

**APPROVAL OF A SPECIAL EXCEPTION VARIANCE
FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA**

TITLE

A Resolution granting approval of a Special Exception Variance based upon the allowances under Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Special Exception Variance pursuant to an application requesting approval of a Special Exception Variance on property owned by Jamey David & Susan Alford Joyner Tinch submitted on November 21, 2013.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Special Exception Variance approval submitted by Susan Tinch on November 21, 2013, regarding property owned by Jamey David & Susan Alford Joyner Tinch on a ±1.29 acre tract of land located on the west side of Pine Hill Circle in the 225th G.M.D., Oconee County, Georgia, (TP# C-5A-21A) the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. An Resolution granting Special Exception Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted for the purpose of relief from Unified Development Code Section 409.01, to reduce the minimum setback for a principal building.

Said Special Exception Variance is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

SECTION 2. Severability. It is intended that the provisions of this Resolution be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Resolution.

SECTION 3. Effective Date. This Resolution shall take effect this date.

Said Special Exception Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by same at its regular meeting on January 7, 2014.

ADOPTED AND APPROVED, this 7th day of January, 2014.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: *G. Melvin Davis*
G. Melvin Davis, Chairman

Jim Luke
Jim Luke, Member

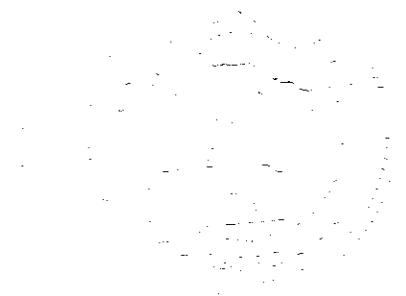
John Daniell
John Daniell, Member

Margaret S, Hale, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

Jane S. Greathouse
Jane Greathouse
Clerk, Board of Commissioners



SPECIAL EXCEPTION VARIANCE NARRATIVE

To: Oconee County Board of Commissioners, and Planning Department

Dear Sir or Madam:

As the property owner of 1091 Pine Hill Circle, Watkinsville, GA, I am requesting approval of Special Exception Variance to provide relief from the requirement of a 25' side set back as defined in Unified development Code-Section 409.01 in order to construct an attached garage. Although the property is 1.29 acres, there is only one reasonable location for the garage. Building a standard size 2 car garage, 25' X 26' would situate the outside wall of the garage 12' from the side property line. This construction would improve the functionality and value of this property, and therefore the tax assessment value and revenue to Oconee County.

The reasons that the garage should be situated in the proposed location are:

- It is at the end of the existing driveway
- It is on a side of the house without windows, except for one bathroom window
- No loss of back yard fenced area would occur
- The outside wall of proposed garage closest to the property line will have no windows, therefore it will not decrease privacy with that neighbor

The reasons why a garage cannot be behind the house are:

- The septic tank, lines, and drain field would be disrupted
- At least 50' of driveway would have to be added to reach into the garage
- The rear facing windows of the house would be covered, closing windows on a bedroom, kitchen, dinette, and laundry room, removing the view of the large back yard, and all natural light on that side of the house
- The back deck would have to be removed
- The fencing would have to be moved
- The garage door would have to open towards the property line in question, therefore decreasing privacy with the closest neighbor

Thank you for your consideration,

Susan Tinch

Property Owner

1091 Pine Hill Cir, Watkinsville, GA 30677

REPRESENTATIVE PHOTO



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the county of Oconee, State of Georgia, GMD 225, and described on a plat titled "Survey For: Administrative Recombination Plat, Cathy Williams Crawford" prepared by Paul & Evans Land Surveying, Inc., dated April 30, 2003, more specifically described as follows:

COMMENCING at the point of intersection with the western right-of-way boundary of Pine Hill Circle and the northern right-of-way boundary of Travis Drive, thence northerly along the western right-of-way boundary of Pine Hill Circle a distance of 802.7' to an iron pin, said pin also being the POINT OF BEGINNING,

