



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

- Hardship Variance
 Appeal of Administrative Decision
 Flood Damage Prevention Variance
 Special Exception for: _____

<p>Applicant</p> <p>Name: <u>ABE Consulting, Inc. / Abe Abouhamdan, PE. FASCE</u></p> <p>Address: <u>2410 Hog Mountain Road, Suite 103</u> <small>(No P.O. Boxes)</small> <u>Watkinsville, GA 30677</u></p> <p>Telephone: <u>706-613-8900</u></p> <p>Email: <u>Abe@ABEConsultinginc.com</u></p> <p>Applicant is (check one): <input type="checkbox"/> the Property Owner <input checked="" type="checkbox"/> Not the Property Owner (attach Property Owner's Authorization)</p> <p>Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.</p> <p>Signature: <u><i>Abe Abouhamdan</i></u> Date: <u>9/16/20</u> Notarized: <u><i>Katie E. Tello</i></u></p>	<p>Property Owner</p> <p>Name: <u>Anthony E. & Kristin C. Waller</u></p> <p>Address: <u>1301 Wire Bridge Road</u> <small>(No P.O. Boxes)</small> <u>Watkinsville, GA 30677</u></p> <p>Telephone: <u>706-769-3363</u></p>
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<p>Property</p> <p>Location: <u>1301 Wire Bridge Road</u> <u>Watkinsville, GA 30677</u></p> <p>Tax Parcel Number: <u>C 08 005MB</u></p> <p>Size (Acres): <u>5.0</u> Current Zoning: <u>AG</u></p> <p>Future Development Map—Character Area Designation: <u>Agricultural Preservation</u></p>	<p>Use</p> <p>Current Use: <u>Residential- Single Family Use</u></p> <p>Proposed Use: <u>Residential- Guest House / Garage</u></p>
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<p>Attachments (check all that apply)</p> <p> <input checked="" type="checkbox"/> Property Owner's Authorization (if applicable) <input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Warranty Deed(s), Legal Description, & Plat of Survey <input checked="" type="checkbox"/> Disclosures <input checked="" type="checkbox"/> Maps or Drawings Illustrating Variance Request <input checked="" type="checkbox"/> Narrative Statement Explaining Variance Request <input checked="" type="checkbox"/> Concept Plan </p>	<p>Appeal or Variance Requested <i>Provide the code section and briefly explain the requested variance</i></p> <p><u>UDC Sections 351.02.c</u></p> <p><u>Hardship special exceptions varainace to place the</u> <u>guest house/garage in the front yard instead of the rear</u> <u>of principal dwelling.</u></p>
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DOC# 003716
FILED IN OFFICE
04/27/2006 10:33 AM
BK:865 FG:138-138
ANGELA WATSON
CLERK OF SUPERIOR
COURT
OCONEE COUNTY

Return Recorded Document to:
GARCIA & ROSE, LLC
ATTORNEYS AT LAW
565 RESEARCH DR
ATHENS GA 30605

WARRANTY DEED

REAL ESTATE TRANSFER TAX
PAID: \$71.30

Angela Watson
Pt-661 108-2006-715

STATE OF GEORGIA

COUNTY OF ATHENS-CLARKE

File #: 0604-09

This Indenture made this 21st day of April, 2006 between DWIGHT LEN RICE and KELLAY D. RICE, of the County of OCONEE, State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and ANTHONY E. WALLER and KRISTIN C. WALLER, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land, containing 5.00 acres, more or less, situate, lying and being on the westerly side of Wire Bridge Road (County Road No. 164), in the 223rd G.M.D., Oconee County, Georgia, being more particularly described according to a plat thereof entitled "Administrative Subdivision Plat for Dwight Len Rice" by James M. Paul, Surveyor, dated April 20, 2005, recorded in Plat Book 36, page 227A, in the Office of the Clerk of the Superior Court of Oconee County, Georgia, which plat is hereby incorporated into this description by reference and made a part hereof, being generally triangular in shape and bounded nor or formerly and generally as follows: easterly by Wire Bridge Road, southwesterly by lands of Rice, and northwesterly by lands of Ermine Willoughby, centerline of branch being the property line.

This being the same property designated as Tract 1 in a Warranty Deed from W. Eugene Higginbotham to Dwight Len Rice and Kellay D. Rice dated June 29, 1989, recorded in Deed Book 111, pages 495-496, in said Clerk's Office.

