

COPY

HARDSHIP VARIANCE NO. P20-0144

APPROVAL OF A HARDSHIP VARIANCE FROM THE UNIFIED DEVELOPMENT CODE OF OCONEE COUNTY, GEORGIA

TITLE

A Resolution granting approval of a Hardship Variance based upon the allowances under the Unified Development Code of Oconee County, Georgia, pursuant to Article 13, Section 1303, to grant approval of a Hardship Variance pursuant to an application requesting approval of a Hardship Variance on property owned by Danny and Carolyn Rogers submitted on July 27, 2020.

ENACTMENT CLAUSE

Pursuant to the authority conferred by the Constitution and Laws of the State of Georgia and after consideration of an application requesting Hardship Variance approval submitted by ABE Consulting, Inc. on July 27, 2020 regarding a ±5.54-acre tract of land located at 1240 Twin Oaks Trail in the 225th G.M.D., Oconee County, Georgia, (tax parcel no. D-01A-016), the Board of Commissioners of Oconee County does hereby grant the following:

SECTION 1. A Resolution granting Hardship Variance approval for the property described above and also described in the attached Exhibit "A" is hereby granted to place a guest house in the side yard.

Said Hardship Variance is subject to the following conditions: as set forth in "Exhibit A" attached hereto.

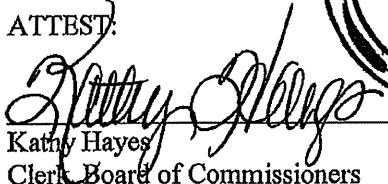
SECTION 2. Severability. It is intended that the provisions of this Ordinance be severable and should any portion be held invalid, such invalidity shall not affect any other portion of the Ordinance.

SECTION 3. Effective Date. This Resolution shall take effect this date.

Said Hardship Variance application was submitted to the Oconee County Board of Commissioners and a Public Hearing was duly held by the same at its regular meeting on September 1, 2020.

ADOPTED AND APPROVED, this 1st day of September, 2020.

ATTEST:

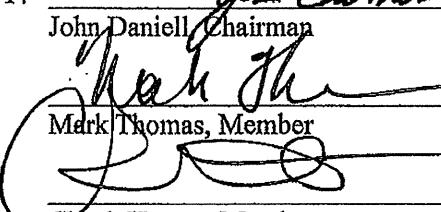

Kathy Hayes
Clerk, Board of Commissioners

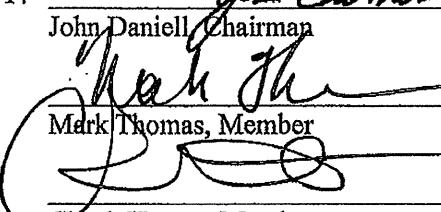


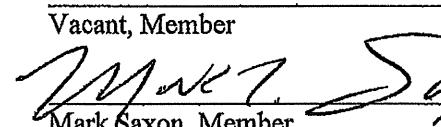
OCONEE COUNTY BOARD OF COMMISSIONERS

BY:


John Daniell, Chairman


Mark Thomas, Member


Chuck Horton, Member


Vacant, Member

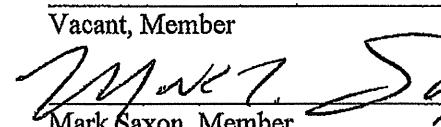

Mark Saxon, Member

EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0144
Page 1 of 6

CONDITIONS

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.

TAX MAP

Variance # P20-0144 - Danny & Carolyn Rogers

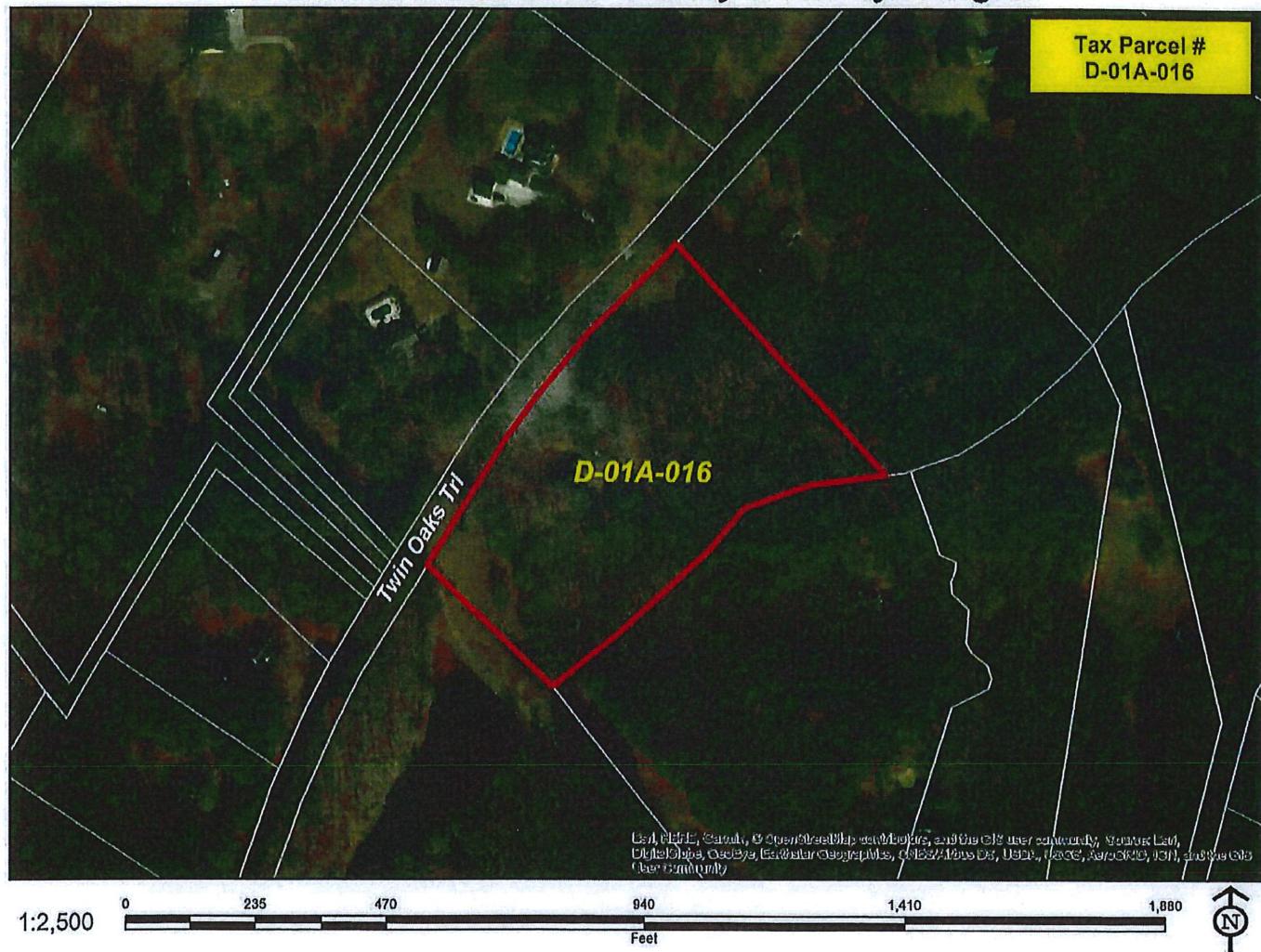


EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0144

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NARRATIVE



LAND PLANNING
LAND SURVEYING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
COMPREHENSIVE ENGINEERING
SOIL MAPPING & SEPTIC SYSTEMS
WETLAND & ENVIRONMENTAL MONITORING

July 27, 2020

Mr. Guy Herring, Director
Oconee County Planning and Code Enforcement
1291 Greensboro Highway
Watkinsville, GA 30677

**RE: Hardship Variance per UDC Section 1304 & Section 351.02
Placement of Guest House and Raised Slab with Foundation Walls Consideration
Owners: Danny and Carolyn Rogers
1240 Twin Oaks Trail, Watkinsville, GA 30677**

Dear Mr. Herring:

ABE Consulting, Inc. is an Authorized Agent for the Owners of the subject property. ABE is submitting a request for a hardship variance for placing the proposed Mother-in-Law Suite / Guest House in the side yard instead of the rear of the existing principal house. Section 351.02.c of the UDC Code requires the Guest House to be placed to the rear of the main dwelling.

