

**THE FAYETTE COUNTY ZONING BOARD OF APPEALS** met on November 24, 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

**Welcome and Call to Order:**

**1. Consideration of the Minutes of the Meeting held on October 27, 2014.**

Larry Blanks made a motion to approve the minutes. Bill Beckwith seconded the motion. The motion passed 5-0.

**2. Consideration of Petition No. A-617-14, Kevin M. & Lisa C. Schuhler requests a Variance from Sec. 110-133. R-70 Single-Family Residential District, (d) (5) to reduce the rear yard setback from 50 feet to 20 feet to construct a detached garage.**

Kevin Schuhler said his petition is for placing a garage in his side yard and the current setback is 50 feet. He added that due to the topography of the property he has a drainage issue with the backyard and so he would like to put the garage in the side yard. He said to change the drainage on his property he brought in about 120 loads of dirt to get the property to drain correctly. He stated the backyard is the secondary site for the septic lines and a garage would interfere with this area and putting it next to the house would interfere with the downstairs garage and its access.

Lisa Schuhler said they didn't want to place the garage in the backyard because they would have to take out all of the hardwoods and the garage would have to be larger because you couldn't double deck the garage.

Chairman Bolton asked why you would have to make it larger in the backyard.

Kevin Schuhler said he would like to go 1,800 square feet as is allowed and in the side yard where the lot was built up, the garage could be built into the hill allowing a two (2) story garage. He added that would cut the foot print in half with 900 square feet on each floor.

Chair Bolton stated since there was not anyone else present at the meeting he did not have to ask for any comments in favor or in opposition so he would bring it back to the board.

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Larry Blanks said he visited the property and there is no other place on the property to put this as the topography of the lot is limited and that is the best spot for the garage.

Bill Beckwith said you are going to put a drive to the garage and park your car on the lower level.

Kevin Schuhler said yes.

Larry Blanks said you are going to come off the existing driveway and veer to the left.

Kevin Schuler said yes and the grade drops naturally so it won't be much work to get the drive in.

Chairman Bolton asked Dennis Dutton if a driveway can go in the setback.

Dennis Dutton said a driveway can go in the setback.

Bill Beckwith asked Kevin Schuhler how he accesses the basement garage in his house.

Kevin Schuhler said down the hill just right off the pad he has a ten foot drive through gate.

Bill Beckwith made a motion to approve the variance. Larry Blanks seconded the motion. The motion passed 5-0.

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

**ZONING BOARD OF APPEALS  
OF  
FAYETTE COUNTY**

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**VIC BOLTON, CHAIRMAN**

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**ATTEST**