Thence N 63°04'50" W, a distance of 207.47' to an iron pin,

Thence N 64°49'25" W, a distance of 75.13' to an iron pin,

Thence N 25°07'10" E, a distance of 202.47' to an iron pin,

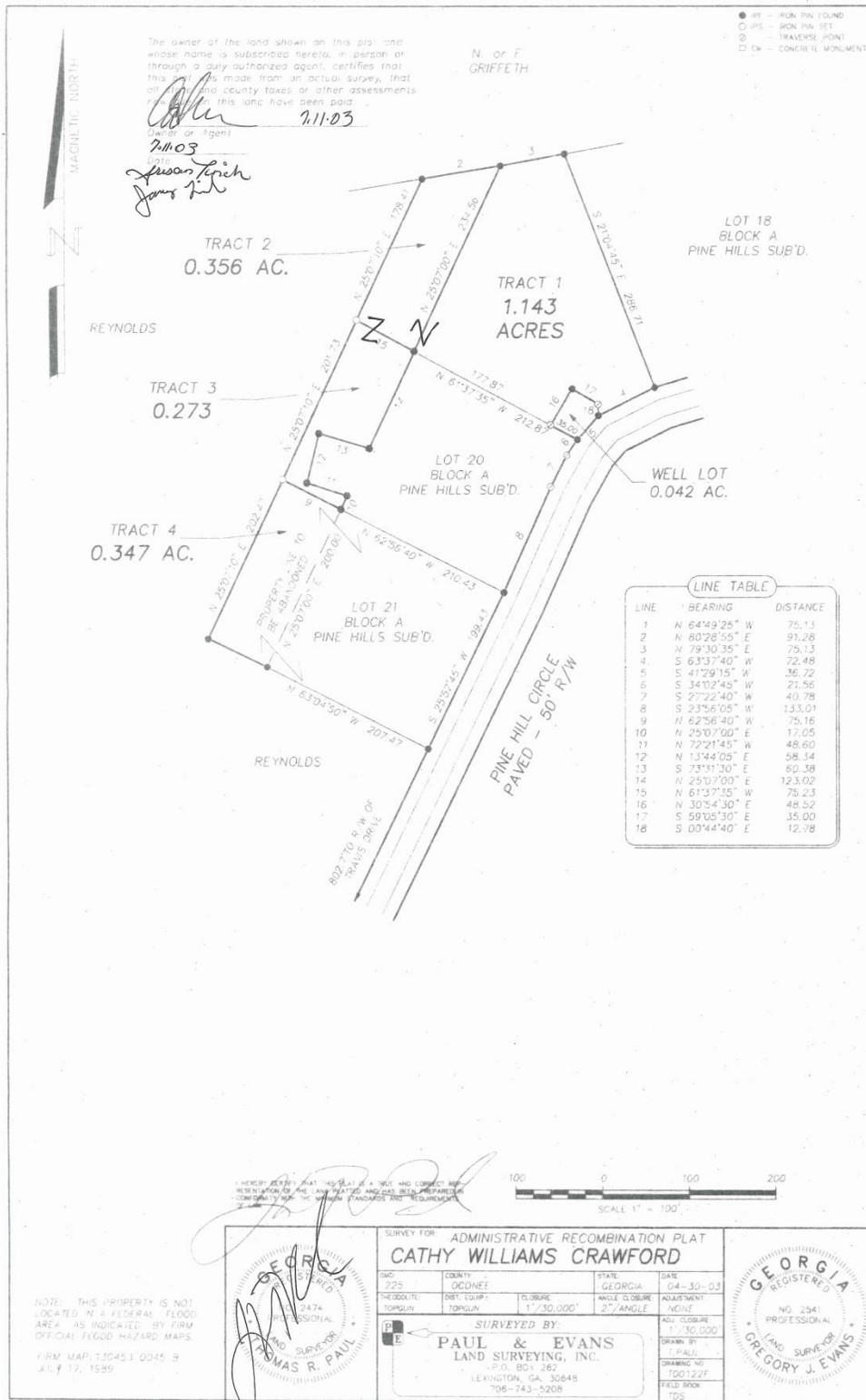
Thence S 62°56'40" E, a distance of 75.16' to an iron pin,