Although the lot is of a large size (approximately 5.54 acres), meeting the current ordinance for placement of the Guest House will be almost impossible on this lot. This is due to the existing very steep slopes, placement of the main house, required septic areas, existing deep ditches and the need for access to the proposed guest house from the main drive. The lot has several deep ditches on the sides and rear of the main house along with the existing and future septic repair areas that make it physically impossible to place the guest house to the rear of the main house. The existing main house is placed deep in the lot which makes placing the proposed Guest House to the rear much more difficult. Existing very steep grades would be a major problem to negotiate even if the proposed Guest House is placed in the rear. Vehicular and pedestrian accessibility with H/C walks would be required, which cannot be met. The UDC Code requires that the main access drive be used to access the Guest House which makes this requirement almost impossible to be met due to steep grades, existing ditches and septic areas.

This hardship variance is being requested due to existing ordinances requirements which cannot literally and physically be met on this lot due to existing steep slopes, deep ditches, access and existing and repair septic systems. These conditions and limitations have not been created or developed by the owners.

This request, other than placing the Guest House in the side yard, will meet all required standards under UDC Section 351:

EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0144

Page 3 of 6



- a. The proposed Guest House will be used as accessory use to an already existing main dwelling on site.
- b. (1). The placement of the Guest House will meet all required building setbacks and will not violate any codes as related to the maximum lot coverages. The proposed Guest House is being placed in the side yard, please refer to the Variance Concept Plan for additional information.
(2). The proposed septic including the future repair systems have been approved by the Oconee County Environmental Health Dept., please refer to the submitted copy of the septic permit for both the existing house and proposed Guest House.
(3). Two existing parking spaces have been designated for the proposed Guest House. These spaces meet and exceed the UDC requirements for parking. As shown on the Variance Concept Plan, access to the proposed Guest House is provided through the existing driveway of the principal dwelling.

Existing and proposed uses and zoning:

Subject Property

- Existing Zoning: AR, Proposed Zoning: AR
- Existing use: single family residence
- Proposed use: single family residence with mother-in-law/guest suite

Adjacent Properties

- Existing Zoning: AR
- Existing use: single family residence

The proposed Guest House architecture compliments the main house as a beautiful board and batten barn with spacious and inviting covered porches. Please refer to the attached Guest House Architectural Plans for additional details and information on the Guest House / barn structure. The total heated square footage of the proposed Guest House will be 1,324 SF which is less than 50% of the principal residence total heated square footage (2,654 SF).

Based on the above stated hardship situation for this particular lot, we are requesting a hardship variance to allow placement of the proposed Guest House in the side yard instead of the rear. We are also requesting that consideration be given to allow a raised slab with foundation walls to allow the possibility of having ADA H/C accessibility to the Guest House.

Thank you for your assistance with this matter. Should you have any questions or comments, please feel free to call me at 706-613-8900.

Respectfully submitted,
ABE Consulting, Inc.

A handwritten signature in blue ink, appearing to read 'Abe Abouhamdan'.

Abe Abouhamdan, P.E, F.ASCE
President & CEO

CC: Danny & Carolyn Rogers, Owners

EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0144

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LEGAL DESCRIPTION

All that tract or parcel of land containing 5.544 acres, more or less, situate, lying and being on the southeasterly side of Twin Oaks Trail, in the 225th G.M. District, Oconee County, Georgia, being designated Lot 16 of River Farms Subdivision Composite Survey prepared by Stacy C. Carroll dated June 10, 2020 with referenced plat prepared by Ray N. Woods dated May 19, 1986 and recorded in Plat Book 9 page 286, in the office of the Clerk of Superior Court of Oconee County, Georgia.: Beginning at a point on the southeasterly side of Twin Oaks Trail Right-Of-Way;

North 32 Degrees 40 Minutes 14 Seconds East a distance of 311.86 feet; continuing along the Right-Of-Way Twin Oaks Trail,

Thence with said right of way along the arc of a curve to the left (said curve having a radius of 656.83 feet, an arc length of 138.55 feet, a chord bearing of North 38 Degrees 43 Minutes 12 Seconds East and a chord length of 138.30 feet);

Thence North 44 Degrees 45 Minutes 47 Seconds East a distance of 257.96 feet;

Thence South 41 Degrees 28 Minutes 45 Seconds East a distance of 491.06 feet along a common line with said Lot 15, a common property line with lands of Ellen T. Broome;

Thence South 81 Degrees 45 Minutes 25 Seconds West a distance of 199.71 feet; continuing along a common property line with Robert Mercer & Murray Christine Palermo;

Thence South 48 Degrees 18 Minutes 44 Seconds West a distance of 230.26 feet;

Thence South 46 Degrees 59 Minutes 18 Seconds West a distance of 154.93 feet;

Thence South 53 Degrees 44 Minutes 02 Seconds West a distance of 128.65 feet;

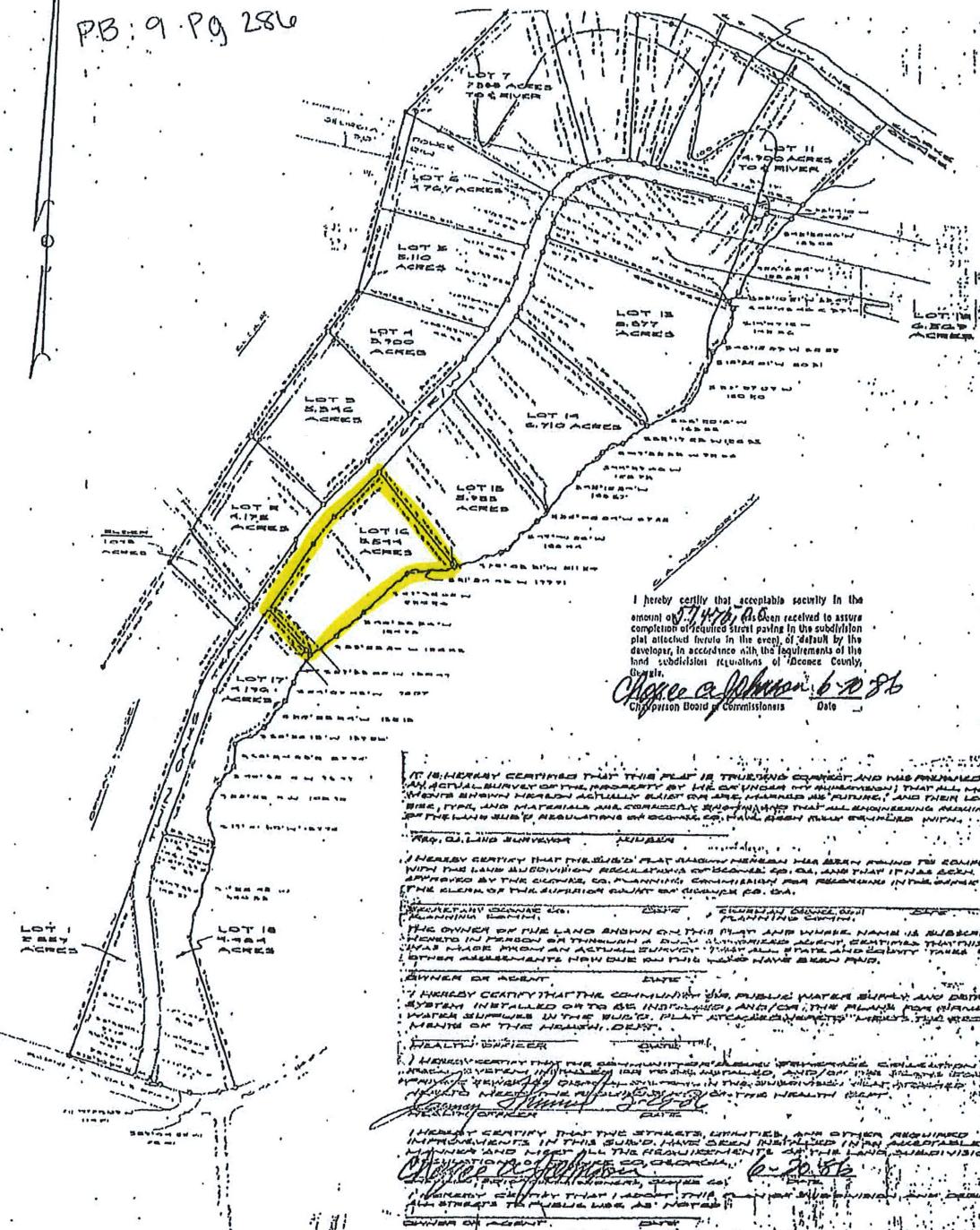
Thence North 44 Degrees 33 Minutes 18 Seconds West a distance of 249.63 feet along a common property line with John W. & Martha Jean Robinson;

Said parcel having an area of 241,496 Square Feet, or 5.544 Acres more or less.

EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0144
Page 5 of 6

PLAT

P.B: 9 · Pg 286



I hereby certify that acceptable security in the amount of \$74,760.00 has been received to assure completion of required street paving in the subdivision plat attached hereto in the event of default by the developer, in accordance with the requirements of the subdivision regulations of Deacone County, Georgia.

Yancey & Johnson 6-20
Chairwoman Board of Commissioners Date

IT IS HEREBY CERTIFIED THAT THIS PLAN IS THOROUGH, CORRECT, AND HAS BEEN MADE FROM AN ACTUAL SURVEY OF THE PROPERTY BY THE OWNER OF THE PROPERTY; THAT ALL MACHINERY, EQUIPMENT, BUILDINGS, AND MATERIALS ACTUALLY EXIST FOR THE PURPOSES STATED; AND THEIR LOCATIONS, SIZE, TYPE, AND MATERIALS ARE CORRECTLY STATED; AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAW AND BY-LAWS RELATING TO THE DESIGN, CONSTRUCTION, AND USE ARE ENCLUSED WITH THE PLAN.

1 HEAVY CERTIFICATE THAT PREVIOUS STATEMENT HAS BEEN FORWARDED TO COMMISSION
1 WITH THE SAME AUTHORITY AND ACCORDING TO THE COMMISSION'S PRACTICE, AND THAT IT HAS BEEN
1 APPROVED BY THE COMMISSION, SO THAT IT MAY BE RECORDED IN THE RECORDS OF THE
1 COMMISSION. THE CLERK OF THE COMMISSION WILL SO INDICATE ON SAME.

THE OWNER OF THE LAND DESCRIBED ON THIS PLAT AND WHERE NAME IS SUBSCRIBED
HEREIN IN PERSON OR BY ATTORNEY IS A DULY SWORN AND CERTIFIED THAT THIS PLAN
IS MADE FROM AN ACTUAL SURVEY. THAT ALL STATE AND COUNTY TAXES ARE
OTHER ASSESSMENTS MADE DUE ON THIS LAND HAVE BEEN PAID.

1. NAME OF AGENT: **ENTER** TEST
2. NAME OF COMPANY THAT IS THE OWNER OF THE PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEM INSTALLED OR TO BE INSTALLED, AND/OR THE PLANS FOR THE PUBLIC WATER SUPPLY IN THE WHOLE OR A PART THEREOF.

MENT ON THE HEALTH DEPT.
HEALTH OFFICER *same as above*
I HEREBY CERTIFY THAT THE COMMUNITY WATER SUPPLY SYSTEM IS IN EXCELLENT
PHYSICAL CONDITION AND IS NOT INFECTED, AND OFF THE JUDGEMENT OF
MY MEDICAL OFFICER IS IN A SANITARY STATE IN THE INDIVIDUALS THAT ATTEND

1. **Health** - Identify that the patients, families, and other required individuals involved in the care of the patient are installed in an acceptable manner and in a timely manner. The following are the standards and division responsibilities of each for each area.

CHARGE OR FEE
I HEREBY CERTIFY THAT I ADOT THIS
AS STATED IN THE PUBLISHE AS NOTED
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William H. Miller
APPROVED BY DIRECTOR OF CLIMATE AND METEOROLOGY
THREE APPROVED

6-20-56

OLD SOUTHERN WAY OF LIFE
IN HAWAII

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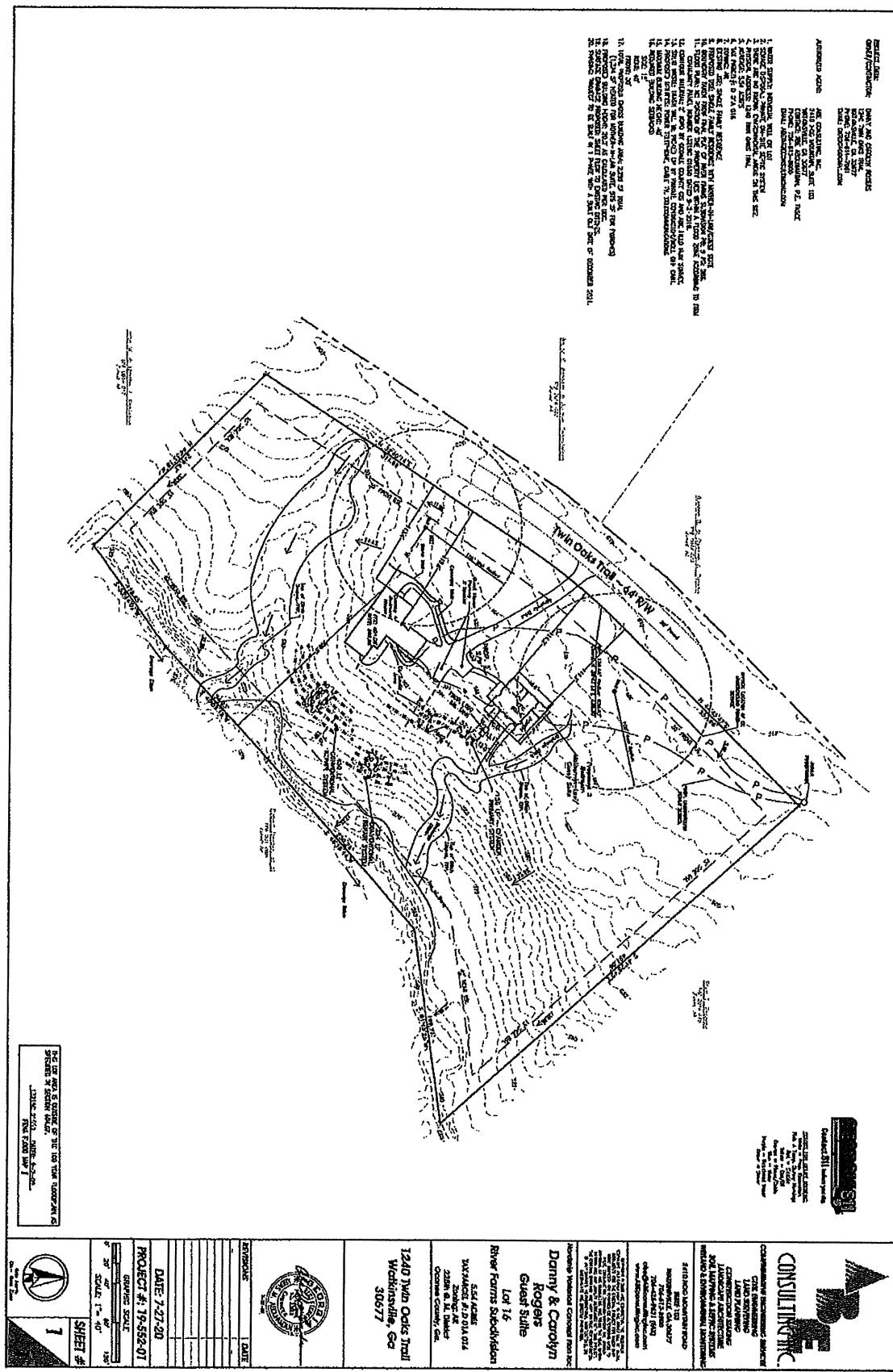
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- — IRON PIN SET
- — TRAVERSE POINT
- — POLICE POLE

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SCALE: 1" = 200'

EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0144
Page 6 of 6

CONCEPT PLAN





**Planning Department
Oconee County, Georgia
STAFF REPORT**

VARIANCE CASE #: P20-0144

DATE: August 11, 2020

STAFF REPORT BY: Grace Tuschak, Senior Planner
Monica Davis, Planner

APPLICANT NAME: ABE Consulting, Inc.

