



## Planning and Development Department Case Information

Case Number: A25-0057

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

Applicant:  
Keith Thompson  
1242 Dean Hill Road  
Monroe, Georgia 30655

Owners:  
Keith & Danette Thompson  
1242 Dean Hill Road  
Monroe, Georgia 30655

Current Zoning: A1

Request: Appeal Ordinance to have accessory building in front yard.

Address: 1242 Dean Hill Road, Monroe, Georgia 30655

Map Number: N103E008

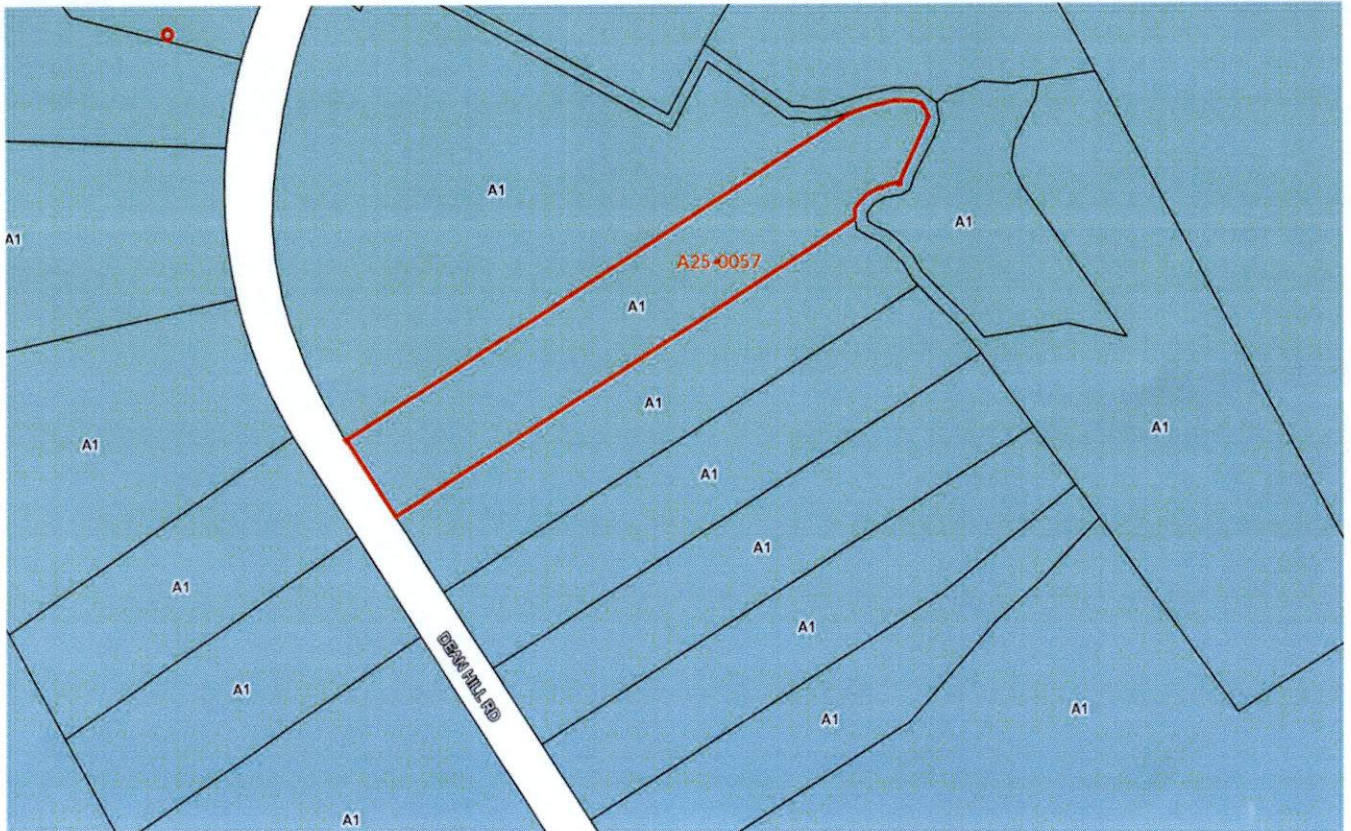
Site Area: Property is 3.87 acres.