Reference is made to a Deed to Secure Debt dated January 11, 2001, recorded in Deed Book 524, pages 128-131, in said Clerk's Office, as the same has been amended and/or modified, in Deed Book 558, page 712, Deed Book 628, page 725 and in Deed Book 682, page 492, in said Clerk's Office; and the purpose of this instrument, executed and delivered at the special instance and request of Grantee, being to release only the above described lands from the lien(s) created thereby, shall otherwise remain of full force and effect.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

P. C. Miller

Witness
[Signature]

Notary Public

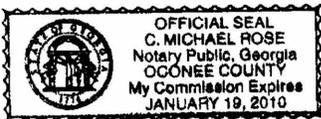
Dwight Len Rice (Seal)

DWIGHT LEN RICE
Kellay D. Rice (Seal)

KELLAY D. RICE

(Seal)

(Seal)



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 03°15'25" W	45.17	11	N 64°49'35" E	12.94
2	S 01°17'10" E	45.40	12	N 41°18'10" E	68.74
3	S 05°02'55" E	69.38	13	N 03°46'15" W	51.41
4	S 06°13'15" E	69.44	14	N 72°54'30" E	17.16
5	S 04°45'50" E	85.26	15	N 33°44'00" E	125.58
6	S 00°05'55" W	77.20	16	N 11°05'45" E	16.89
7	S 05°47'40" W	79.37	17	N 46°35'55" E	129.14
8	S 12°22'05" W	65.45	18	N 82°08'10" E	46.78
9	S 18°24'35" W	40.83	19	N 32°25'00" E	39.17
10	S 24°46'10" W	50.89	20	N 74°36'55" E	32.29
			21	N 61°16'25" E	91.10

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND THAT ALL STATE AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey and that all state and county taxes or other assessments now due on this land have been paid.

Dwight Len Rice
 Owner or Agent Date

ZONED A-1

Exempt under the provisions of section 104.2 of the Land Subdivision Regulations of Oconee County, Georgia.
 Date APR 07 2006

Subdivided under the provisions of Zoning Section 1200.17. May not be resubdivided without prior written approval of the Oconee County Planning Commission.

5.00 ACS.

COUNTY RD. 164
 WIRE BRIDGE RD.
 20' P.V.D. 80' R/W

DWIGHT LEN RICE
 ZONED A-1

OCONEE COUNTY
 Planning Department

"AUTHORIZED FOR RECORDING"

By *Billy A. White, Jr.*
 Billy A. White, Jr.
 Planning Director

OWNER:
 DWIGHT LEN RICE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "futura", and their location, size, type, and materials are correctly shown; and that all requirements of the land subdivision regulations of Oconee County, Georgia have been fully complied with.

James M. Paul
 Registered Georgia Land Surveyor #1530

NOTE: THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP # 130453 0060 B

James M. Paul
 REGISTERED GA. LAND SURVEYOR
 1530
 NUMBER

REVISED: 03-27-06
 CHANGE SCALE, ADDED ADMINISTRATIVE SUBDIVISION STATEMENTS.

NOTE: THIS TRACT IS ZONED A-1

● IPF - IRON PIN FOUND
 ○ IPS - IRON PIN SET 3/4" O.D. GALV. PIPE
 ⊙ - TRAVERSE POINT

100 0 100 200
 SCALE: 1" = 100'

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

	SURVEY FOR: "ADMINISTRATIVE SUBDIVISION PLAT" DWIGHT LEN RICE			THEODOLITE: NIKON DTM	LOCATION MAP: 	
	SMD: 223	COUNTY: OCONEE	STATE: GEORGIA	DATE: 04-20-05		DISTANCE EQUIP.: NIKON DTM
	DRAWN BY: C WEAVER	SURVEYED BY: JAMES M. PAUL ENGINEERING & SURVEYING CRAWFORD, GEORGIA 30830 PHONE: 783-5125		CLOSURE: 1/40,000		
DRAWING NO.: R-71-B			ANGLE CLOSURE: 1/ANGLE	ADJUSTMENT: ANGLES		
FIELD BOOK: 518/1-6			ADJ. CLOSURE: 1/100,000+			

Tax Map C-08-005M

PROJECT DATA:
 OWNERS: ANTHONY E. & KRISTIN C. WALLER
 1301 WIRE BRIDGE RD
 WATKINSVILLE, GA 30677
 CONTACT: MR. TONY WALLER
 PHONE: 706-338-4925
 EMAIL: TONYWALLER@HOTMAIL.COM

