

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on April 23 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
Therol Brown

STAFF PRESENT: Chanelle Blaine, Zoning Administrator

Welcome and Call to Order:

1. Consideration of the Minutes of the Meeting held on March 26, 2018.

Tom Waller made a motion to approve the minutes of the Meeting held on March 26, 2018. Therol Brown seconded the motion. The motion passed 5-0.

PUBLIC HEARING

- 2. Petition No. A-681-18, Mary Ellen & Russell Starrett, Owner, and Joel Owen, Agent requests the following: Variance to Section 110-79. Accessory structures and uses. (c) (1) (a) to increase the square footage of heated and finished floor area for a guesthouse from 700 square feet to 950 square feet for the renovation of an existing detached garage. The subject property is located in Land Lot(s) 21 of the 7th District and fronts on Sandy Creek Road.**

Joel Owen stated that when they bought the house they realized it would provide an opportunity to provide a dwelling for his 81 year old mother. He said it would be best to have her close by to take care of her.

Bill Beckwith asked what the structure is currently being used as.

Joel Owen replied that it is a stand-alone garage currently used for storage.

Bill Beckwith asked if it was heated, air conditioned, with plumbing.

Joel Owen stated that it's heated with a gas line running into it, and a space heater on the wall.

Bill Beckwith asked if it has water.

Joel Owen replied no, they'll have to have a water line installed.

Bill Beckwith said the problem we have is that you're only allowed 700 square feet and you have 950 square feet.

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Tom Waller said the building itself is 950 square feet and you're just going to renovate it all.

Joel Owen said yes sir.

Tom Waller asked if there are going to be steps in the building.

Joel Owen said inside.

Tom Waller said steps and broken hips are a major concern for senior citizens. He also asked if there will be an access door from the garage to the RV building next to it.

Joel Owen stated that there is already one there.

Tom Waller asked if the RV storage building will remain.

Joel Owen replied that they weren't married to it.

Bill Beckwith asked if the applicants were informed of the 700 square foot limit on guesthouses.

Chanelle Blaine replied yes.

Bill Beckwith asked method could be used to separate the 700 square feet from the rest of the building.

Chanelle Blaine stated that a wall can be used to separate the 700 square feet from the portion not being used as a guest house.

Marsha Hopkins asked can the extra space be used as storage.

Chanelle Blaine replied yes.

John Tate asked if the overhead door is at the front of the garage.

Joel Owen said yes sir.

John Tate asked what would be there if the door was removed.

Joel Owen stated that they are going to install three (3) windows.

Bill Beckwith stated that what we're looking at is approving an additional 250 square feet above the maximum 700 square feet.

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Marsha Hopkins asked if a variance was required to have the garage built to 950 square feet.

Chanelle Blaine replies no, a garage of that size doesn't require a variance.

Marsha Hopkins stated that we appreciate you wanting to do this for your mother, but our dilemma is the difference in allowed square feet and what you're asking for. She added that there is no hardship, and we have to be very judicious in granting variances when it's for personal benefit.

Bill Beckwith stated that the Zoning Board of Appeals also looks to see if there are any feasible options that can be implemented to avoid granting a variance and breaking the law.

Therol Brown said as Chairwoman Hopkins stated the maximum size is 700 square feet, and we have to be mindful of setting a precedence.

Bill Beckwith made a motion to deny Petition No. A-681-18. John Tate seconded the motion. The motion passed 5-0.

There being no further business, John Tate made the motion to adjourn the meeting and the meeting adjourned at 7:32 pm.

**ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY**

Marsha G. Hopkins

CHAIRMAN

CT Jones

CHAKEVIA JONES, ZBA SECRETARY

