

THE FAYETTE COUNTY ZONING BOARD OF APPEALS met on March 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
Therol Brown

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 February 26, 2018.

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

PUBLIC HEARING

- 1. Petition No. A-679-18, Ronald & Kathleen Ludwig, Owner, request the following: Variance to Section 110-125. A-R, Agricultural-Residential District. (d) (5) to reduce rear yard setback from 75 feet to 50 feet to allow the construction of a detached barn. The subject property is located in Land Lot(s) 189 of the 4th District and fronts on Porter Road. Application taken in error by staff.**

Tom Waller made a motion to accept that the application for Petition No. A-679-18 was taken by staff in error. John Tate seconded the motion. The motion passed 5-0.

- 2. Petition No. A-680-18, John F. Rutledge, Owner, request the following: Variance to Section 110-133. R-70, (d) (a) (2) to reduce front yard setback from 75 feet to 73 feet to maintain the construction of a new residence. The subject property is located in Land Lot(s) 55 & 42 of the 7th District and fronts on Adams Road.**

John Rutledge stated that he was trying set the house away from the rock area and the current placement was the only flat area available. He said he accidentally set the house a foot too close to the property line. He added that in his ignorance, he doesn't know too much about building. He stated that he was going by the tax map, but it's not accurate. Mr. Rutledge said that he is asking for a variance of two feet.

Tom Waller stated that he was pretty far back from Adams Road and asked Mr. Rutledge if he had a flag lot.

John Rutledge replied yes sir.

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Tom Waller asked if there were any culverts on the gravel road leading into Mr. Rutledge's property.

John Rutledge replied no sir.

Marsh Hopkins asked when Mr. Rutledge became aware of this situation.

John Rutledge stated that he realized it was an issue when he had a foundation survey done.

Therol Brown asked if it was just the north west corner of the foundation protruding out.

John Rutledge replied yes sir, just by 1.2 feet.

Bill Beckwith made a motion to approve Petition No. A-680-18. Therol Brown 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 7:11pm.

**ZONING BOARD OF APPEALS
OF
FAYETTE COUNTY**

Marsha Hopkins

CHAIRMAN

Chakevia Jones

CHAKEVIA JONES, ZBA SECRETARY