ENGINEER &
 AUTHORIZED AGENT: ABE CONSULTING, INC.
 2410 HOG MOUNTAIN, SUITE 103
 WATKINSVILLE, GA 30677
 CONTACT: ABE ABOUHAMMAN, P.E. FASCE
 PHONE: 706-613-8900
 EMAIL: ABE@ABECONSULTINGINC.COM

1. WATER SUPPLY: INDIVIDUAL WELL ON LOT
2. SEWAGE DISPOSAL: PRIVATE ON-SITE SEPTIC SYSTEM
3. THERE ARE KNOWN ENVIRONMENTAL AREAS ON THIS SITE, AS SHOWN.
4. PHYSICAL ADDRESS: 1301 WIRE BRIDGE RD
5. ACREAGE: 5.00 ACRES
6. TAX PARCEL#: C 08 005MB
7. ZONING: AG
8. EXISTING USE: SINGLE FAMILY RESIDENCE
9. PROPOSED USE: SINGLE FAMILY RESIDENCE WITH MOTHER-IN-LAW/GUEST SUITE
10. BOUNDARY TAKEN FROM PB: 36 PG: 227A
11. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C 0170D DATED 9-2-2009.
12. CONTOUR INTERVAL: 2' TOPO FROM OCONEE COUNTY GIS AND ABE FIELD RUN SURVEY.
13. SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR/ROLL OFF CART.
14. PROPOSED UTILITIES: POWER TELEPHONE, CABLE TV, TELECOMMUNICATIONS
15. MAXIMUM BUILDING HEIGHT: 40'
16. REQUIRED BUILDING SETBACKS:
 FRONT: 30'
 SIDE: 25'
 REAR: 25'
17. TOTAL PROPOSED GROSS BUILDING AREA: 1,778.5 SF TOTAL
 (704.5 SF HEATED FOR MOTHER-IN-LAW SUITE, 891.5 SF FOR GARAGE/WORK SHOP & 182.5 SF FOR PORCHES)
18. TOTAL ALLOWED SQUARE FOOTAGE FOR MOTHER-IN-LAW SUITE BY CODE: 1,831 SF
 TOTAL EXISTING MAIN HOUSE HEATED AREA: 3,662 SF (HEATED MAIN LEVEL: 2,316 SF, BASEMENT: 1,346 SF)
19. PROPOSED BUILDING HEIGHT: 18.04' AS CALCULATED PER UDC.
20. SURFACE DRAINAGE PROPOSED: SHEET FLOW TO EXISTING SWALES LEADING TO CREEK IN REAR OF PROPERTY.
21. PHASING: PROJECT TO BE BUILT IN 1 PHASE WITH A BUILT OUT DATE OF 9-30-2021.
22. ADJACENT PROPERTIES:

NORTH- EXISTING USE: VACANT/CONSERVATION / EXISTING ZONING AG
 EAST- EXISTING USE: VACANT/CONSERVATION / EXISTING ZONING AG
 SOUTH- EXISTING USE: SINGLE FAMILY RESIDENCE / EXISTING ZONING AG
 WEST- EXISTING USE: SINGLE FAMILY RESIDENCE / EXISTING ZONING AG

THIS LOT AREA IS OUTSIDE OF THE 100 YEAR FLOODPLAIN AS SPECIFIED IN SECTION 404.02.
 13219C 0170D DATED: 9-2-09
 FEMA FLOOD MAP #



COLORS FOR UTILITY LOCATING:
 White = Prop. Excavation
 Pink = Temp. Survey Markings
 Red = Electric
 Yellow = Gas/Oil
 Orange = Phone/Cable
 Blue = Water
 Purple = Reclaimed Water
 Green = Sewer



COMPREHENSIVE ENGINEERING SERVICES
 CIVIL ENGINEERING
 LAND SURVEYING
 LAND PLANNING
 CONSTRUCTION STAKING
 LANDSCAPE ARCHITECTURE
 SOIL MAPPING & SEPTIC SYSTEMS
 WETLAND & ENVIRONMENTAL MONITORING

2410 HOG MOUNTAIN ROAD
 SUITE 103
 WATKINSVILLE, GA 30677
 706-613-8900
 706-425-9631 (FAX)
 abe@ABEconsultinginc.com
 www.ABEconsultinginc.com

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 COPYRIGHT AND OTHER RIGHTS TO THE STRICT USE OF THESE
 DOCUMENTS FOR THE ORIGINAL PROJECT FOR WHICH THEY
 WERE INTENDED. ANY CHANGES OR ALTERATIONS MADE TO
 THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN
 APPROVAL OF ABE CONSULTING, INC. Voids THE SEAL SHOWN
 HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT.
 THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION
 OF ANY CHANGES, REPRODUCTIONS, MODIFICATIONS, OR
 ASSIGNMENTS ARE STRICTLY PROHIBITED.