Thence S 62°56'40" E, a distance of 210.43' to an iron pin,

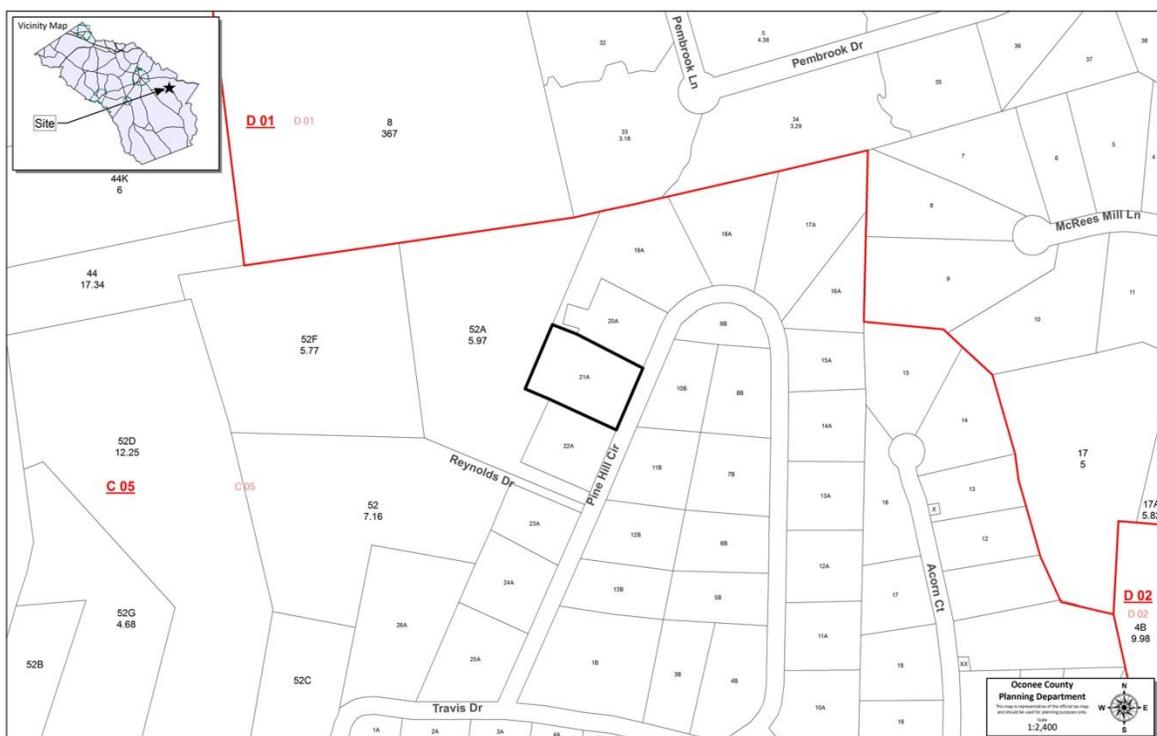
Thence S 25°57'45" W, a distance of 199.43' to an iron pin, said pin also being the POINT OF BEGINNING of the subject property.

Said tract contains a total of 1.29 acres.

