



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

Case Number: V25-0380

Board of Appeals Meeting Date: January 20, 2026

Applicant:

Brandon Hayes
P.O. Box 267
Monroe, Georgia 30655

Owners:

Richard Wesley Leder &
Katherine Leder
2501 Aniki Bee Drive
Monroe, Georgia 30656

Property Information:

- **Address:** 2501 Aniki Bee Drive
- **Map Number:** N075H004
- **Site Area:** 1.47 acres
- **Current Zoning:** R1
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Alcovy River

District Representation:

- **Commissioner (District 3):** Timmy Shelnutt
- **Board of Appeals Member:** John Pringle

Request: Variance to allow a 1,200 sq. ft. accessory in an R1 zoning.

Existing Site Conditions: The property currently includes a house.
The surrounding properties are R1.

Property 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.

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 # V25-0380

Board of Appeals Meeting Date 01-20-2026 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 W25H⁰⁰⁴ Zoning District: R1 Commission District: 3 - Timmy Shelnett

Applicant Name/Address/Phone #

Brandon Hayes
P.O. Box 267 / Monroe, GA 30655
678-235-1953

Property Owner Name/Address/Phone

Wesley Irdner
2501 Aniki Bee Dr
(770) 652 0002

Type Request: ☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ APPEAL

Property Location 2501 Aniki Bee Dr Acreage 1.47

Describe Variance/Special Exception/Appeal: Requesting to place a
30x40 metal Building with a total of
1200 sqft.

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

Building exceeds max sqft.

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 [Signature] Date 12/1/25 Fee Paid: \$ 500.00

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: Brandon Hayes

Address: PO Box 267, Monroe, GA 30655

Location of Property: 2501 Aniki Bee Dr

Monroe, GA 30656

Map/Parcel Number: N075 H004

[Signature]
Property Owner Signature

Print Name: Wes Loder

Address: 2501 Aniki Bee

Property Owner Signature

Print Name: _____

Address: _____

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.

[Signature]
Notary Public

12/2/2025
Date



Participant ID: 318205756

BK: 128 PG: 60-60
Filed and Recorded
12-19-2024 02:34 PM
DOC# P2024-000337

Karen P. David
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY

THIS BLOCK IS RESERVED FOR
THE CLERK OF SUPERIOR COURT

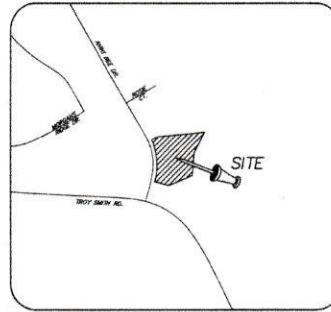
A TOPCON GTS-26 TOTAL STATION
was used to obtain the linear and angular
measurements used in the preparation of this plat.

The field data upon which this plat is based has
a closure precision of one foot in 21,500 feet
and an angular error of $\frac{1}{2}$ per angle point
and was adjusted using the compass rule.

This survey has been calculated for closure and
is found to be accurate within one foot in
211,800 feet.

FLOOD NOTE:

NO FLOOD HAZARD ZONE EXISTS ON
SITE AS PER F.I.R.M. COMMUNITY PANEL
No. 13297C0110F, DATED 12/15/2022.