Character Area: Suburban

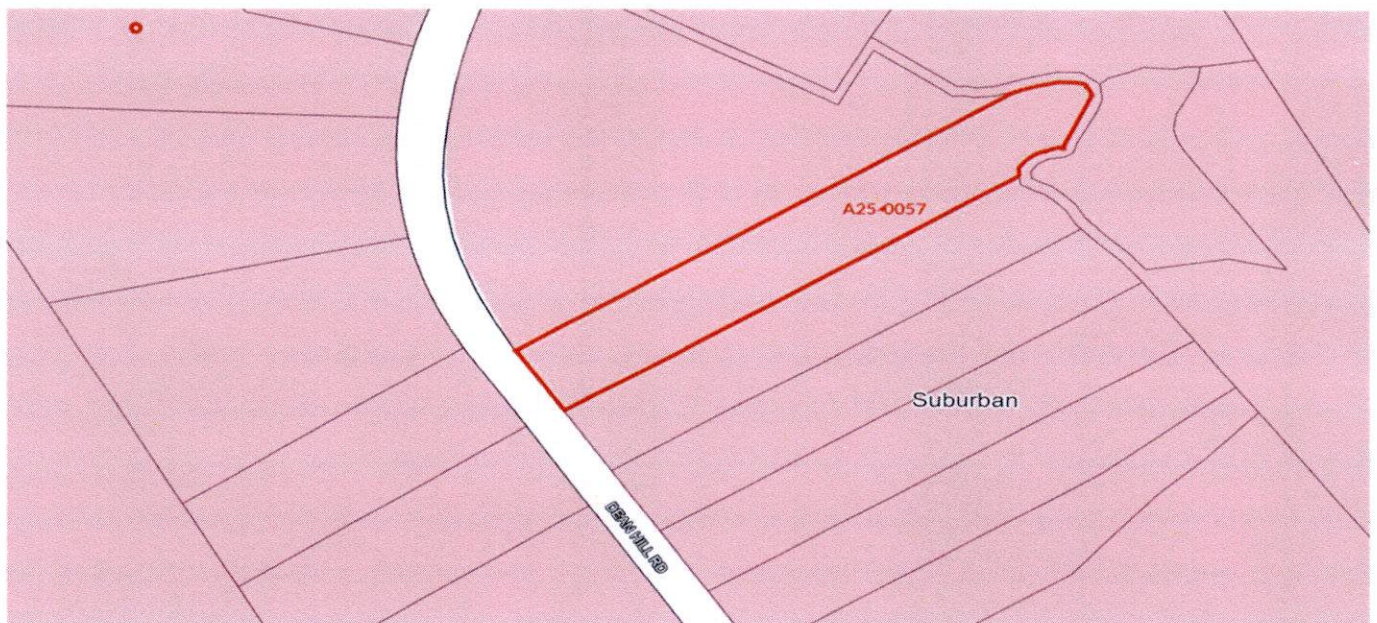
District 4: Commissioner – Lee Bradford Board of Appeals – William Malcom



Existing Site Conditions: The property consists of 3.87 acres and has a house on it. The surrounding properties are zoned A1.



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.

## **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 # A25-0057

Board of Appeals Meeting Date 3-18-2025 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 N103E008 Zoning District: A1 Commission District: 4-Lee Bradford

Applicant Name/Address/Phone # <u>Keith Thompson</u> <u>1242 Dean Hill Rd</u> <u>Monroe, GA 30655</u> Phone # <u>404-977-2062</u> E-mail: <u>ktthompson@yahoo.com</u>	Property Owner Name/Address/Phone <u>Keith Thompson</u> <u>1242 Dean Hill Rd</u> <u>Monroe, GA 30655</u> Phone # <u>404-977-2062</u>
Type Request: <input type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input checked="" type="checkbox"/> APPEAL	
Property Location <u>1242 Dean Hill Rd</u> Acreage <u>3.87</u>	
Describe Variance/Special Exception/Appeal: <u>With the sewer top at a downward slope of the property and house sitting back 600 ft from the main road, there is no room to have a septic base or behind existing house. It would create an extreme hardship and impossible to build on. Requesting to put accessory building in front yard.</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>Due to the narrow width and sewer top of the property a work shed would have to placed in the front of house w/ plenty room to leave as many trees as possible. Average home is set back 300 ft from road for neighbors</u>	
Public Water: <input type="checkbox"/> Well: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Septic Tank: <input 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>2/3/2025</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 _____



