

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on February 26, 2018, at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

MEMBERS PRESENT: Marsha Hopkins, Chairman
Tom Waller, Vice-Chairman
Bill Beckwith
John Tate

STAFF PRESENT: Chanelle Blaine, Zoning Administrator
Chakevia Jones, Planning and Zoning Coordinator

Welcome and Call to Order:

1. Consideration of the Minutes of the Meeting held on January 22, 2018.

Tom Waller made a motion to approve the minutes. John Tate seconded the motion. The motion passed 3-0. Marsha Hopkins abstained from voting. Therol Brown was absent from the meeting.

PUBLIC HEARING

2. Petition No. A-678-18, Christopher & Carlisa Campo, Owner, request the following: Variance to Section 110-79. Accessory structures and uses. (d) to allow the construction of a detached garage in the front yard. The subject property is located in Land Lot(s) 16 &17 of the 6th District and front(s) on Densmorr Ridge and Brechin Drive.

Mike Simmons stated that they were trying to get a garage next to the driveway. He added that it just happens to be on a corner lot. He said that the garage won't have any visual impact to people driving down the street.

Gabriella Shaw said she is from the Home Owners Association. She stated that about 30% of the neighbors have detached garages, and that the HOA has already approved the Campo's request for a detached garage.

Bill Beckwith asked where the entry door will be.

Chris Campo replied that it will face the driveway.

Bill Beckwith said that in order for the garage to be approved it has to be connected to the house. He asked if the Campo's planned on doing that.

Chris Campo stated that he didn't plan to. He said he didn't know how that would be done.

Chanelle Blaine stated that the garage shall be connected to the principal structure by at least one of the following: an attached or detached breezeway; an attached raised deck; or an attached or detached pergola.

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Bill Beckwith said we would be allowing you to break the law if we gave you permission to build without a connection.

Chris Campo said if there was a connection it wouldn't be a detached garage.

Bill Beckwith said it would still be a garage. He added that one of the things the Zoning Board of Appeals tries to do is alleviate situations that would cause someone to break the law. He stated that if we were to disapprove this you would have to move the garage completely behind the house.

Gabriella Shaw stated that she thinks the detached would fit in with the other garages in the subdivision. She added that the Campo's have been asked to landscape, and that the HOA thinks this will help.

Bill Beckwith stated that the issue is having two (2) front yards. He asked if there are any conditions about this situation because it's a PUD-PRD.

Chanelle Blaine said there isn't anything about this detached garage situation.

Marsha Hopkins asked about the rationale behind this ordinance.

Chanelle Blaine stated it is to keep the residential character of the neighborhood.

Bill Beckwith mentioned that this ordinance has been successfully implemented in other situations. He stated that there have been corner lots with breezeways, pergolas, and raised decks.

John Tate said that in line with what Mr. Beckwith was saying, a covering would provide some protection.

Chris Campo replied that a raised deck was also considered, but it wouldn't provide covering.

Carlisa Campo stated that a covering would look odd. She also mentioned that HOA would never approve of a covered breezeway.

Bill Beckwith asked if she was sure.

Carlisa Campo said she was.

Gabriella Shaw stated that she couldn't say.

Bill Beckwith stated that if you would consider that option and go before the HOA we could table the decision until next meeting.

Chris Campo stated that they have considered it, but we don't want to attach it.

John Tate asked how far the garage would be from the steps.

Chris Campo said about 25 feet.

Marsha Hopkins said that this is an older ordinance. She mentioned that maybe the Zoning Board of Appeals should consider the way neighborhoods have developed when considering this petition.

Tom Waller asked how deep the grading would be.

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Mike Simmons replied that there would be no grading.

John Tate stated that based on the circumstances he agrees with Mrs. Hopkins' position on the petition.

Marsha Hopkins made a motion to approve Petition A-678-18. Tom Waller seconded the motion. The motion passed 4-0. Therol Brown was absent from the meeting.

There being no further business, John Tate made the motion to adjourn the meeting and the meeting adjourned at 7:43pm.

**ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY**

Marsha A. Hopkins

CHAIRMAN

Chakevia Jones

CHAKEVIA JONES, ZBA SECRETARY