Hardship Variance Concept Plan for:

**TONY & KRISTIN
 WALLER**

MOTHER-IN-LAW SUITE

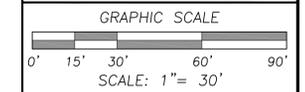
5.00 ACRES
 TAX PARCEL #: C 08 005MB
 Zoning: AG
 Oconee County, GA.

1301 WIRE BRIDGE RD
 Watkinsville, Ga
 30677



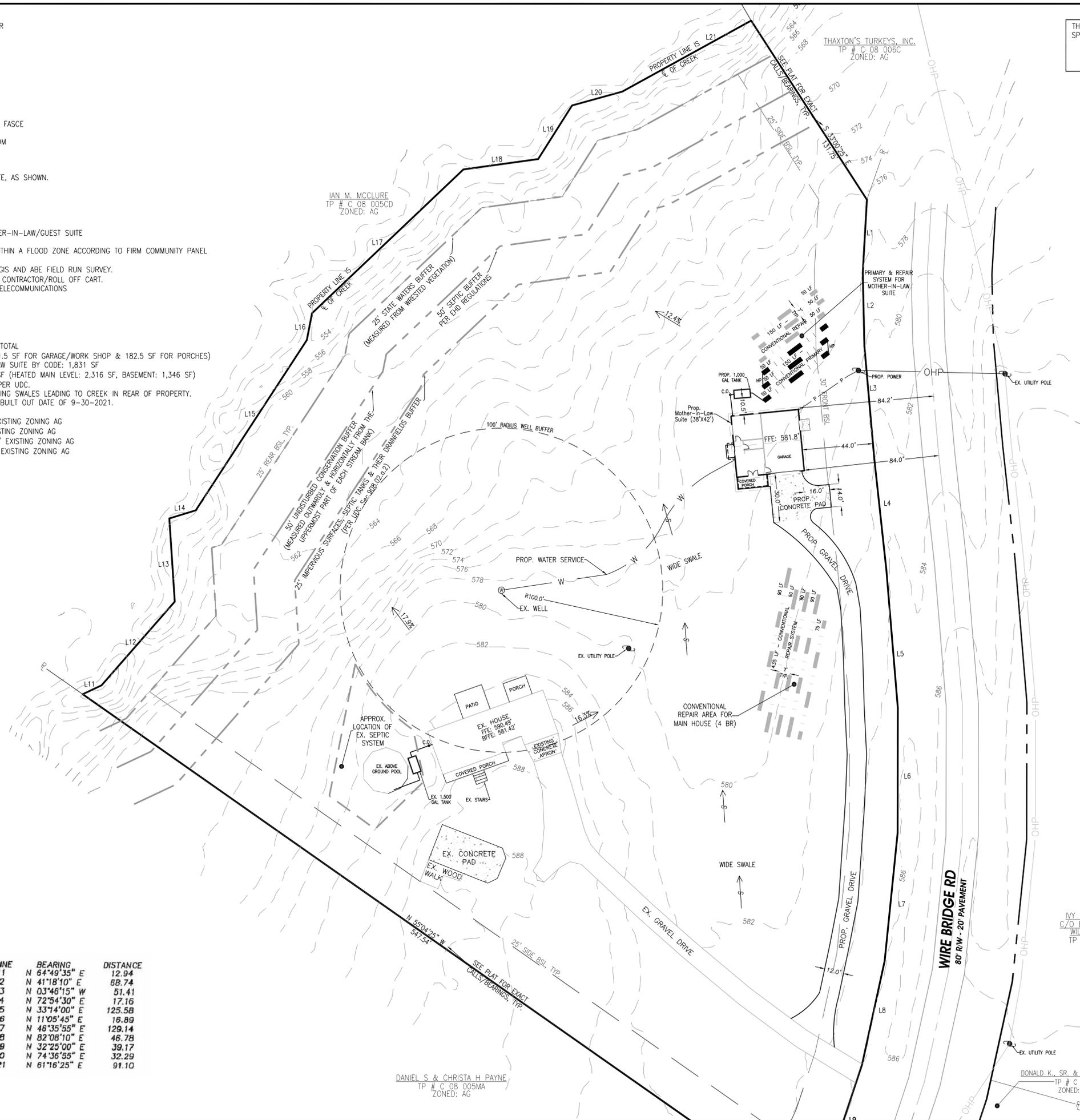
REVISIONS	DATE

DATE: 9-18-20
 PROJECT #: 20-500-575



Grid North
 Ga. - West Zone

SHEET #
 1
 1



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 03°15'25" W	45.17	11	N 64°49'35" E	12.94
2	S 01°17'10" E	45.40	12	N 41°18'10" E	68.74
3	S 05°02'55" E	69.38	13	N 03°46'15" W	51.41
4	S 08°13'15" E	69.44	14	N 72°54'30" E	17.16
5	S 04°45'50" E	85.26	15	N 33°14'00" E	125.58
6	S 00°05'55" W	77.20	16	N 11°05'45" E	16.89
7	S 05°47'40" W	79.37	17	N 48°35'55" E	129.14
8	S 12°22'05" W	65.45	18	N 82°08'10" E	48.78
9	S 18°24'35" W	40.83	19	N 32°25'06" E	39.17
10	S 24°46'10" W	50.89	20	N 74°36'55" E	32.29
			21	N 61°16'25" E	91.10

DANIEL S & CHRISTA H PAYNE
 TP # C 08 005MA
 ZONED: AG

IVY S. WILLOUGHBY
 C/O BARNEY RUSSELL
 WILLOUGHBY, JR.
 TP # C 08 006F
 ZONED: AG

DONALD K., SR. & REBECCA L. COUCH
 TP # C 08 005D
 ZONED: AG

PROPERTY OWNER'S
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
