



## Planning and Development Department Case Information

Case Number: A25-0060

Meeting Date: Board of Appeals: 03-18-2025

Applicant:  
Rusty Eggers  
3643 Saddlebrook Drive  
Loganville, Georgia 30052

Owners:  
Russell & Dana Eggers  
3643 Saddlebrook Drive  
Loganville, Georgia 30052

Current Zoning: R1

Request: Appeal Ordinance to have a 2,400 sq. ft. accessory building in R1 zoning to park RV, pontoon boat and motorcycles.

Address: 3643 Saddlebrook Drive, Loganville, Georgia 30052

Map Number: N050A016

Site Area: Property is 1.00 acre.

Character Area: Suburban

District 1: Commissioner – Bo Warren

Board of Appeals – Jim Cleveland

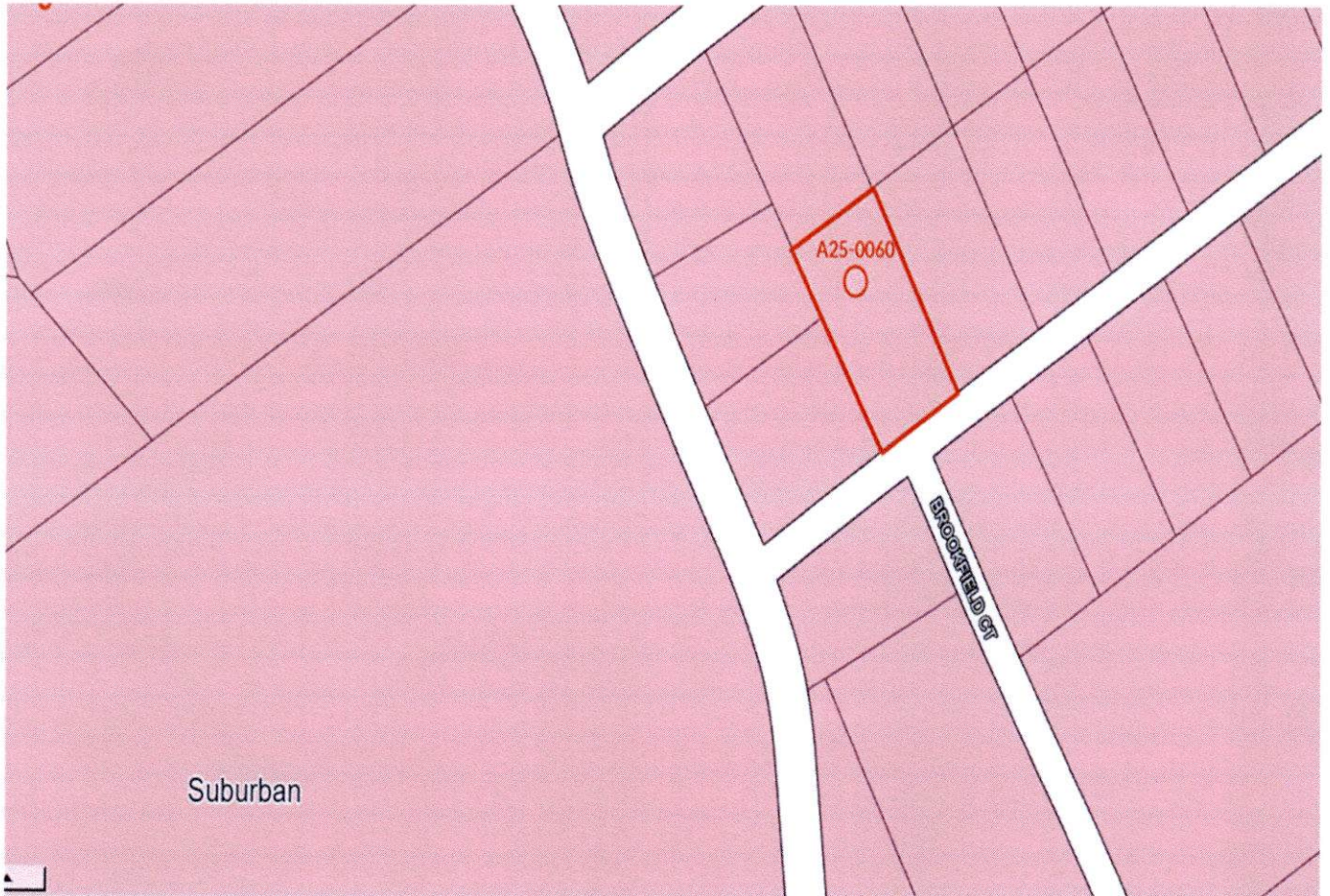
Existing Site Conditions: The property consists of 1.00 acre and has a house and a small accessory building on it.



The surrounding properties are zoned R1.



The Future Land Use Map for this property is Suburban.



The property is not in a Watershed Protection Area.

Surrounding Subdivisions:



**History:** No History

**Staff Comments:**

## **Part 2 Accessory Uses**

### **Section 100 General Standards**

- A. All accessory buildings, structures, and uses of land, including off-street parking, shall be located on the same lot as the principal building(s) to which they are accessory.
1. All accessory buildings or structures shall be located in the rear yard or in the side yard behind the front yard setback line. Excluded are tracts of land 5 acres or greater, whereas accessory uses shall not be located in the minimum required front yard setback.
  2. Except in A, A1 and A2 Districts no accessory building shall be utilized unless the principal structure is also occupied. (1-4-22)
  3. No accessory structure shall be closer than five feet from an abutting property line.

4. Temporary buildings used in conjunction with construction work only may be permitted in any district and shall be removed immediately upon completion of construction.
5. The following cumulative square footage restrictions shall apply to accessory buildings within R1 platted subdivisions: (1-4-22)

Property Size	Cumulative Area
0 to 0.499 acres	600 sq. ft.
0.5 to 0.999 acres	900 sq. ft.
1 to 4.999 acres	1200 sq. ft.
5 or more acres	2000 sq. ft.

## **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 # A25-0060

Board of Appeals Meeting Date 3-18-2025 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 N050A016 Zoning District: R1 Commission District: 1-Bo Warren

Applicant Name/Address/Phone # <u>Rusty Eggers</u> <u>3643 Saddlebrook Dr</u> <u>Loganville GA 30052</u> Phone # <u>678 613 2954</u> E-mail: <u>rustyeggers04@gmail.com</u>	Property Owner Name/Address/Phone <u>Russell W + Dana I Eggers</u> <u>3643 Saddlebrook Drive</u> <u>Loganville, Ga. 30052</u> Phone # _____
Type Request: <u>VARIANCE</u> <input type="checkbox"/> <u>SPECIAL EXCEPTION</u> <input checked="" type="checkbox"/> <u>APPEAL</u> <input type="checkbox"/>	Property Location <u>3643 Saddlebrook Dr</u> Acreage <u>1</u>
Describe Variance/Special Exception/Appeal: <u>would like to build a 2400 sq ft</u> <u>Garage in my back yard next to house RV, Pontiac</u> <u>4x4, motorcycles - No HOA &amp; No covenants</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: _____ _____ _____	
Public Water: <input checked="" type="checkbox"/> Well: _____ Public Sewer: _____ Septic Tank: <input checked="" type="checkbox"/>	
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 <u>[Signature]</u> Date <u>2.3.25</u> Fee Paid: \$ <u>200.00</u>	
<b>PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P &amp; D OFFICE</b>	
Administrative Variance granted per Article 14 Section 180	
P & D Official: _____	Date: _____
I HEREBY WITHDRAW THE ABOVE APPLICATION _____	Date _____