PROPERTY OWNER: Danny and Carolyn Rogers

LOCATION: 1240 Twin Oaks Trail

PARCEL SIZE: ± 5.54 acres

EXISTING ZONING: AR (Agricultural Residential)

EXISTING LAND USE: Residential

TYPE OF VARIANCE REQUESTED: Hardship Variance

REQUEST SUMMARY: The property owner is requesting a variance from UDC Section 351.02.c (Guesthouse restrictions) to place a guest house in the side yard of a residential property.

DATE OF SCHEDULED HEARINGS

BOARD OF COMMISSIONERS: September 1, 2020

ATTACHMENTS:

- Application
- Narrative
- Plat
- Representative Architecture
- Aerial Imagery
- Zoning Map
- Future Development Map
- Concept Plan



BACKGROUND INFORMATION & FINDINGS OF FACT

HISTORY

- A rezone from AG to AR was approved on 03/04/1986 to allow for the construction River Farms Subdivision
- A single family home was built on the property in 1986

VARIANCE DESCRIPTION

- The owner is requesting to place a detached garage in the front yard property.
 - ***Unified Development Code Section 351.02.c – Guest house restrictions***
For lots less than ten acres in size, the guest house must be placed to the rear of the main house.

PUBLIC FACILITIES

- County services, facilities, and infrastructure should not be affected by the present request

ENVIRONMENTAL

- No 100-year floodplain, state waters, or jurisdictional wetland areas are known to exist on the site

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR HARSHSHIP APPROVAL” AS SET FORTH IN SECTION 1304.03 OF THE OCONEE COUNTY UNIFIED DEVELOPMENT CODE:

Hardship variances may be granted in such individual cases of unnecessary hardship upon a finding by the Board of Commissioners that all of the following conditions exist:

a. Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography?

The subject property slopes steeply toward the rear of the lot, where a drainage ditch, septic system and septic repair area are located. Additionally, the property does not have adequate road frontage to permit a second driveway and the proposed guesthouse would need to be served by the existing driveway. These conditions severely limit the placement of the proposed guesthouse in the rear yard of the property.

b. Does the application of requirements in the Unified Development Code create an unnecessary hardship?

Site engineering and/or a significant extension of the existing driveway would likely be required in order to locate the guest house in the rear yard and staff holds that the strict application of UDC requirements would create an unnecessary hardship.

c. Are conditions creating the need for the hardship variance peculiar to the particular piece of property involved?

The conditions creating the need for the hardship variance are peculiar to the subject property because of the existing topography and drainage ditch as described above.

d. Will relief, if granted, not cause substantial detriment to the public good or impair the purposes and intent of the Unified Development Code?

The purposes of UDC Section 351.02.c is to promote orderly and aesthetically pleasing development of single-family residential areas. Placement of a guesthouse in the proposed location should not be injurious to the character or aesthetic integrity of the surrounding neighborhood and staff holds that relief should neither

be detrimental to the public good nor impair the purposes and intent of the UDC.

STAFF RECOMMENDATION & CONDITIONAL RECOMMENDATIONS

Based upon the standards and limitations for hardship variance approval, this request does meet the necessary criteria to grant a hardship variance and staff recommends the following condition to be fulfilled at the expense of the owner/developer:

1. Development design and structures shall meet or exceed the standards indicated on the concept plan, narrative, representative architectural sketches, and other documents submitted with the variance application and attached hereto. This condition shall not construe approval of any standard that is not in conformity with the Unified Development Code.



OCONEE COUNTY APPEAL APPLICATION

Type of Appeal Submitted:

Hardship Variance Appeal of Administrative Decision Flood Damage Prevention Variance

Special Exception for: _____

Applicant

Name: ABE Consulting, Inc. / Abe Abouhamdan, PE FASCE

Address: 2410 Hog Mountain Rd., Suite 103
(No P.O. Boxes)

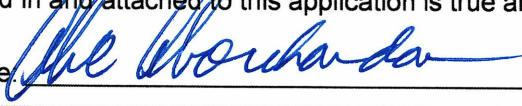
Watkinsville, GA 30677

Telephone: (706) 613 - 8900

Email: abe@ABEconsultinginc.com

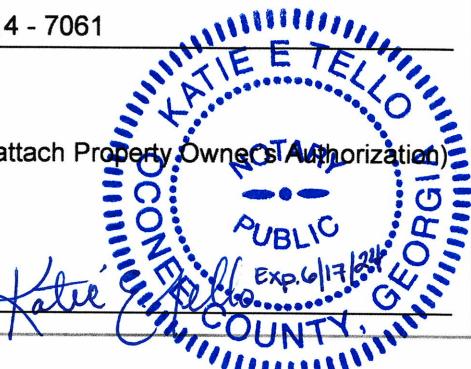
Applicant is (check one): the Property Owner Not the Property Owner (attach Property Owner's Authorization)

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct.

Signature: 

Date: 7/27/20

Notarized:

**Property**

Location: 1240 & 1242 Twin Oaks Trail

Watkinsville, GA 30677

Tax Parcel Number: D 01A 016

Size (Acres): 5.54 Current Zoning: AR

Future Development Map—Character Area Designation: Country Estates

Property Owner

Name: Danny and Carolyn Rogers

Address: 1240 Twin Oaks Trail
(No P.O. Boxes)

Watkinsville, GA 30677

Telephone: (706) 614 - 7061

Use

Current Use: Residential - Single Family Use

Proposed Use: Residential - Guest House

Attachments (check all that apply)

- Property Owner's Authorization (if applicable)
- Application Fee
- Warranty Deed(s), Legal Description, & Plat of Survey
- Disclosures
- Maps or Drawings Illustrating Variance Request
- Narrative Statement Explaining Variance Request
- Concept Plan

Appeal or Variance Requested

Provide the code section and briefly explain the requested variance

UDC Sections 1304 & 351.02.C

Hardship special exceptions variance to place the guest house in side yard instead of rear of principal dwelling.

July 27, 2020

Mr. Guy Herring, Director
Oconee County Planning and Code Enforcement
1291 Greensboro Highway
Watkinsville, GA 30677

RE: Hardship Variance per UDC Section 1304 & Section 351.02
Placement of Guest House and Raised Slab with Foundation Walls Consideration
Owners: Danny and Carolyn Rogers
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Existing and proposed uses and zoning:

Subject Property

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- Proposed use: single family residence with mother-in-law/guest suite

Adjacent Properties

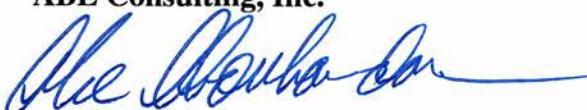
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Respectfully submitted,
ABE Consulting, Inc.