APPLICATION FOR REZONING

Pursuant to section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make any disclosure as required by Code Section 36-67 A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made (or N/A if not applicable):

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution (or N/A if not applicable):

Amount: _____

Date of contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application for rezoning (or N/A if not applicable).

Signature of owner: *[Handwritten Signature]*

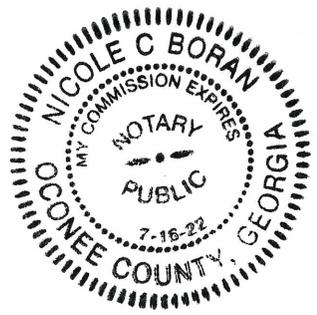
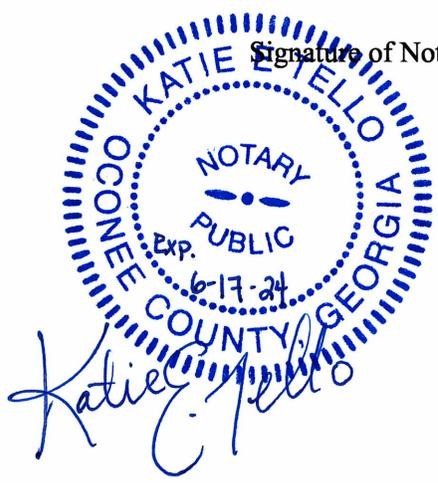
Date: 9/13/20

Signature of applicant: *[Handwritten Signature]*

Date: 9-13-20

Signature of Notary Public: *Nicole C. Boran*

Date: 9/13/20



DISCLOSURE OF INTEREST
APPLICATION FOR REZONING
OCONEE COUNTY, GEORGIA

To the best of my knowledge, no local government official, including members of the Planning Commission and members of the Board of the Commissions, has a property interest in any real property affected by a rezoning action or has a financial interest in any business entity which has a property interest, or has a member of his/her family having such an interest.