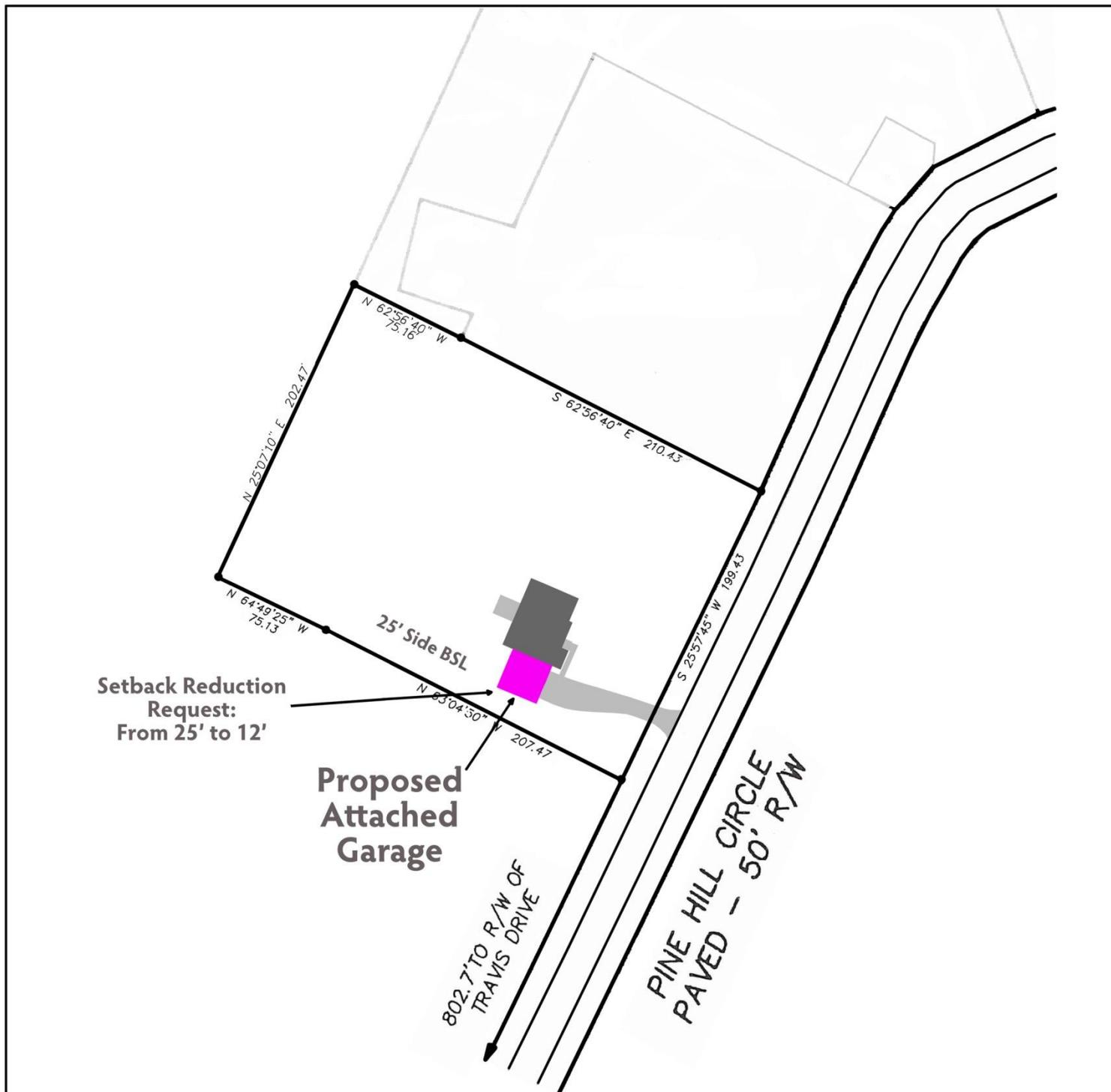
PROPERTY SURVEY



TAX MAP



DEVELOPMENT PLAN



Property Owner:	Susan & Jamey Tinch
Property Location:	1091 Pine Hill Circle
Tax Parcel:	C 05A 021A
Property Size:	+/- 1.29 Acres
Existing Zoning:	A-1 (Agricultural)
Variance Requested:	Special Exception Variance - To provide relief from UDC Section 409.01 to reduce the minimum principal building setback

Variance Concept Plan
Tinch - 1091 Pine Hill Circle