the building codes and ordinances in effect at the time of construction. The construction of these plans shall be in accordance with the building codes and ordinances in effect at the time of construction. The construction of these plans shall be in accordance with the building codes and ordinances in effect at the time of construction.

Date: 08.02.19  
 Drawn By: J.A.B.

SHEET NUMBER  
**5**



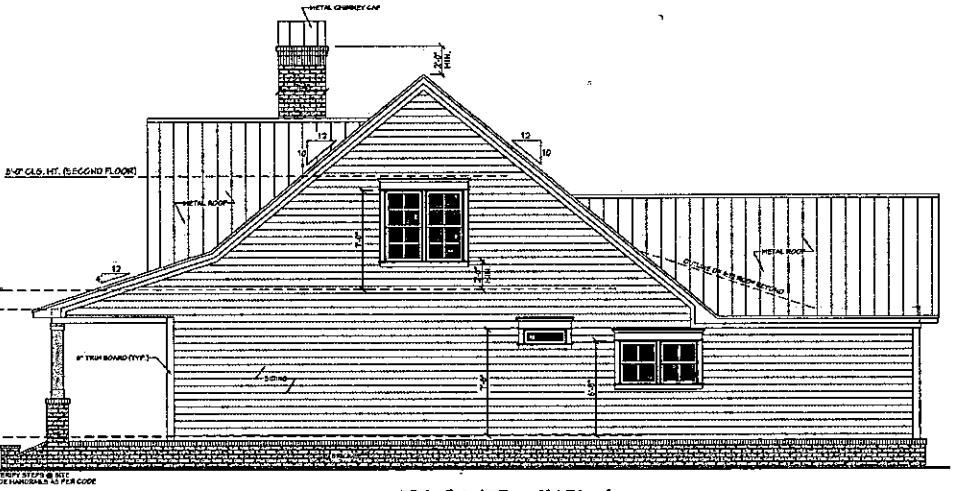




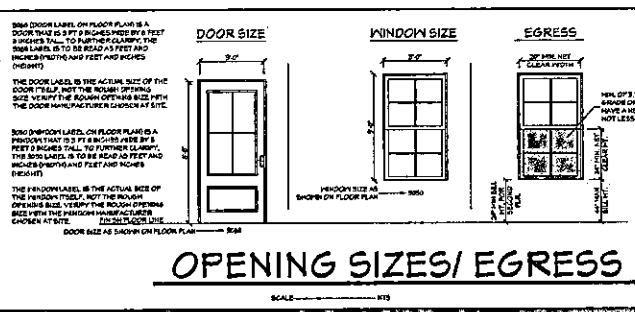
401 **FRONT VIEW**  
SCALE 1/4" = 1'-0"

**EXTERIOR ELEVATION NOTES:**

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
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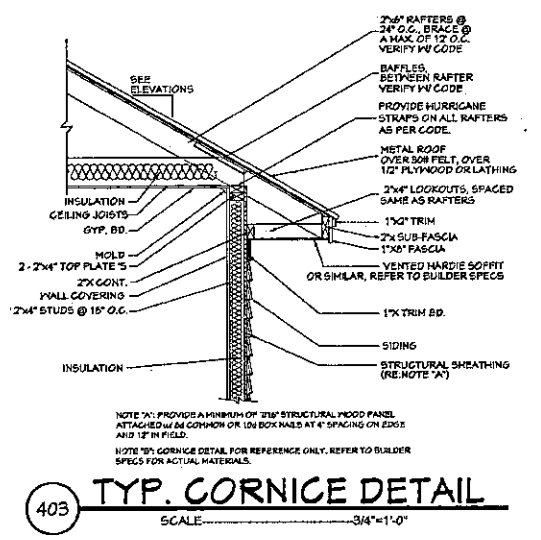
402 **RIGHT VIEW**  
SCALE 1/4" = 1'-0"



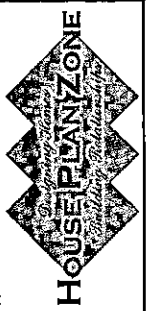
**DOOR SIZE:** THE DOOR LABEL ON FLOOR PLAN IS A DOOR MADE 3/8" BICHARD PEEBLES & SONS... THE DOOR LABEL IS THE ACTUAL SIZE OF THE DOOR FRAME... THE DOOR LABEL IS TO BE READ IN FEET AND INCHES (NOT FEET AND FRACTIONS).

**WINDOW SIZE:** THE WINDOW LABEL ON FLOOR PLAN IS A WINDOW THAT IS 3/8" BICHARD PEEBLES & SONS... THE WINDOW LABEL IS TO BE READ IN FEET AND INCHES (NOT FEET AND FRACTIONS).

**EGRESS:** MIN. OF 5.7 SQUARE FEET... MIN. CLEAR HEIGHT OF 20 INCHES... MIN. CLEAR WIDTH OF 20 INCHES... MIN. CLEAR HEIGHT OF 20 INCHES... MIN. CLEAR WIDTH OF 20 INCHES... MIN. CLEAR HEIGHT OF 20 INCHES... MIN. CLEAR WIDTH OF 20 INCHES...



403 **TYP. CORNICE DETAIL**  
SCALE 3/4" = 1'-0"



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Email: [sales@hpzplans.com](mailto:sales@hpzplans.com)  
Phone: 601.536.3254  
Fax: 1.800.574.1387



Pre-Drawn Plan ID:  
**BB-2533**

Date: 08.02.19  
Drawn By: J.A.B.

SHEET NUMBER  
**4**

John Taylor Sisk  
Browning Shoals Road  
Social Circle, GA 30025

February 10, 2025

Dear Walton County Board of Appeals,

I am writing to you to ask for your consideration in granting me approval for a variance at Browning Shoals Road (Parcel C1860014). Please review the attached elevations of the home that I am planning to build at said property. I am building a 30' by 40' custom stick built barn with lean to's on each side. This barn will be very detailed with a Standing seam black metal roof and custom rough cut pine siding that was removed from the property. The barn will be used for storage of boats, atv's, tractors, lawn mowers, Christmas décor, storage etc etc. The style of home that my wife and I are trying to achieve call's for a open carport, with a gable roof to match the house. The carport will be attached to the home with a breezeway. All gables will have matching Hardie shake just like the gables on the home. The carport posts will be bricked up approximately 3 feet to match the columns on the house, front and rear. Construction of the carport will be identical to the house in all of its finishes and completely attached to the home via breezeway. I hope that the elevations provided answer all of your questions about the aesthetics that we are trying to achieve and I hope that you will give your utmost consideration in granting me this variance.

Sincerely,

John Taylor Sisk