

**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 Victor Soto submitted on December 2, 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 Victor Soto on December 2, 2013, regarding property owned by Victor Soto on a ±1.05 acre tract of land located on the east side of Holcomb Court in the 221st G.M.D., Oconee County, Georgia, (TP# B-2G-42A) 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 in accordance with Unified Development Code Section 344.02.a, to allow construction of an accessory building greater than 1,000 Sf in a residential district.

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 February 18, 2014.

ADOPTED AND APPROVED, this 18th day of February, 2014.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY:

Melvin Davis
Melvin Davis, Chairman

Jim Luke
Jim Luke, Member

John Daniell
John Daniell, Member

Margaret S. Hale
Margaret S. Hale, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

Jane I. Greathouse
Jane I. Greathouse
Clerk, Board of Commissioners

CONDITIONS

This Special Exception Variance shall be subject to the following conditions which shall be fulfilled by the developer at his/her expense:

1. The addition to the accessory building shall be constructed with façade and material detailing to match the existing accessory building.

SPECIAL EXCEPTION VARIANCE NARRATIVE

To: Oconee County Board of Commissioners

As the property owner of 1171 Holcomb Court Bogart, Georgia 30622, I am requesting approval of a special Exception Variance to provide relief from the requirements of unified Development Code – Section 344.02. for the accessory building and structures. This request is to allow construction of an existing building greater than 1,000sf in a residential district.

- Based on zoning for the current building of 960sf
- I am requesting the additional space be added to the current building
- The request to add 480sf will bring the current space to 1540sf
- The additional space will be used to store classic cars and parts as well as household treasures for keepsake purpose.

- The additional space will require some building, but little to no disturbance to the neighbors
- The additional space will be tastefully attached without causing an eyesore to the current space.
- The additional space will not diminish the property values within its surroundings.

Thanking you in advance for your cooperation, I look forward to hearing from you soon.

Sincerely, Victor Soto

REPRESENTATIVE PHOTOS

EXISTING ACCESSORY BUILDING



PROPOSED ADDITION REPRESENTATION



LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the county of Oconee, State of Georgia, GMD 221, and described on a plat titled "Final Plat: Power Ridge, Phase 1", prepared by Landmark Engineering, Inc. in 1998, more specifically described as follows:

COMMENCING at an iron pin at the point of intersection with the southern right-of-way boundary of Holcomb Court and the southern right-of-way boundary of Power Ridge Place, thence southwesterly along the southern right-of-way boundary of Holcomb Court S 32°33'17" W a distance of 653' to an iron pin, said pin also being the POINT OF BEGINNING,

Thence S 58°07'02" E, a distance of 355.06' to an iron pin,

Thence S 20°45'52" W, a distance of 127.38' to an iron pin,

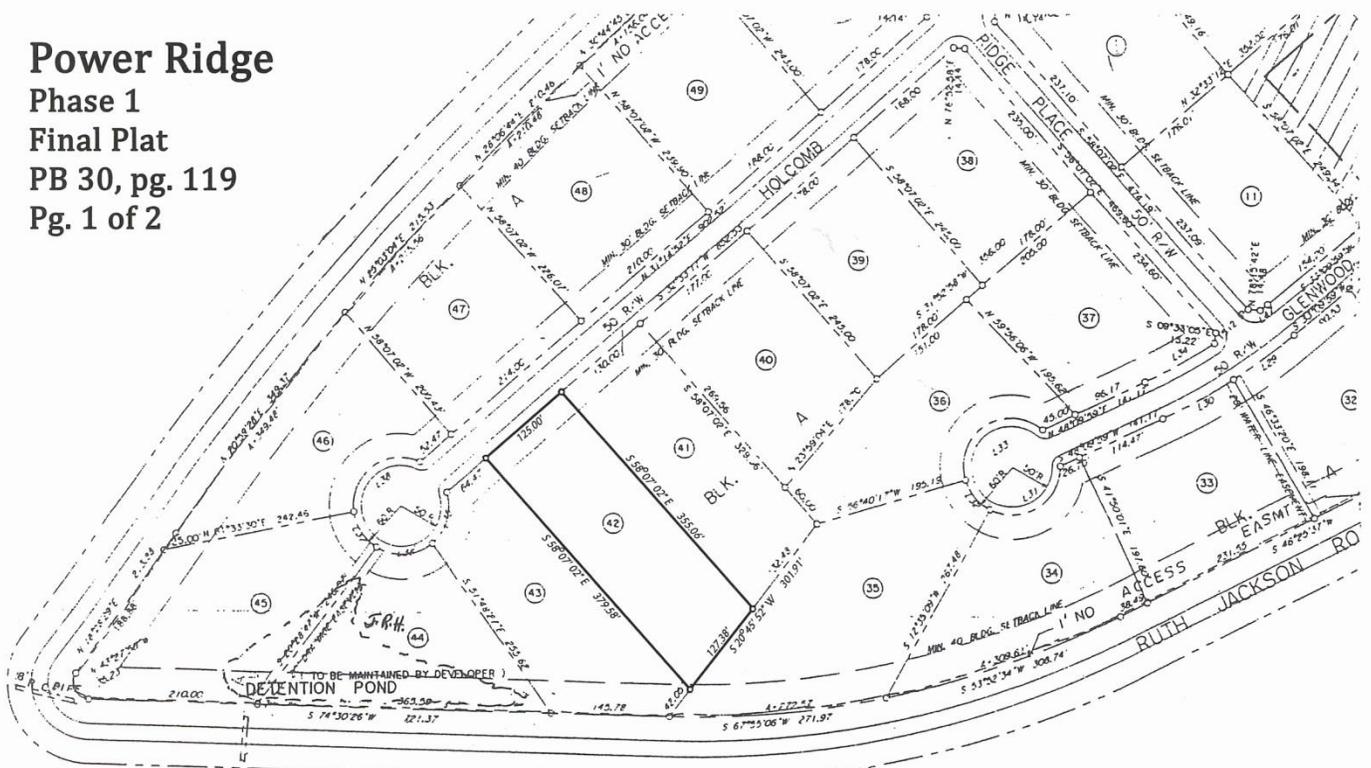
Thence N 58°07'02" W, a distance of 379.58' to an iron pin,

