

**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 Mary Carol & Christopher James Nace submitted on October 19, 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 October 19, 2020 regarding a ±0.81-acre tract of land located at 1341 Bell Road in the 240<sup>th</sup> G.M.D., Oconee County, Georgia, (tax parcel no. B-02-084D), 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 detached garage in the front 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 December 1, 2020.

ADOPTED AND APPROVED, this 1<sup>st</sup> day of December, 2020.



**OCONEE COUNTY BOARD OF COMMISSIONERS**

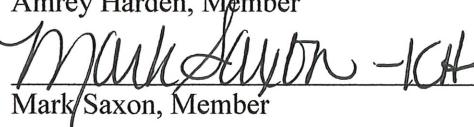
BY:

  
John Daniell, Chairman

  
Mark Thomas, Member

  
Chuck Horton, Member

  
Amrey Harden, Member

  
Mark Saxon, Member

ATTEST:

  
Kathy Hayes  
Clerk, Board of Commissioners

## **Kathy Hayes**

---

**From:** Mark Saxon  
**Sent:** Wednesday, December 2, 2020 11:27 AM  
**To:** Kathy Hayes  
**Subject:** Re: Approved Rezones/Variances

Yes. You have my permission to sign.

Mark

Sent from my iPhone

On Dec 2, 2020, at 10:30 AM, Kathy Hayes <khayes@oconee.ga.us> wrote:

It was great to hear your voice last night! Would you like for me to sign the approved rezones and variances for you?

P20-0214

**P20-0213**

P20-0194

P20-0190

Thanks!



County Clerk/Open Records Officer  
Oconee County Board of Commissioners  
PO Box 145  
23 North Main Street  
Watkinsville, GA 30677  
Phone: 706-769-5120  
Email: khayes@oconee.ga.us

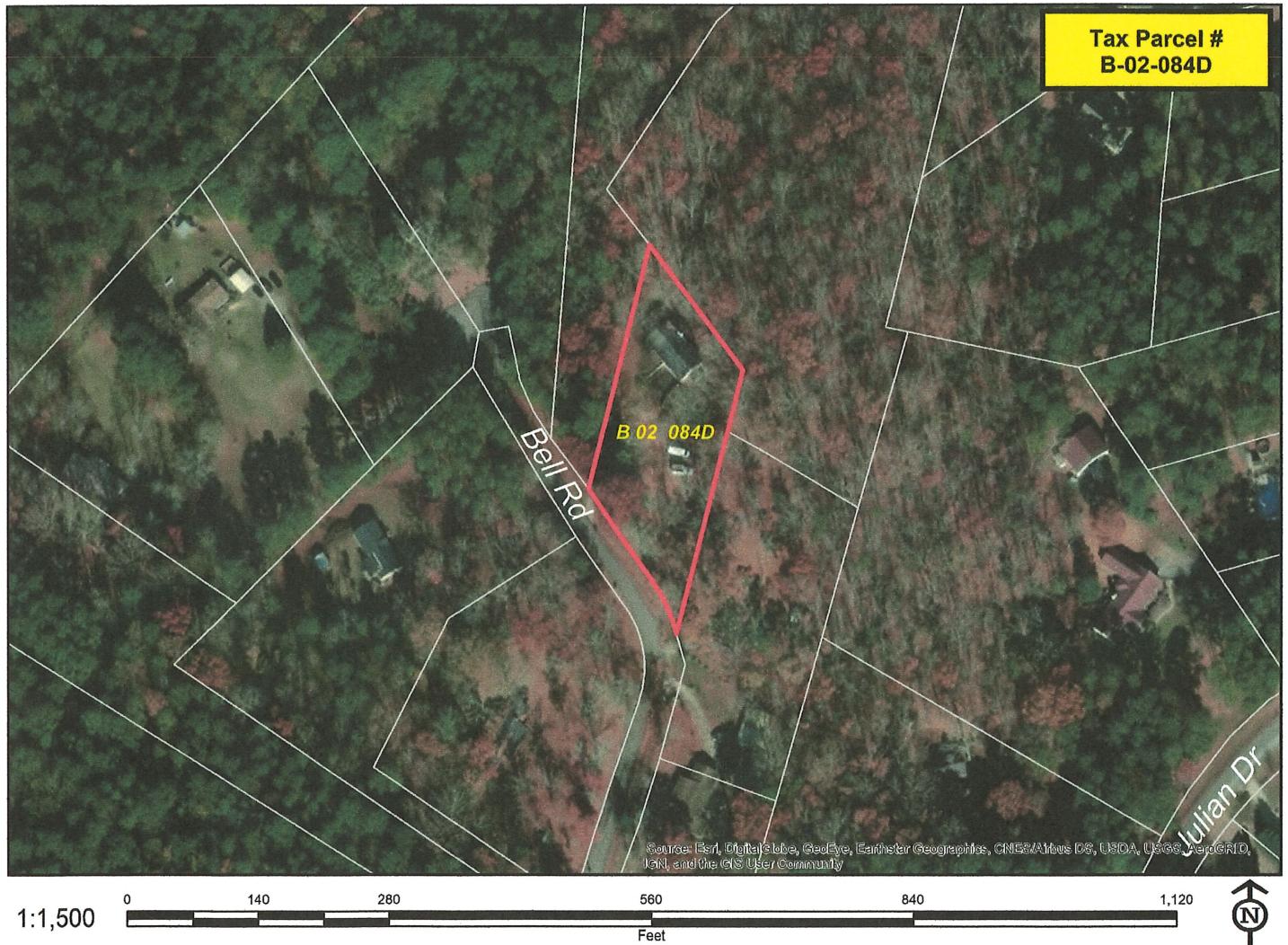
# EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0213