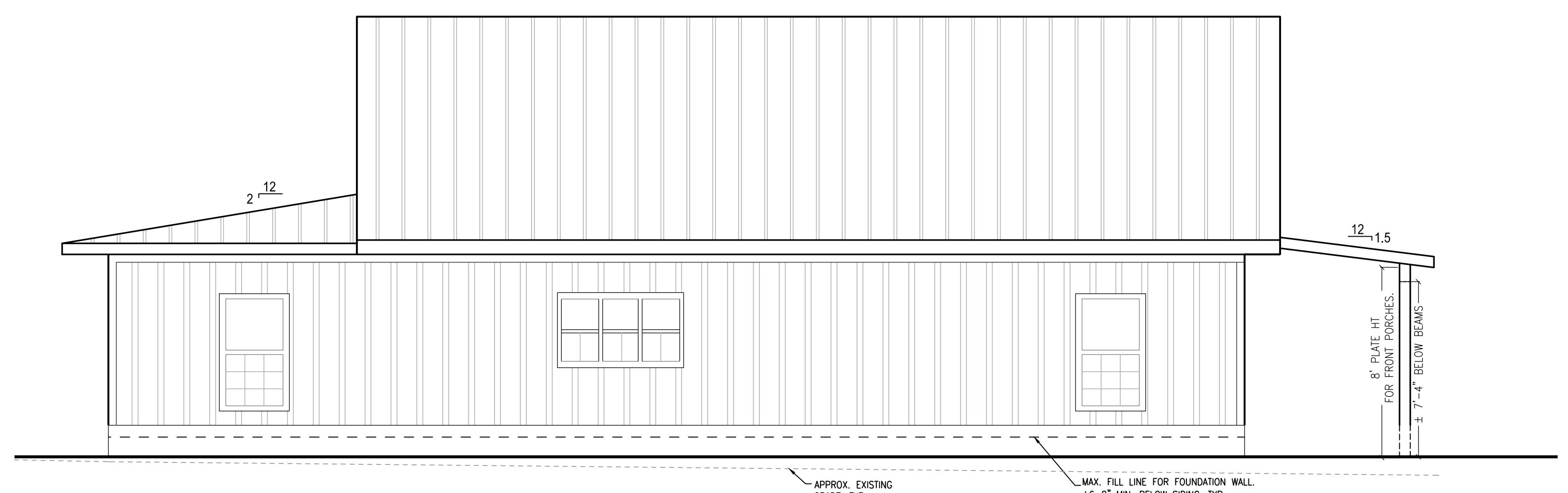
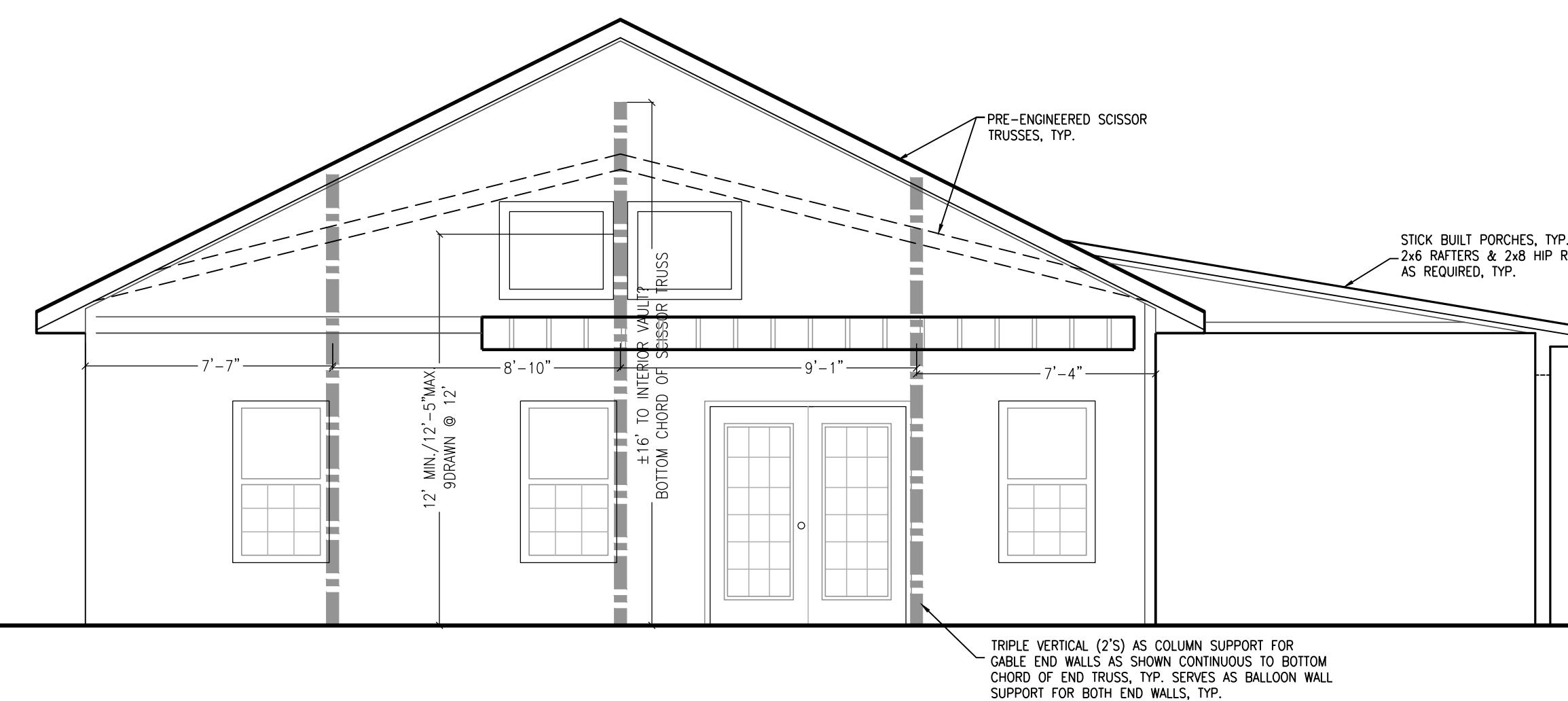
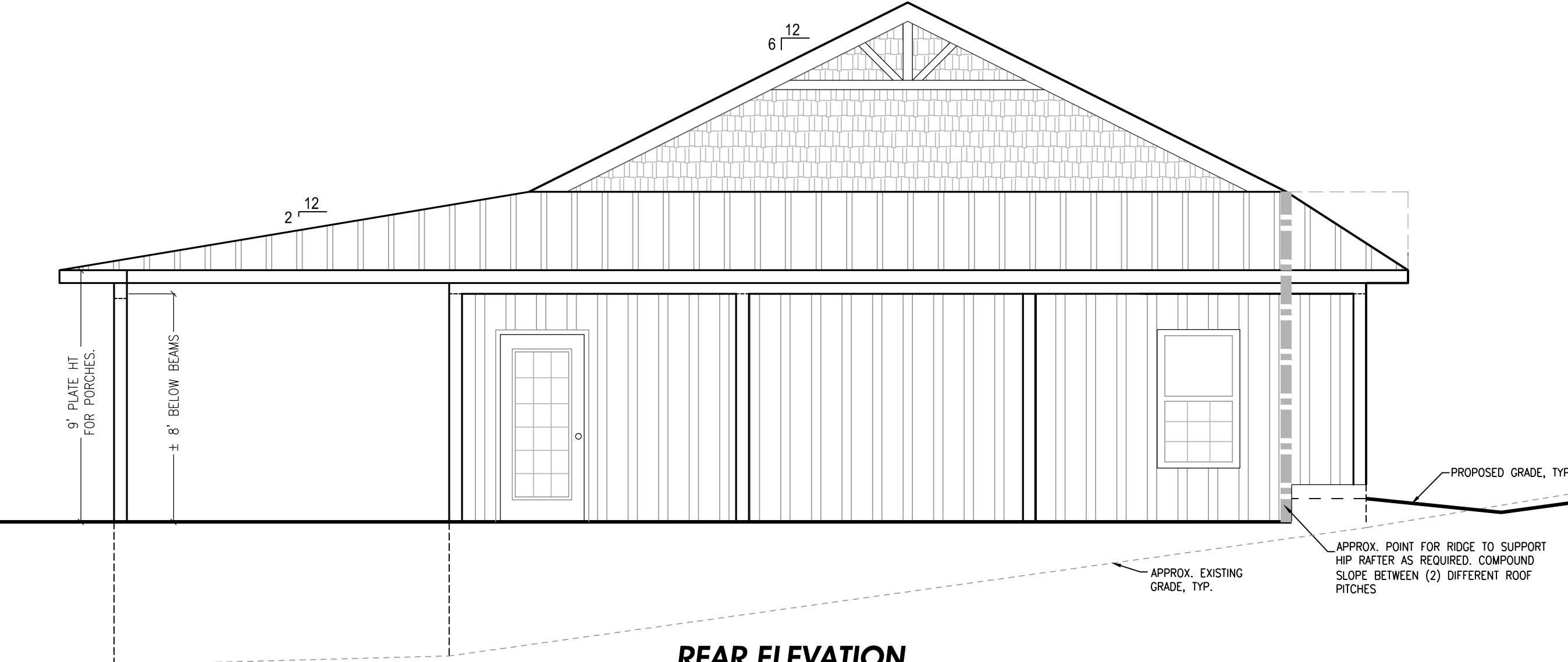
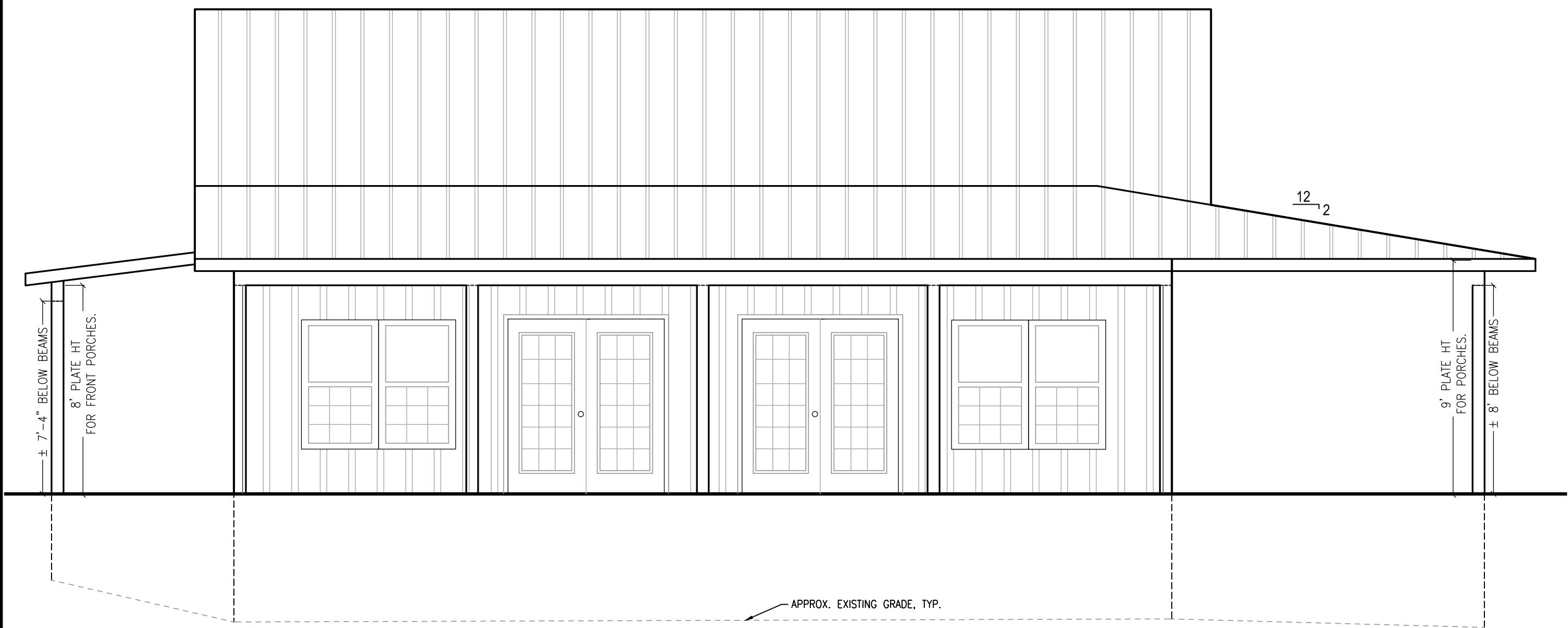