Signature of owner

[Handwritten Signature]

Date

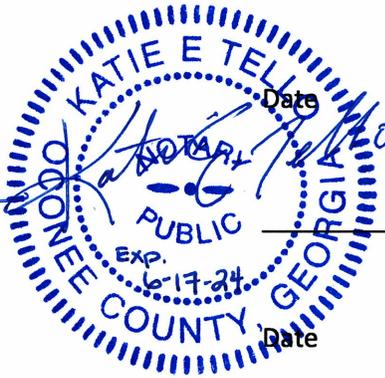
9/13/20

Signature of Applicant

[Handwritten Signature]

Date

9-13-20

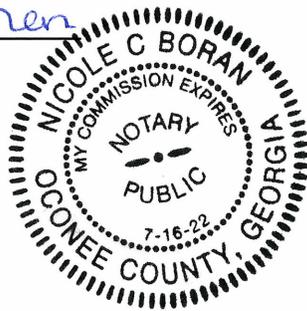


Signature of Notary Public

Nicole C. Boran

Date

9/13/20



Legal Description

All that tract or parcel of land lying and being in the 223rd G.M. District, Oconee County, Georgia being depicted on a Plat of Survey prepared for Dwight Len Rice by James M. Paul dated April 20, 2005 and recorded in Plat Book 36 page 227A, being more particularly described as follows:

Commencing at an Iron Pin Set on the Western right of way of Wire Bridge Road (80' R/W) that is a common corner with lands of Daniel S. & Christa H. Payne and is 0.32 mile Northeast from Georgia Highway #15, the Point of Beginning;

Thence North 55 Degrees 04 Minutes 25 Seconds West a distance of 547.54 feet along a common property line with Daniel S. & Christa H. Payne to a point in the centerline of a branch, passing through an Iron Pin Set at 527.54 feet;

Thence with the centerline of said branch the following courses and distances;

North 64 Degrees 49 Minutes 35 Seconds East a distance of 12.94 feet;

North 41 Degrees 18 Minutes 10 Seconds East a distance of 68.74 feet;

North 03 Degrees 46 Minutes 15 Seconds West a distance of 51.41 feet;

North 72 Degrees 54 Minutes 30 Seconds East a distance of 17.16 feet;

North 33 Degrees 14 Minutes 00 Seconds East a distance of 125.58 feet;

North 11 Degrees 05 Minutes 45 Seconds East a distance of 16.89 feet;

North 46 Degrees 35 Minutes 55 Seconds East a distance of 129.14 feet;

North 82 Degrees 08 Minutes 10 Seconds East a distance of 46.78 feet;

North 32 Degrees 25 Minutes 00 Seconds East a distance of 39.17 feet;

North 74 Degrees 36 Minutes 55 Seconds East a distance of 32.29 feet;

North 61 Degrees 16 Minutes 25 Seconds East a distance of 91.10 feet to a point in the centerline of said branch that is a common corner with lands of Thaxton Turkeys, Inc.;

Thence South 33 Degrees 00 Minutes 25 Seconds East a distance of 131.75 feet along a common property line with Thaxton Turkeys, Inc. to an Iron Pin Set on the Western right of way of Wire Bridge Road, passing through an Iron Pin Set at 6.00 feet;

Thence with the Western right of way of Wire Bridge Road the following courses and distances;

South 03 Degrees 15 Minutes 25 Seconds West a distance of 45.17 feet;

South 01 Degrees 17 Minutes 10 Seconds East a distance of 45.40 feet;

South 05 Degrees 02 Minutes 55 Seconds East a distance of 69.38 feet;

South 06 Degrees 13 Minutes 15 Seconds East a distance of 69.44 feet;

South 04 Degrees 45 Minutes 50 Seconds East a distance of 85.26 feet;

South 00 Degrees 05 Minutes 55 Seconds West a distance of 77.20 feet;

South 05 Degrees 47 Minutes 40 Seconds West a distance of 79.37 feet;

South 12 Degrees 22 Minutes 05 Seconds West a distance of 65.45 feet;

South 18 Degrees 24 Minutes 35 Seconds West a distance of 40.83 feet;

South 24 Degrees 46 Minutes 10 Seconds West a distance of 50.89 feet to an Iron Pin Set on said Western right of way, the Point of Beginning.

Subject to all easements and rights of way heretofore granted.

Said tract having an area of 5.00 Acres, more or less.



September 21, 2020

Mr. Guy Herring, Director
Oconee County Planning and Code Enforcement
1291 Greensboro Highway
Watkinsville, GA 30677

**RE: Hardship Variance per UDC Section 1304 & Section 351.02.c
Placement of Mother-in-Law Suite
Owners: Anthony E. & Kristin C. Waller
1301 Wire Bridge Road, Watkinsville, GA 30677**

Dear Mr. Herring:

ABE Consulting, Inc. is an Authorized Agent for the Owners of the subject property. ABE is submitting a request for a hardship variance for placing the proposed Mother-in-Law Suite / Guest House in the front yard instead of the rear of the existing principal house. Section 351.02.c of the UDC Code requires the Guest House to be placed to the rear of the main dwelling for lots that are less than 10 acres in size.