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



**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in the 240th G.M. District, Oconee County, Georgia being depicted on a Plat of Survey prepared for Robert Scott by Ben McLeroy dated November 7, 2006 and recorded in Plat Book 36 page 402B, being more particularly described as follows:

Commencing at a  $\frac{1}{2}$ " Reinforcing Rod on the Western right of way of Bell Road (50' R/W) thence South 12 Degrees 47 Minutes 02 Seconds West a distance of 10.23 feet; to a  $\frac{1}{2}$ " Reinforcing Rod Set that is a common corner with lands of Rita Kaye (as trustee landberg fns Rita Bray), the Point of Beginning;

Thence with said right of way along the arc of a curve to the left (said curve having a radius of 157.82 feet, an arc length of 60.26 feet, a chord bearing of North 25 Degrees 48 Minutes 52 Seconds West and a chord length of 59.89 feet);

Thence with the Western right of way of Bell Road the following courses and distances; North 36 Degrees 45 Minutes 08 Seconds West a distance of 58.58 feet;

Thence with said right of way along the arc of a curve to the left (said curve having a radius of 1514.69 feet, an arc length of 60.87 feet, a chord bearing of North 35 Degrees 33 Minutes 47 Seconds West and a chord length of 62.87 feet);

Thence North 12 Degrees 42 Minutes 00 Seconds East a distance of 267.88 feet along a common property line with Ruth E. ET Al Brannen to a  $1\frac{1}{2}$ " pipe;

Thence South 38 Degrees 14 Minutes 49 Seconds East a distance of 166.30 feet along a common property line with Thomas D. Mills to a  $5/8$ " Reinforcing Rod;

Thence South 12 Degrees 47 Minutes 02 Seconds West a distance of 289.90 feet to a  $\frac{1}{2}$ " Reinforcing Rod Set on said Western right of way, the Point of Beginning.

Subject to all easements and rights of way heretofore granted.

Said tract having an area of 0.810 Acres, more or less.

# EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0213

## Page 3 of 6

### NARRATIVE



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



October 19, 2020

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

**RE: Hardship Variance per UDC Sect. 348.a & Special Exceptions Variance Sect. 410.01.c.1**  
Placement of Accessory Building & Side Yard Setback  
Owners: Mary Carol & Christopher James Nace, 0.81 Acre Lot, Zoning AG  
1341 Bell Road, Watkinsville, GA 30677

Dear Mr. Herring:

ABE Consulting, Inc. is the Authorized Agent for the Owners of the subject property. ABE is submitting a request for a Hardship Variance per UDC Section 348.a for placing the proposed accessory structure in the front yard instead of the rear or side of the existing principal house. We are also requesting a Special Exceptions Variance per UDC Section 410.01.c.1 to allow the accessory structure to be placed 10' instead of 25' from side property line.

