

**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 the 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 Scott & Beth Boswell submitted on June 23, 2014.

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 Scott Boswell on June 23, 2014 regarding property owned by Scott & Beth Boswell on a ±1.056 acre tract of land located on the east side of Paul Ridge in the 1331st G.M.D., Oconee County, Georgia, (TP# C-1H-1A), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A 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 410.01.c(2), to reduce the rear building setback for a principle building from 40 feet to 10 feet.

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 Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

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 September 2, 2014.

APPROVED, this 2nd day of September, 2014.

OCONEE COUNTY BOARD OF COMMISSIONERS

BY: Melvin Davis
G. Melvin Davis, Chairman

Jim Luke
Jim Luke, Member

John Daniell
John Daniell, Member

Member Absent
Margaret S. Hale, Member

Mark Saxon
Mark Saxon, Member

ATTEST:

Jane Greathouse
Jane Greathouse
Clerk, Board of Commissioners

EXHIBIT "A" TO SPECIAL EXCEPTION VARIANCE #6580

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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 detached garage shall be constructed with façade and material detailing to match the existing single-family dwelling.

NARRATIVE

To: Oconee County Board of Commissioners

As the property owner of 1013 Paul Ridge, Watkinsville, I am requesting approval of a Special Exemption Variance to provide relief from the requirements of Unified Development Code - Section 410.01.c(2) Minimum Setbacks for Accessory Buildings and Structures.

The current zoning is R1 and the rear set back requirement is 40'

I am requesting the rear setback be reduced to 10' due to the grade of the yard. I would like to build a 24'W X 36'D metal garage with concrete slab for storage of yard equipment. The grade of the yard will only allow the building to be placed in the area on the drawing which is completely flat with no drainage issues.

Thank you for your consideration,

Scott Boswell

Property Owner

1031 Paul Ridge, Watkinsville, GA. 30677

REPRESENTATIVE PHOTOS



PROPERTY SURVEY

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the county of Oconee, State of Georgia, GMD 1331, and described on a plat titled "Survey For: James E. & Janice B. Tomlinson, Lot 1 Block A Section Two Cannon Creek Subdivision" prepared by Piedmont Engineering & Surveying Co., dated January 26, 1989, more specifically described as follows:

COMMENCING at an iron pin at the point of intersection with the southern right-of-way boundary of Mars Hill Road and the eastern right-of-way boundary of Paul Ridge,

Thence southerly along the eastern right-of-way boundary of Paul Ridge a distance of 192.45' to an iron pin, said pin also being the POINT OF BEGINNING,

Thence S 06°25'39" W, a distance of 73.64' to a point,

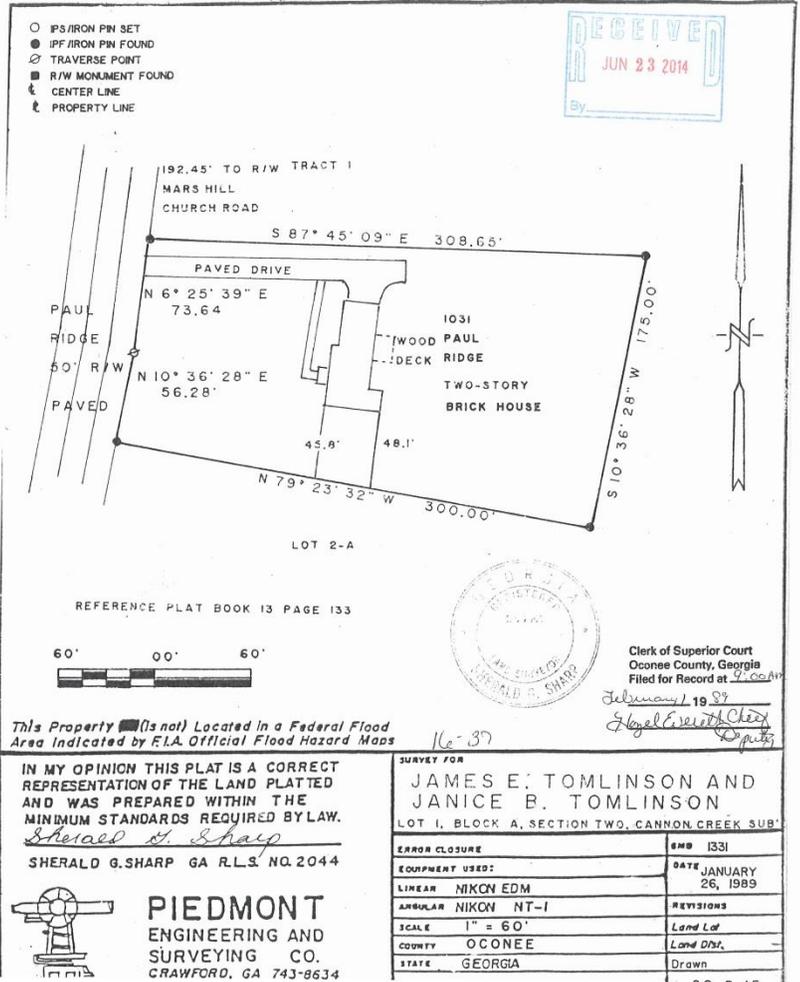
Thence S 10°36'28" W, a distance of 56.28' to an iron pin,

Thence S 79°23'32" E, a distance of 300.00' to an iron pin,

Thence N 10°36'28" E, a distance of 175.00' to an iron pin,

Thence N 87°45'09" W, a distance of 308.65' to an iron pin, said pin also being the POINT OF BEGINNING of the subject property.