Although the lot is of a large size (approximately 5.0 acres), meeting the current ordinance for placement of the Mother-in-Law suite will be almost impossible on this lot. This is due to the existing very steep slopes, placement and angle of the main house, limited area in the rear of the main house, existing and required septic areas, existing creek with mandated buffers & the need for access to the proposed guest house from the main drive. The lot has a very limited area in the rear which is hindered by very steep slopes, existing septic and creek buffers. The angle and placement of the main house make it physically impossible to place the guest house to the rear of the main house. The existing main house is placed deep in the lot which makes placing the proposed Mother-in-Law Suite to the rear much more difficult. Existing very steep grades would be a major problem to negotiate. Vehicular and pedestrian accessibility with H/C walks would be required, which cannot be met if the proposed structure is placed in the rear. The UDC Code requires that the main access drive be used to access the Mother-in-Law Suite which makes this requirement almost impossible to meet due to steep grades and extremely limited area in the rear of the main house.

This hardship variance is being requested due to existing ordinances requirements which cannot literally and physically be met on this lot due to existing steep slopes, location and angle of the existing main house, access and existing and repair septic systems. These conditions and limitations have not been created or developed by the owners.

This request, other than placing the Mother-in-Law Suite in the front yard, will meet all required

standards under UDC Section 351:

- a. The proposed Mother-in-Law Suite will be used as accessory use to an already existing main dwelling on site.
- b. (1). The placement of the Mother-in-Law Suite will meet all required building setbacks and will not violate any codes as related to the maximum lot coverages. The proposed Guest House is being placed in the front yard, please refer to the Hardship Variance Concept Plan for additional information.
- (2). The proposed septic including the future repair systems have been prepared as required by the Oconee County Environmental Health Dept., please refer to the submitted copy of the Level III Soil Survey / Septic Site Plan showing existing for both the existing house and proposed Mother-in-Law Suite.
- (3). A two-car garage is included in the Mother-in-Law Suite to provide the 2 required parking spaces. These spaces meet and exceed the UDC requirements for parking. As shown on the Variance Concept Plan, access to the proposed Mother-in-Law Suite is provided through the existing drive.

Existing and proposed uses and zoning:

Subject Property

- Existing Zoning: AG, Proposed Zoning: AG
- Existing use: single family residence
- Proposed use: single family residence with mother-in-law/guest suite

Adjacent Properties

- Existing Zoning: AG
- Existing uses: single family residences and vacant lands

Please refer to the Variance Concept for specific information on use and zoning of adjacent properties.

The proposed Mother-in-Law Suite architecture compliments the main house as a cement fiber board (Hardie Plank Siding) with spacious and inviting covered porches and prefinished metal roof. Please refer to the attached Mother-in-Law Suite Architectural Plans for additional details and information (Floor Plan and Elevations). The total heated square footage of the proposed Mother-in-Law Suite will be 1,596 SF which is less than 50% (1,831 SF) of the principal residence total heated square footage of 3,662. (2,316 SF Main Level + 1,346 SF Basement).

Based on the above stated hardship situation for this particular lot, we are requesting a hardship variance to allow placement of the proposed Mother-in-Law Suite in the front yard instead of the rear. We are also requesting that consideration be given to allow a raised slab with foundation walls to allow the possibility of having ADA H/C accessibility to the Mother-in-Law Suite. Thank you for your assistance with this matter. Should you have any questions or comments, please feel free to call me at 706-613-8900.

Respectfully submitted,
ABE Consulting, Inc.



Abe Abouhamdan, P.E, F.ASCE
President & CEO



OCONEE COUNTY PROPERTY OWNER AUTHORIZATION FOR APPLICATIONS

I swear that I am the owner of the property located at (Address or Physical Description):

1301 Wire Bridge Road

Watkinsville, GA 30677

Tax Parcel #: C 08 005MB

Which is the subject matter of the attached application, as shown in the records of Oconee County, Georgia.

I authorize the person identified below to act as applicant or agent in the pursuit of the requested action or consideration of this property.

