



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

Case Number: V26-0099

Board of Appeals Meeting Date: May 19, 2026

Applicant:

Dennis Godnyuk
77 Wallace Drive
Winder, Georgia 30680

Owner:

Audrey Renee Moon
1358 Carl Bethlehem Road
Auburn, Georgia 30011

Property Information:

- **Address:** John W. Breedlove Road, Monroe, Georgia 30656
- **Map Number:** C1630136A00
- **Site Area:** 10.17 acres
- **Current Zoning:** A1
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** N/A

District Representation:

- **Commissioner (District 4):** Lee Bradford
- **Board of Appeals Member:** Michelle Trammel

Request: Variance to reduce lot width on 10.17 acres to create 2 buildable 5-acre lots with Lot 2 being lot width 100' and Lot 3 being lot width 103'.

Existing Site Conditions: The property was part of a 12.48 acre lot. The surrounding properties are A1 and A2.

Property History: No History

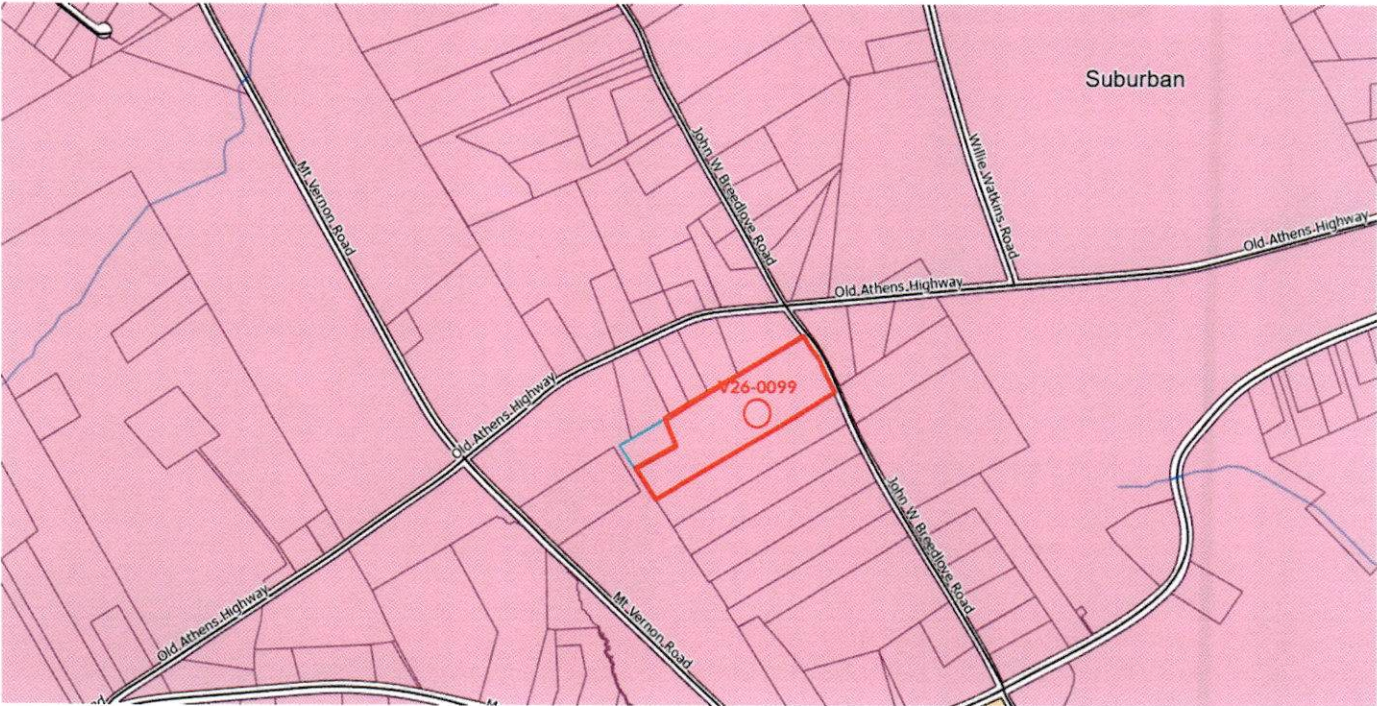


The surrounding properties are zoned A1 and A2.



The property is not in a Watershed Protection Area.

The Future Land Use Map for this property is Suburban.



Staff Comments: The parent parcel was C1630136 which contained 12.48 acres - 10.17 acres was cut off to make 2 buildable lots.

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 # V260099

Board of Appeals Meeting Date 5-19-26 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 Zoning District: A1 Commission District: 4 - Lee Bradford
C1630136A00

Applicant Name/Address/Phone #

Dennis Godnyak
77 Wallace Dr.
Winder, GA 30080
(404) 801 7857

Property Owner Name/Address/Phone

Audrey Rene Moon
1358 Carl Betts Rd
Albany GA 30011

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location Tax Parcel C1630136A00 Acreage 10.17

Describe Variance/Special Exception/Appeal: Splitting the 10.17 acre lot into 2 - 5 acre lots. - 1 being 100' of lot width and the other one being 103' lot width.
State Reason for request and how these reasons satisfy Article 14 Standards of Review: _____

Looking to build a home for our family and a second home down the line for parents/in-laws.

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 Dennis Godnyak Date April 1 2026 Fee Paid: \$ 500

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

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

AUTHORIZATION
BY PROPERTY OWNER

I SWEAR THAT I AM THE PROPERTY OWNER OF THE PROPERTY WHICH IS THE SUBJECT MATTER OF THE ATTACHED PETITION FOR VARIANCE/APPEAL APPLICATION, AS IS SHOWN IN THE RECORDS OF WALTON COUNTY, GEORGIA.

I authorize the named below to act as Applicant in the pursuit of a Petition for Variance/Appeal Application.

Name of Applicant: Dennis Godnyuk
Address: 77 wallace Dr Winder, GA 30680

Location of Property: JOHN W. BREEDLOVE RD
MONROE GA 30656

Map/Parcel Number: C1630136A00

[Signature] Property Owner Signature
Print Name: Rene Moon Property Owner Signature
Address: 950 John W. Breedlove Rd Address: _____
Monroe GA
30656

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Morgan Knight Notary Public
4/2/26 Date



