

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on July 28, 2014, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Vic Bolton, Chairman
Larry Blanks, Vice-Chairman
Bill Beckwith
Tom Mahon
Tom Waller

STAFF PRESENT: Dennis Dutton, Zoning Administrator/ ZBA Secretary

Welcome and Call to Order:

Chairman Vic Bolton called the meeting to order and introduced the Board and Staff.

- 1. Consideration of Petition No. A-612-14, Scott & Lisa Porter, Owners, requests a Variance from Sec. 110-125. A-R Agricultural-Residential District., to reduce the rear yard setback from the required 75 feet to 58 feet to locate a swimming pool in the rear yard. This property consists of 5.00 acres, is zoned A-R and fronts on Old Greenville Road.**

Jeff Holloway said he is with Boscoe's Pools and the reason for the variance is due to a drainage situation on the lot. He added that the lot slopes toward the house and a drainage swale was built to keep the runoff away from the house. He said the variance would allow the pool to be built in a location that would not interfere with this drainage swale. He added that the pool will be behind the house as is required by zoning and there will be no decking toward the rear of the pool as to decrease further encroachment into the setback.

Chairman Bolton asked if there was anyone who would like to speak in support of the petition. Hearing none he asked if there was anyone who would like to speak in opposition of the petition and hearing none he brought it back to the board.

Chairman Bolton asked if this is a severe slope at the rear of the house and the house is built into the hill.

Jeff Holloway said yes the house is cut into the hill and it creates a natural berm.

Chairman Bolton said so the water runs down and then to the side of the house.

Jeff Holloway said that is correct it runs between the house and garage and away from the septic area.

Chairman Bolton asked if it is wooded behind the house.

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Jeff Holloway said it is wooded behind the house.

Bill Beckwith asked Mr. Holloway if he will be building the pool on the berm.

Jeff Holloway said yes on the upper level.

Bill Beckwith asked if that would affect the swale.

Jeff Holloway said it will not affect the swale.

Tom Mahon asked how close the rear neighbor is.

Jeff Holloway said he didn't know but you can't see the house from the property.

Tom Mahon asked if that property is owner is here tonight.

Chairman Bolton said no.

Larry Blanks said he looked at the property on Google Earth and the house is pretty far back from the subject property.

Tom Mahon said so the pool should be not visible from the house to the rear.

Larry Blanks made a motion to approve the variance. Bill Beckwith seconded the motion.

Bill Beckwith said what we look at is if there is any other possible location and this is the best location.

Chairman Bolton said this is not a self-inflicted hardship and this is the best location based on all of the facts presented tonight.

Larry Blanks agreed this is the best location.

Chairman Bolton called the question. The motion passed 5-0.

There being no further business, Larry Blanks made the motion to adjourn the meeting and the meeting adjourned at 7:30 pm.

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**ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY**

VIC BOLTON, CHAIRMAN

ATTEST