

ZBA Meeting

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you end up with 19.1 on a 20 foot garage when it is all said and done. He said and with a lot of vehicles even if they do fit there is no room to move around that vehicle at all and this particular building is going to be utilized for storage and also automobile maintenance. He added that if you are trying to bring a vehicle in and get a creeper under the front-end of the vehicle to work on it; almost impossible to do.

Chairman Beckwith asked what the square foot of the building is.

Josh Woods replied right at 1680. He stated that 1800 is the limitation that we're in.

Chairman Beckwith asked Mr. Tate if he had any questions.

John Tate replied no. He stated that the question he was going to ask had already been answered.

Chairman Beckwith asked if Mr. Waller had any questions.

Tom Waller replied that it was an awful big building and that they should go with two (2) doors instead of three (3) because they probably could have squeezed it in. He asked if Josh Woods said they would use the structure for automobile maintenance.

Josh Woods replied yes sir, but Mr. Jessop can speak more to the use of the building than I can.

Stuart Jessop stated he is planning to install a lift and that explains part of the necessity for the 30 feet depth; so he can put that where he can lift the vehicle without hitting any of the overheads. He said that as far as the length is concerned he is planning on using about $\frac{2}{3}$ rd's of the building would be used for automobile maintenance and $\frac{1}{3}$ rd would be used for woodshop. He added that the basement of his house is finished and he can't put woodworking equipment down there.

Chairman Beckwith asked if there were any other discussions. He asked for a motion.

Tom Waller made a motion to approve Petition A-651-17. Therol Brown seconded the motion.

John Tate asked if he could abstain from the motion.

Chairman Beckwith asked for what reason.

John Tate replied that looking at the drawing what portion of the structure would be in the 40 feet.

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limiting impact. He added that they really do not have anywhere else to go on the property looking at their home behind the house further to move into the lot would be down a great slope and what we are really requesting is a very small portion of the building to impact into that setback parameter. He stated that what they have is just the front left corner and has submitted document as well showing what the shaded area would actually be encroaching in there.

Chairman Beckwith asked if anyone would like to speak in favor of the petitioner. Hearing none, he asked if anyone would like to speak in opposition. Hearing none, he brought it back before the board for deliberations.

Chairman Beckwith asked the ZBA members what their concerns or what questions would they like to ask.

Therol Brown asked why Mr. Woods why he couldn't build it to the east of the existing pad there.

Josh Woods replied that one (1) of his elevation plans with an aerial overview showing the septic location and there is also a buried septic tank.

Therol Brown asked how far the septic tank from the edge of the existing concrete is.

Josh Woods asked if it was the edge of the existing concrete or the proposed. He asked if it was the septic tank in relation to the existing driveway or the proposed foundation.

Therol Brown replied existing driveway.

Josh Woods stated the existing driveway is probably 10 feet back off the driveway and we're right at with the placement of the building the minimum we can be from the septic tank.

Therol Brown asked if they considered doing a 20 foot length instead of a 30 foot length.

Josh Woods replied that the building depth of 20 feet won't fit most vehicles. He stated that his truck is 20 feet from the nose of the truck to the bumper.

Therol Brown stated that he has a Ford Expedition and a Ford 250 super-cab truck and my carport is 20 feet. He said that he could pull both vehicles in and close the garage door.

Josh Woods replied that he has built custom garages for exactly that situation and the minimum that he builds when parking at depth wise is 24 feet; simply because when you build a 20 foot structure you lose seven (7) inches to wall, and then you lose and two (2) inches to garage door plus if there is finishing material inside of it you lose another inch. He stated that

3. Consideration of Petition No. A-651-17, Stuart Jessop, Owner, requests the following: Variance to Sec. 110-125. A-R, (d) (6) to reduce side yard setback from 50 feet to 40 feet to allow the construction of a detached accessory structure.

Chairman Beckwith stated that the item above that could not be heard this month.

Pete Frisina replied it's the one (1) after. He stated that he sent some corrective out by email that he had got it wrong.

Josh Woods stated that he was with Better Built Buildings and was representing the Jessop's.

Chairman Beckwith asked if he agreed to go ahead with four (4) members.

Josh Woods replied that he agreed.

Chairman Beckwith stated that he would need a three (3) to one (1) decision and that a two (2) to two (2) decision is a denial.