Abe Abouhamdan, P.E, F.ASCE
President & CEO

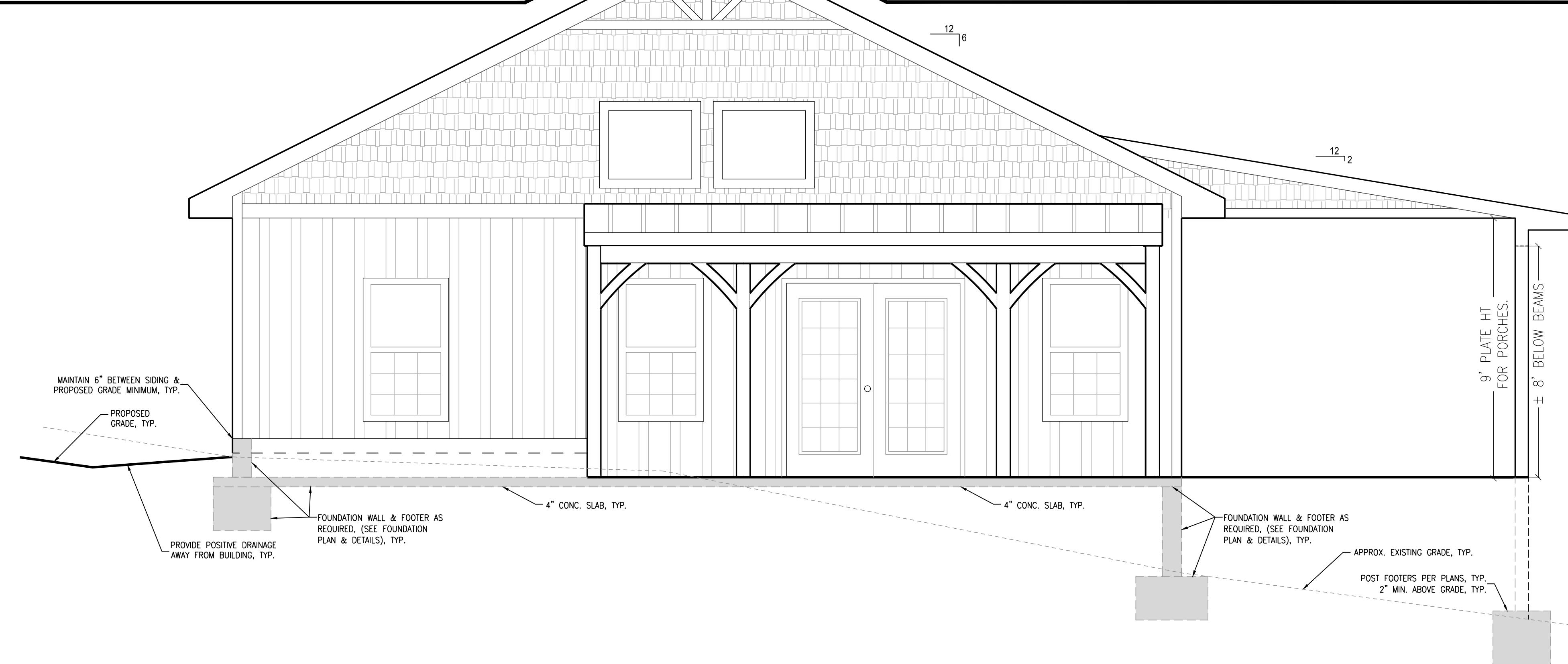
CC: Danny & Carolyn Rogers, Owners

**MOTHER-IN-LAW
SUITE/GUEST
HOUSE**

 1240 TWIN OAKS TRL.
 WATKINSVILLE, GA 30677
 OCONEE COUNTY
 TAX PARCEL #: D01A016
 ±5.54 ACRES
 ZONED: AR-1

ELEVATIONS

FRONT ELEVATION
Scale: 3/8" = 1'-0"

GRAPHIC SCALE
0' 6" 1' 2' 3' 6' 8'
SCALE: 3/8"=1'-0"


REVISIONS **DATE**
 REVISED PER CLIENT & FIELD CONDITIONS 7-2-20

DATE: 9-5-19
PROJECT #: 19-552-01
SHEET #
2 **4**

Variance # P20-0144 - Danny & Carolyn Rogers

Tax Parcel #
D-01A-016

Twin Oaks Trl

D-01A-016

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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235