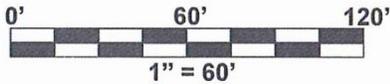
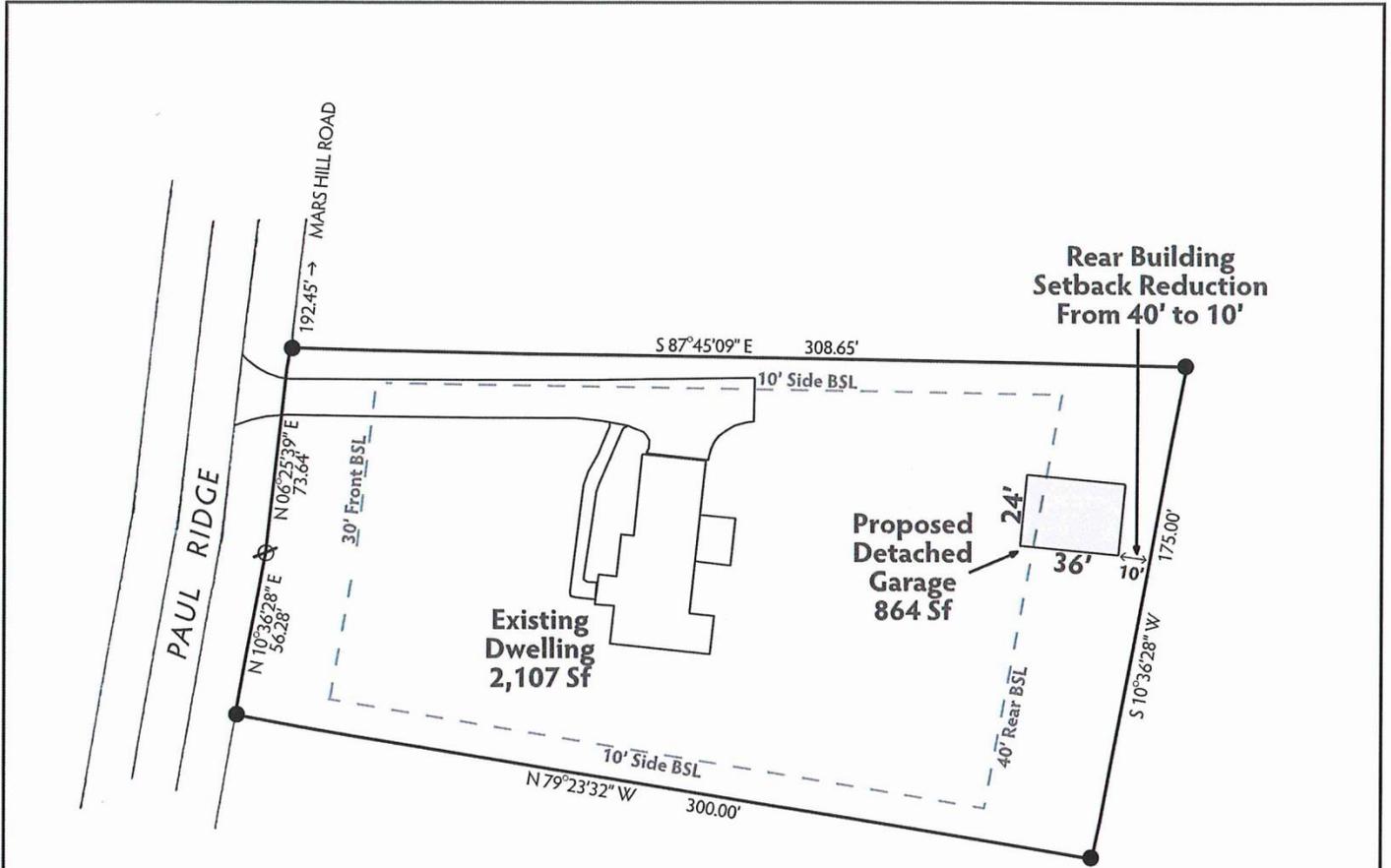
Said tract contains an approximate total of 1.056 acres.



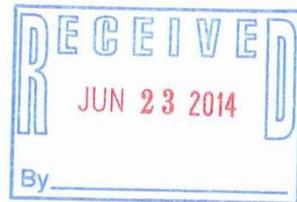
TAX MAP



DEVELOPMENT PLAN



Property Owner:	Scott & Beth Boswell
Property Location:	1031 Paul Ridge
Tax Parcel:	B 01H 001A
Property Size:	+/- 1.056 Acres
Existing Zoning:	R-1 (Single-Family Residential)
Variance Requested:	Special Exception Variance - For relief from UDC Sec. 410.01.c(2) to reduce the principle building setback to construct an accessory building



Variance Concept Plan Boswell - 1031 Paul Ridge