Thence N 32°33'17" E, a distance of 125.00' to an iron pin, said pin also being the POINT OF BEGINNING of the subject property.

Said tract contains a total of 1.05 acres.

PROPERTY SURVEY

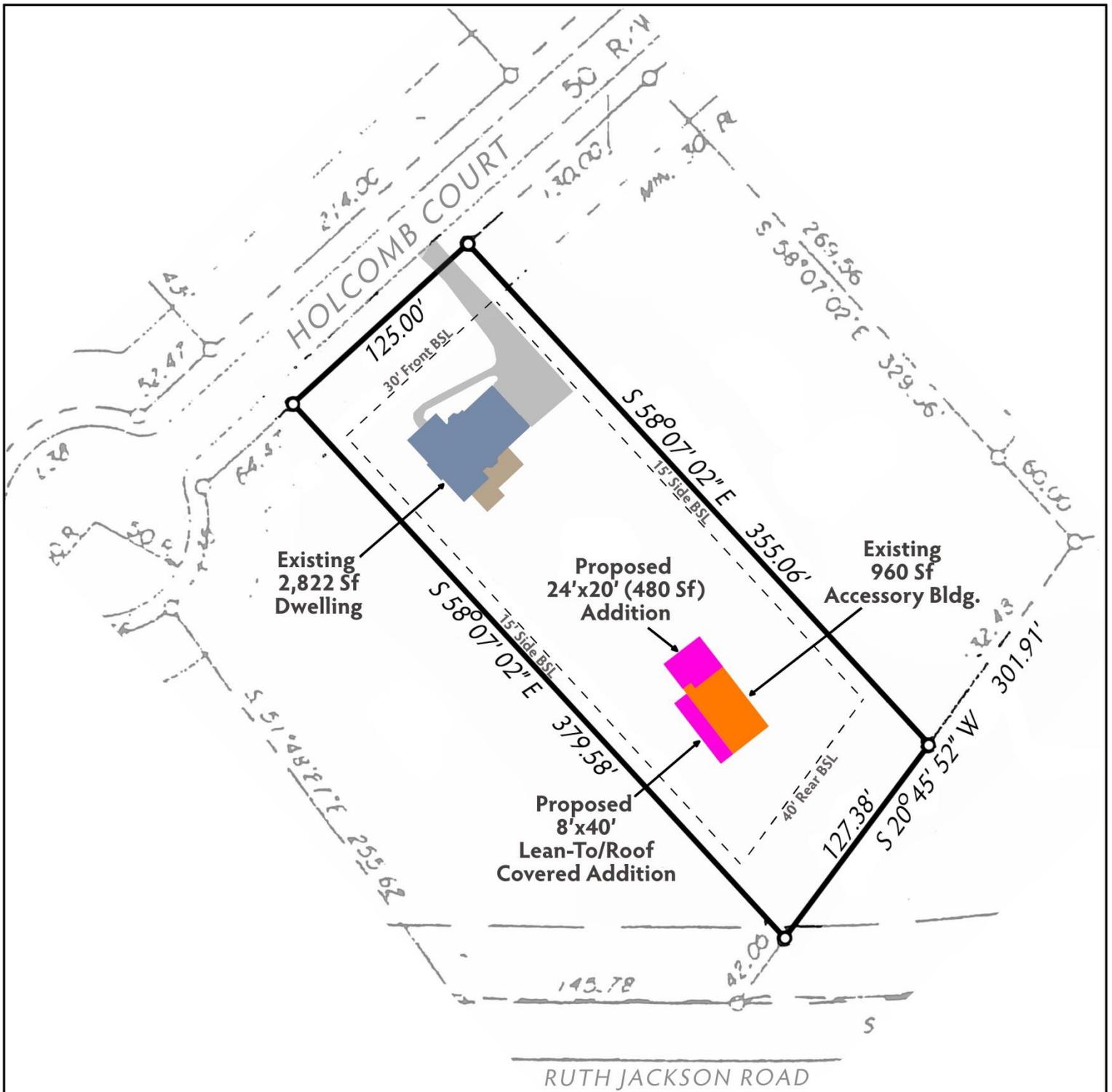
Power Ridge
Phase 1
Final Plat
PB 30, pg. 119
Pg. 1 of 2



TAX MAP



DEVELOPMENT PLAN



Property Owner:	Victor Soto
Property Location:	1171 Holcomb Court
Tax Parcel:	B 02G 042A
Property Size:	+/- 1.05 Acres
Existing Zoning:	AR-1 (Agricultural-Residential One Acre)
Variance Requested:	Special Exception Variance - To allow for construction of an accessory building greater than 1,000 Sf in a residential district in accordance with UDC Section 344.02.a

Variance Concept Plan
Soto - 1171 Holcomb Court