470

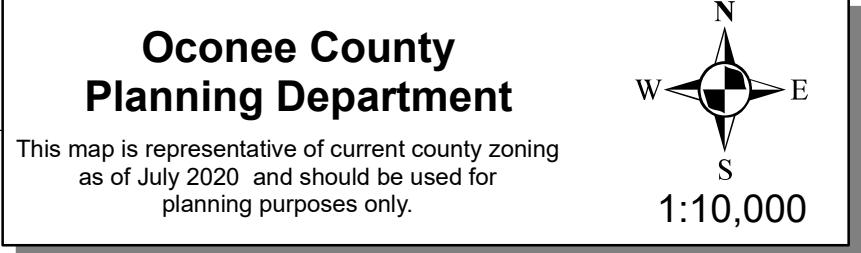
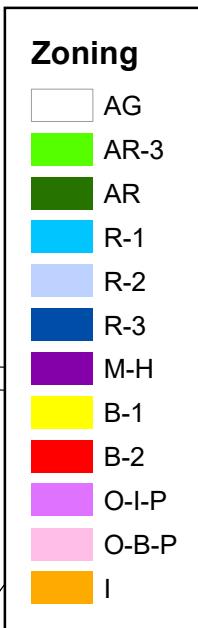
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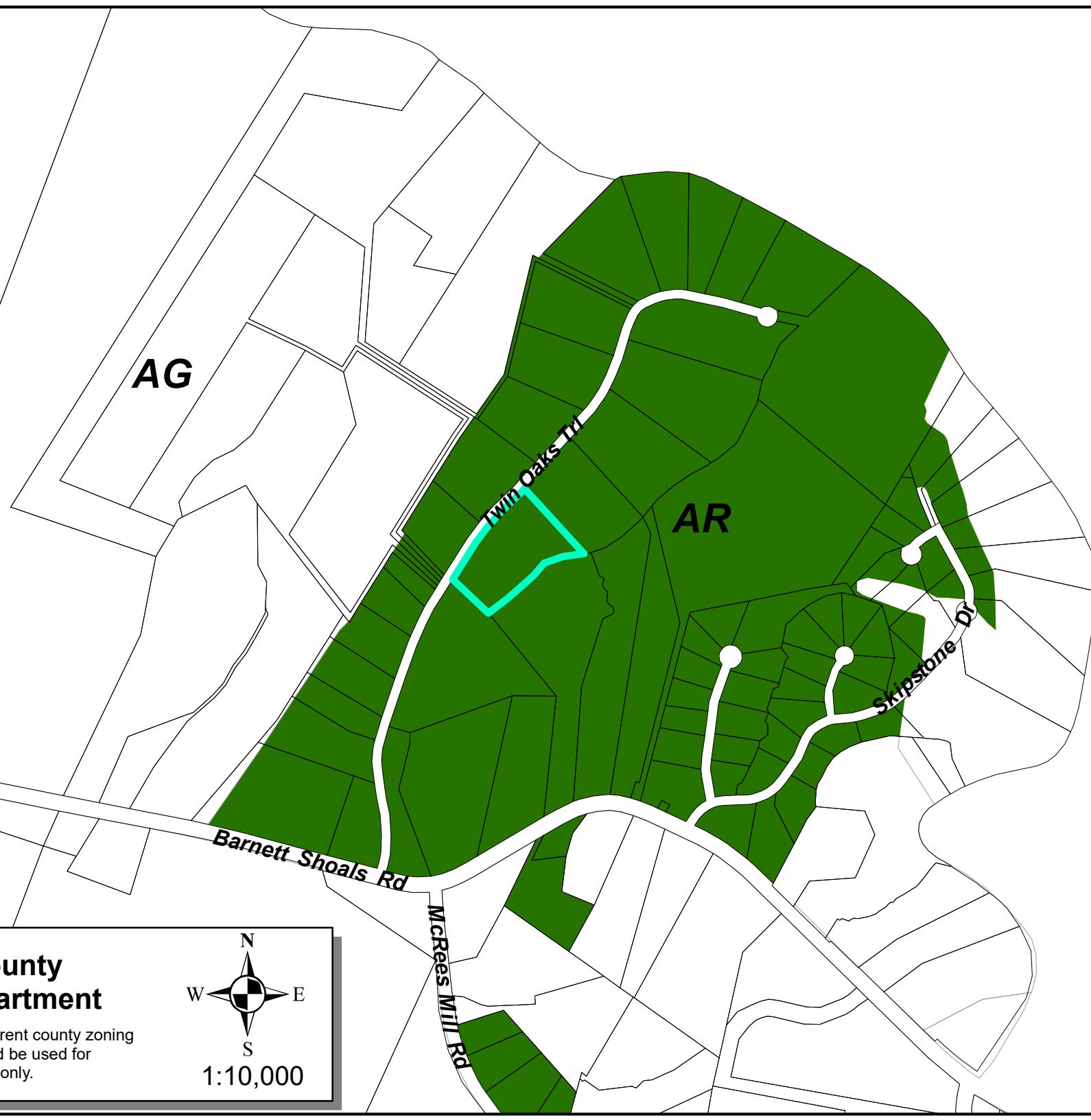
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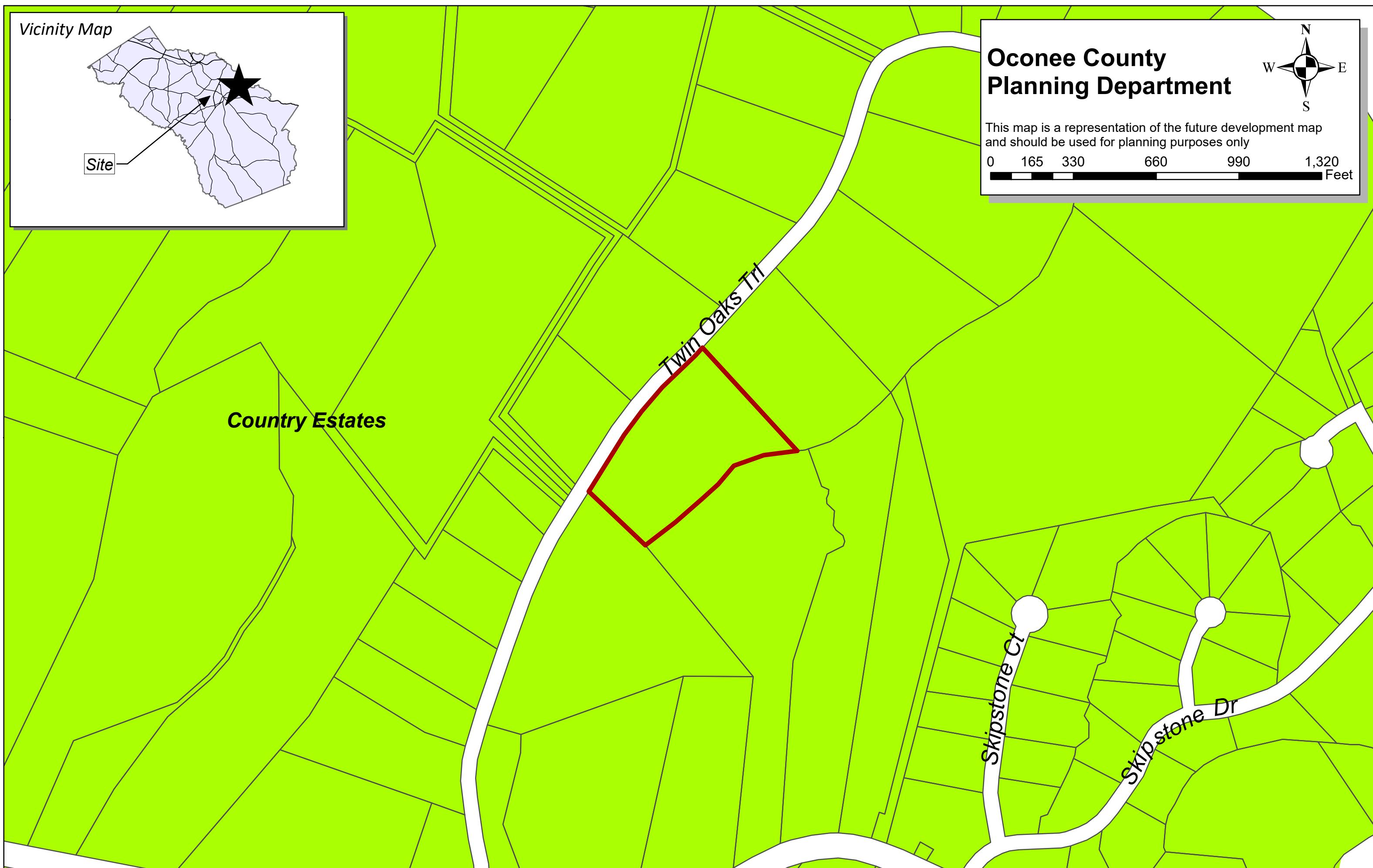
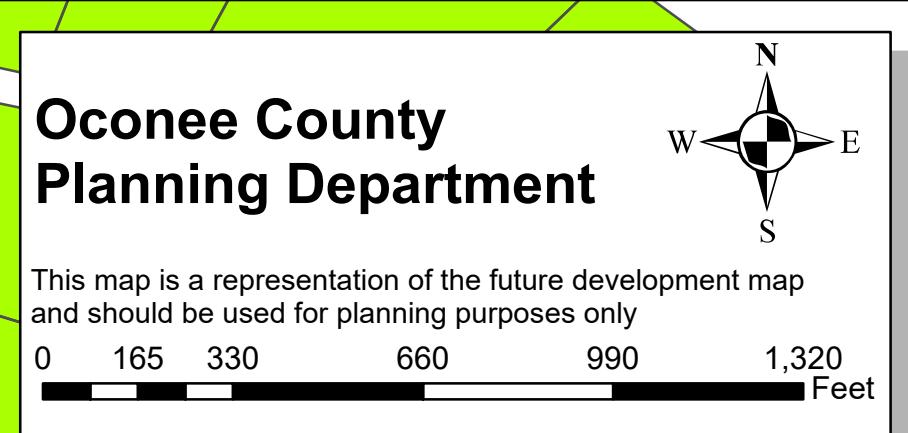
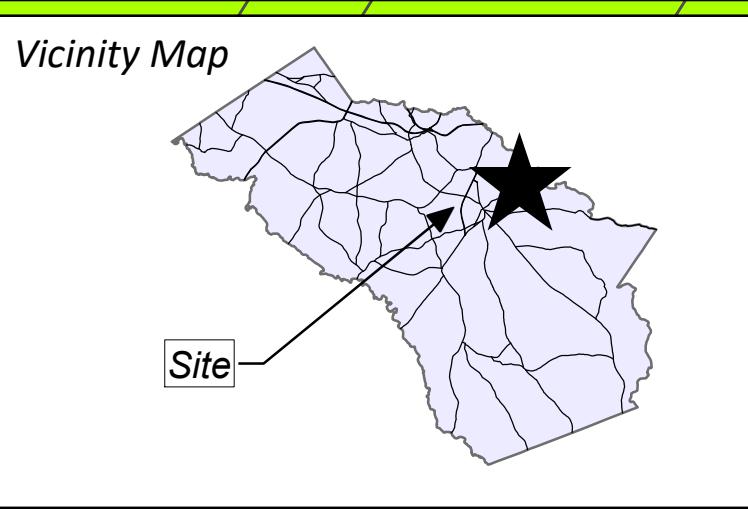
Feet