Name of applicant or agent: ABE Consulting, Inc. / Abe Abouhamdan, PE. FASCE

Address (No P.O. boxes): 2410 Hog Mountain Road, Suite 103

City, State, & Zip Code: Watkinsville, GA 30677

Telephone Number: 706-613-8900

SIGNATURE OF OWNER OR MANAGING MEMBER:

NAME OF OWNER OR MANAGING MEMBER (PLEASE PRINT): Kristin Waller Tony Waller

OFFICER POSITION OR MEMBER TITLE, IF APPLICABLE:

DATE:

9/13/20

NOTARIZATION:

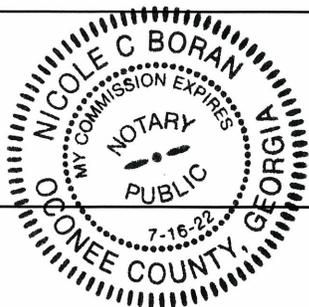
SWORN TO AND SUBSCRIBED BEFORE THIS 13th DAY OF September, 20 20

NOTARY SIGNATURE:

DATE:

7-16-22

SEAL:



2020 Property Tax Statement

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2020-17644	11/20/2020	\$2,934.56	\$0.00	\$0.00	\$2,934.56

JENNIFER T. RIDDLE
 Oconee County Tax Commissioner
 PO BOX 106
 WATKINSVILLE, GA 30677
 oconeecountypay.com

Map: C 08 005 MB

Payment Good through: 11/20/2020
 Printed: 09/16/2020

Location: 1301 WIRE BRIDGE RD

MAKE CHECK/MONEY ORDER PAYABLE TO:
 Oconee County Tax Commissioner

Please note that taxes outstanding as of 11/15 (or applicable due date) will be subject to additional interest and penalties set forth by Georgia law.

WALLER ANTHONY E. &
 KRISTIN C.
 1301 WIRE BRIDGE RD
 WATKINSVILLE, GA 30677

If property tax remains unpaid, the Office of the Tax Commissioner has the right and responsibility to levy on the property for nonpayment (additional fees apply). This is considered a last resort tax collection and other collection methods are always preferred.

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Please visit our website oconeecountypay.com for additional information and to make online payments.

JENNIFER T. RIDDLE Oconee County Tax Commissioner PO BOX 106 WATKINSVILLE, GA 30677 oconeecountypay.com Phone: (706) 769-3917 Fax: (706) 769-3964				Tax Payer: WALLER ANTHONY E. & Map Code: C 08 005 MB Real Description: 865/138 ; 36/227A Location: 1301 WIRE BRIDGE RD Bill No: 2020-17644 District: 001					
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
235,341.00	86,076.00	5.0000	\$321,417.00	11/20/2020		11/20/2020	S1		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY M&O	\$321,417	\$128,566	\$2,000	\$126,566	10.566000	\$1,337.30	\$0.00	\$1,337.30	
INSURANCE PREMIUM ROLL BAC	\$321,417	\$128,566	\$2,000	\$126,566	-0.930000	\$0.00	-\$117.71	-\$117.71	
SALES TAX ROLLBACK	\$321,417	\$128,566	\$2,000	\$126,566	-2.950000	\$0.00	-\$373.37	-\$373.37	
SCHOOL M&O	\$321,417	\$128,566	\$2,000	\$126,566	16.500000	\$2,088.34	\$0.00	\$2,088.34	
STATE TAX	\$321,417	\$128,566	\$2,000	\$126,566	0.000000	\$0.00	\$0.00	\$0.00	
TOTALS					23.186000	\$3,425.64	-\$491.08	\$2,934.56	
We accept partial payments. Outstanding balances as of the due date will accrue interest monthly and additional penalties. Payments can be made in person, by mail or online at oconeecountypay.com . We accept cash, check (e-check online-\$1.50), money order, and debit/credit cards. There is a service fee to pay with a card in the office or online. Please remit top portion to your mortgage company if applicable. Status of payment received may be verified online at oconeecountypay.com . Mortgage companies usually remit payment the first week of November.						Current Due Discount Penalty Interest Other Fees Previous Payments Back Taxes	\$2,934.56 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00		
Owner occupied residences may qualify for certain homestead exemptions. PERSONS OVER AGE 65 MAY BE ELIGIBLE FOR ADDITIONAL EXEMPTIONS (age 62 eligibility-net income less than \$10,000). The full law relating to each exemption must be referred in order to determine eligibility (details available at oconeecountypay.com or 706-769-3917). Applications for homestead exemptions must be received by April 1, 2020. It is not necessary to refile for exemptions each year, unless there is a change in the property deed.						Total Due	\$2,934.56		