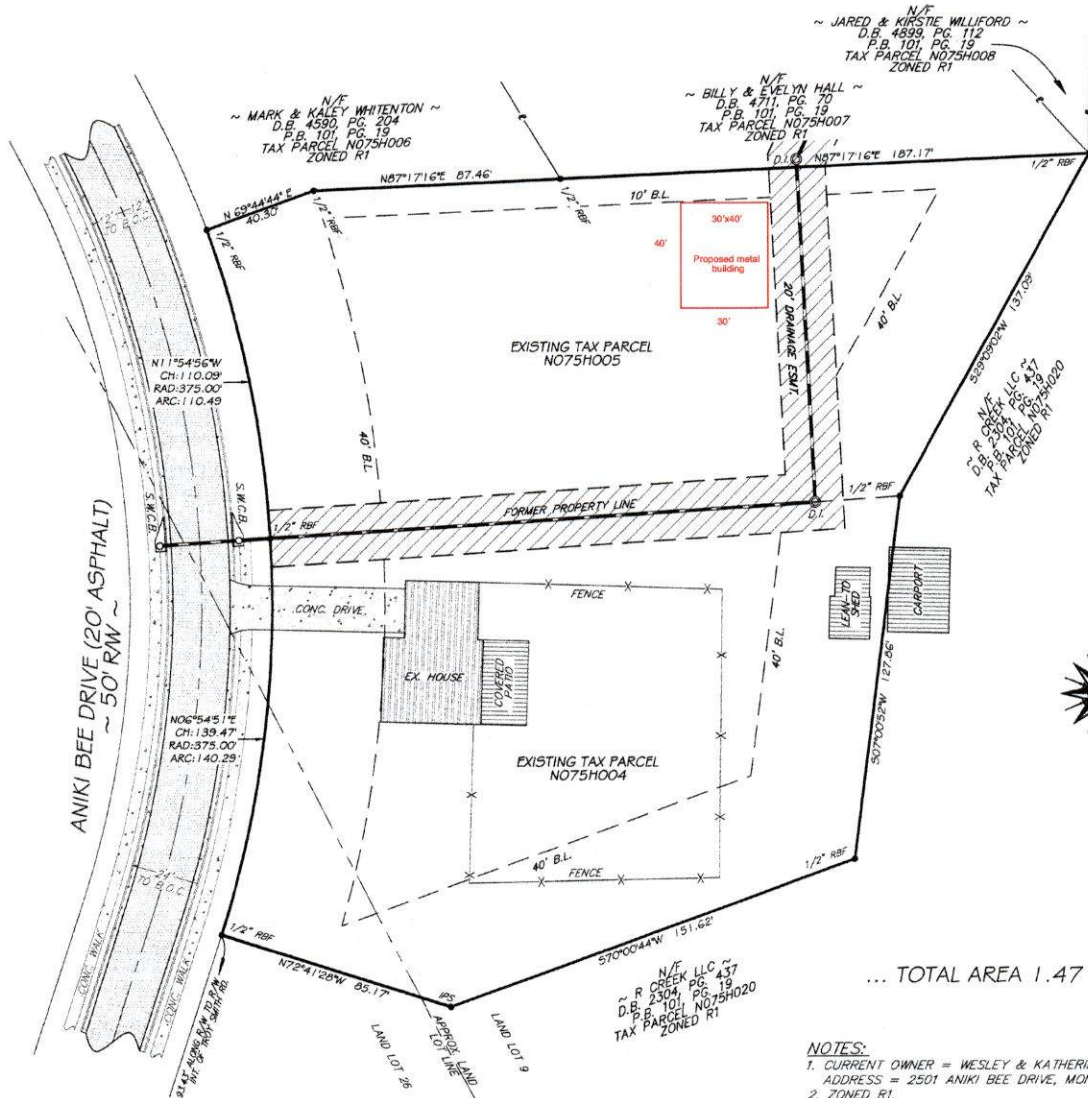
SITE LOCATION: NOT TO SCALE
REFERENCE: AERO ATLAS

SURVEYOR'S CERTIFICATION: (1)

As required by subsection (d) of O.C.G.A. Section 15-6-87,
this plat has been prepared by a land surveyor and approved
by all applicable local jurisdictions for recording as evidenced
by approval certificates, signatures, stamps, or statements
hereon. Such approvals or affirmations should be confirmed
with appropriate governmental bodies by any purchaser or user
of this plat as to intended use of any parcel. Furthermore,
the undersigned land surveyor certifies that this plat complies
with the minimum technical standards for property surveys in
Georgia as set forth in the rules and regulations of the
Georgia Board of Registration for Professional Engineers and
Land Surveyors and as set forth in O.C.G.A. Section 15-6-87.

W.T. Dunahoo (GA RLS #5377)

12/19/2024
Date



... TOTAL AREA 1.47 ACRES ...

APPROVAL FOR RECORDING:

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT, MAP, OR PLAN FOR FILING:

Ronald C. Smith
WALTON COUNTY PLANNING AND DEVELOPMENT

12/19/2024
DATE

NOTES:

1. CURRENT OWNER = WESLEY & KATHERINE LEDER
ADDRESS = 2501 ANIKI BEE DRIVE, MONROE, GA 30656.
2. ZONED R1.
3. BUILDING SETBACKS:
FRONT = 40'
SIDE = 10'
REAR = 40'
4. THE PURPOSE OF THE SURVEY IS TO COMBINE TAX PARCELS
N075H004 AND N075H005.
5. TAX PARCEL N075H004 = 1.47 ACRES ONCE COMBINATION IS
COMPLETE.

~ LEGEND ~

R/W = RIGHT OF WAY
IPS = IRON PIN SET (1/2" OPEN TOP)
RBF = REBAR FOUND
-E- = PROPERTY LINE
CON F = CONDUIT FOUND
D.I. = DROP INLET
S.W.C.B. = SINGLE WINGED CATCH BASIN

REFERENCE:

BEING LOTS 4 & 5 OF A FINAL SUBDIVISION PLAT FOR ROSE CREEK SUBDIVISION
BY DILLS JONES & ASSOCIATES, INC. DATED: 10/04/2006. (P.B. 101, PG. 19)



SURVEY FOR		STATE OF GEORGIA	
WESLEY LEDER			
LAND LOT & DISTRICT	COUNTY	SCALE	DATE
LAND LOTS 9 & 26, 4TH DISTRICT	WALTON	1"=30'	12/16/2024
W. T. DUNAHOO AND ASSOCIATES, L.L.C.			
P.O. BOX 163 300 W. 44TH ST. WYOMING, GEORGIA		(770) 867-3911	