This map is representative of current county zoning
as of July 2020 and should be used for
planning purposes only.





PROJECT DATA:
 OWNER/CONTRACTOR: DANNY AND CAROLYN ROGERS
 1240 TWIN OAKS TRAIL
 WATKINSVILLE, GA 30677
 PHONE: 706-614-7061
 EMAIL: DKROG46@GMAIL.COM

AUTHORIZED AGENT: ABE CONSULTING, INC.
 2410 HOG MOUNTAIN, SUITE 103
 WATKINSVILLE, GA 30677
 CONTACT: ABE ABOUHAMADAN, P.E. FASCE
 PHONE: 706-613-8900
 EMAIL: ABE@ABECONSULTINGINC.COM

1. WATER SUPPLY: INDIVIDUAL WELL ON LOT
2. SEWAGE DISPOSAL: PRIVATE ON-SITE SEPTIC SYSTEM
3. THERE ARE NO KNOWN ENVIRONMENTAL AREAS ON THIS SITE.
4. PHYSICAL ADDRESS: 1240 TWIN OAKS TRAIL
5. ACREAGE: 5.54 ACRES
6. TAX PARCEL #: D 01A 016
7. ZONING: AR
8. EXISTING USE: SINGLE FAMILY RESIDENCE
9. PROPOSED USE: SINGLE FAMILY RESIDENCE WITH MOTHER-IN-LAW/GUEST SUITE
10. BOUNDARY TAKEN FROM FINAL PLAT OF RIVER FARMS SUBDIVISION PB: 9 PG: 286.
11. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C 0155D DATED 9-2-2019.
12. CONTOUR INTERVAL: 2' TOPO BY OCONEE COUNTY GIS AND ABE FIELD RUN SURVEY.
13. SOLID WASTE: TRASH WILL BE PICKED UP BY PRIVATE CONTRACTOR/ROLL OFF CART.
14. PROPOSED UTILITIES: POWER, TELEPHONE, CABLE TV, TELECOMMUNICATIONS
15. MAXIMUM BUILDING HEIGHT: 40'
16. REQUIRED BUILDING SETBACKS:
 SIDE: 15'
 REAR: 40'
 FRONT: 30'
17. TOTAL PROPOSED GROSS BUILDING AREA: 2,299 SF TOTAL
 (1,324 SF HEATED FOR MOTHER-IN-LAW SUITE, 975 SF FOR PORCHES)
18. PROPOSED BUILDING HEIGHT: 20.0' AS CALCULATED PER UDC.
19. SURFACE DRAINAGE PROPOSED: SHEET FLOW TO EXISTING DITCHES.
20. PHASING: PROJECT TO BE BUILT IN 1 PHASE WITH A BUILT OUT DATE OF DECEMBER 2021.



Contact 811 before you dig.

COLORS FOR UTILITY LOCATING:
 White = Prop. Excavation
 Pink = Temp. Survey Markings
 Red = Electric
 Yellow = Gas/Oil
 Orange = Phone/Cable
 Blue = Water
 Purple = Reclaimed Water
 Green = Sewer

COMPREHENSIVE ENGINEERING SERVICES
 CIVIL ENGINEERING
 LAND SURVEYING
 LAND PLANNING
 CONSTRUCTION STAKING
 LANDSCAPE ARCHITECTURE
 SOIL MAPPING & SEPTIC SYSTEMS
 WETLAND & ENVIRONMENTAL MONITORING

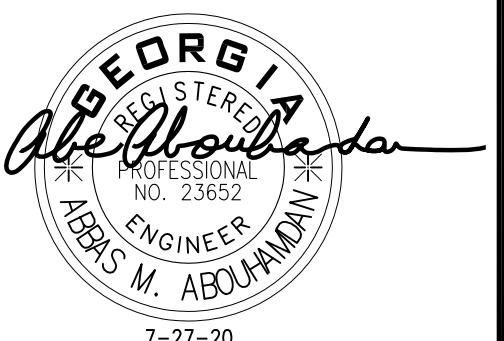
2410 HOG MOUNTAIN ROAD
 SUITE 103
 WATKINSVILLE, GA 30677
 706-613-8900
 706-425-9631 (FAX)
 abe@ABEconsultinginc.com
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Hardship Variance Concept Plan for:
Danny & Carolyn Rogers Guest Suite
 Lot 16
 River Farms Subdivision

5.54 ACRES
 TAX PARCEL #: D 01A 016
 Zoning: AR
 225th G. M. District
 Oconee County, Ga.

1240 Twin Oaks Trail
Watkinsville, Ga
30677



REVISIONS	DATE
...	...
...	...
...	...
...	...

DATE: 7-27-20
PROJECT #: 19-552-01

GRAPHIC SCALE
 0' 20' 40' 80' 120'
 SCALE: 1" = 40'

SHEET #
 1
 1

THIS LOT AREA IS OUTSIDE OF THE 100 YEAR FLOODPLAIN AS
 SPECIFIED IN SECTION 404.02.
 13219C 0155D DATED: 9-2-09
 FEMA FLOOD MAP #