Josh Woods said yes sir.

Josh Woods stated that they would like to request a variance for a specifically for a side setback relevant for a detached accessory structure and all other structures for this particular zoning. He said the structure that they are proposing to build in this location fit all other criteria and Environmental Health has already looked at the site and has approved the structure. He added that the reason for the request of the variance is because they are going to have a structure that is placed adjacent to the driveway due to there being no other feasible place on the property. He stated that directly behind the driveway is a buried septic tank and buried propane tank and those would need to be moved. He said to put it adjacent to the driveway but close enough to the driveway would leave about a 24 inch curb trying to get into the proposed garage. He added that the purpose in the variance is to set the building back far enough from the existing driveway to allow a reasonable transition into the building just do to the natural slope of the driveway. He stated that the building is a long 50 or 60 feet long and because of that the driveway slopes over 24 inches and due to that we need to push the building back far enough to allow that transition into the building; and the building furthest up the driveway to not retain water or catch water. He said that the pictures he has submitted show the view of the proposed location from both the street; the parcel is five (5) acres, and the setbacks are close to 204 feet from the roadway. He added that you can see little or no impact of the structure from the roadway. He stated the property from the closes property is to the left if you are facing their home, and he has submitted pictures from that showing exactly what's visible. He said that it is very hard to see from photography so he circled his tripod placed out there with a red marker because it is a great distance from the next door neighbor

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on May 22, 2017, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Bill Beckwith, Chairman
Tom Waller
John Tate
Therol Brown

MEMBERS ABSENT: Marsha Hopkins, Vice-Chairman

STAFF PRESENT: Pete Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator

Welcome and Call to Order:

1. Consideration of the Minutes of the Meeting held on April 24, 2017.

Chairman Beckwith made a motion to table the minutes to June 26, 2017. John Tate seconded the motion. The motion passed 4-0. Marsha Hopkins was absent from the meeting.

PUBLIC HEARING

2. Consideration of Petition No. A-649-17, Thomas Lynch, Owner, and Oliver & Della DeHart, Agents, requests the following: Variance to Section 110-79. (d) Location on lot. To allow the construction of a detached accessory structure located in the front yard. (This item was tabled from the last meeting.)

Pete Frisina stated that the DeHart's came in and verbally told us that they were not going to pursue this and are going to withdraw their request. He said that they also brought the sign in as well.

Chairman Beckwith asked if they needed to approve that.

Pete Frisina replied yes.

Chairman Beckwith made a motion to approve the withdrawal. John Tate seconded the motion. The motion passed 4-0. Marsha Hopkins was absent from the meeting.

Chairman Beckwith asked if this was the first time this has happened.

Pete Frisina replied yes, as far as not getting some letter.

Chairman Beckwith stated Pete correct me if I am wrong abstention is for the purpose of having some interest.

Pete Frisina stated having some interest in the property or some dealing with the property owner or contractor. He said some financial interest.

Chairman Beckwith asked if he would like to vote then either way. He stated that we will have to have a vote.

John Tate stated that he voted no.

The motion passed 3-1. Marsha Hopkins was absent from the meeting.

Therol Brown asked if he was going to be only eight (8) feet into the setback.

Josh Woods replied yes sir. He stated that they intend to be 40 plus two (2) feet because if we set it right at forty feet it's caused for a foundation survey.

Therol Brown stated that it was technically an eight (8) foot variance.

Chairman Beckwith asked if there was any other business.

- 4. Petition No. A-652-17 cannot be heard this month due to the sign being incorrectly placed on the wrong property and the public notice requirement could not be met.**

Pete Frisina stated that Petition No. A-652-17 cannot be heard because the sign was placed on the wrong property and we didn't know that in time to get it on the property in time.

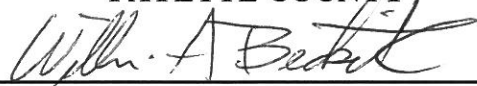
Chairman Beckwith asked if that would be heard on June 26, 2017.

Pete Frisina replied yes.

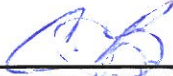
There being no further business, Therol Brown made the motion to adjourn the meeting and the meeting adjourned at 7:18 pm.

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**ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY**



CHAIRMAN



CHANELLE BLAINE, ZBA SECRETARY