The existing lot is approximately 0.81 acres with the existing house being almost at the very rear of the property. The house was built in 1999 / 2000 which preceded the adopted UDC back in October of 2006. The existing lot shape and house placement and orientation makes it almost impossible to meet the UDC requirements of placing the house in the side or rear of the property. The minimum 25' rear setback requirements and existing and future repair areas for the septic system makes impossible to place the proposed accessory structure in side or rear of the principal house.

The current zoning of this residential lot is AG which requires accessory structures to meet the same setbacks as the main house. The AG zoning requires 25' side yard setback which would clearly impose or create a major impact to the existing house and lot. The existing use and size of the property are consistent with an R-2 zoning which requires a minimum of 10' of side building set back. It is also noted that all adjacent lots that have been developed and are consistent with residential uses ranging from R-1, R-2 or AR. In addition, there is an established R-1 subdivision in immediate vicinity of the subject lot.

The angle and placement of the main house and septic area limitations make it physically impossible to place the proposed accessory structure to the rear or side of the main house. The existing main house is placed deep in the lot which makes it placing the proposed accessory structure in the rear much more difficult. The proposed accessory structure will be accessed thru the existing circular driveway with no additional driveways being required or planned.

This hardship variance is being requested due to the current codes requirements which cannot literally and physically be met on this lot due to the existing unusual shape of lot, location and angle of the existing main house, 100' well buffer and existing and future repair septic systems.

ABE Consulting, Inc.  
2410 Hog Mountain Road, Suite 103, Watkinsville, GA 30677  
PH: 706-613-8900 Fax: 706-425-9631 E-mail: [abe@ABEconsultinginc.com](mailto:abe@ABEconsultinginc.com)  
Page 1 of 2

This request, other than placing the accessory structure in the front yard with a 10' side building setback, will meet all current UDC requirements.

#### Current UDC Standards:

- a. The proposed structure will be used as accessory use to an already existing main dwelling on site.
- b. (1). The placement of the accessory structure will meet all required building Setbacks, except as approved by the BOC for the 10' side building setbacks, and will not violate any codes as related to the maximum lot coverages. The proposed accessory structure is being placed in the front yard, please refer to the Hardship and Special Exceptions Variance Concept Plans for additional information.  
(2). The existing and the future repair systems have been outlined to meet the Oconee County Environmental Health Dept. Please refer to the submitted copy of the Level III Soil Survey and Septic Site Plan.  
(3). The proposed accessory structure will compliment and be consistent with the architectural feature and look of the principal house.

#### Existing and proposed uses and zoning:

##### Subject Property:

- Existing Zoning: AG, Proposed Zoning: AG
- Existing use: single family residence
- Proposed use: single family residence with accessory structure

##### Adjacent Properties:

- Existing Zoning: AG
- Existing uses: single family residences, except one lot to the west it is vacant land

Please refer to the Variance Concept for specific information on use and zoning of adjacent properties.

The proposed accessory structure complements the main house with a covered porch and prefinished metal roof to match existing house. Please refer to the attached Architectural Plans for additional details and information (Floor Plan and Elevations). The total square footage of the proposed accessory structure will be 960 SF, excluding the covered porch.

Based on the above stated hardship situation and existing uses for this particular lot, we are requesting a hardship variance to allow placement of the proposed accessory building in the front yard instead of the rear. We are also requesting that a special exception variance to allow the structure to be placed at a minimum of 10' side building setback due to shape, size of lot and existing uses.

Thank you for your assistance with this matter. Please free to call me should you have any questions or comments.

Respectfully submitted,  
ABE Consulting, Inc.

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

cc: Chris and Mary Nace, Owners

Page 2 of 2

**EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0213**  
**Page 4 of 6**

## ARCHITECTURAL RENDERINGS

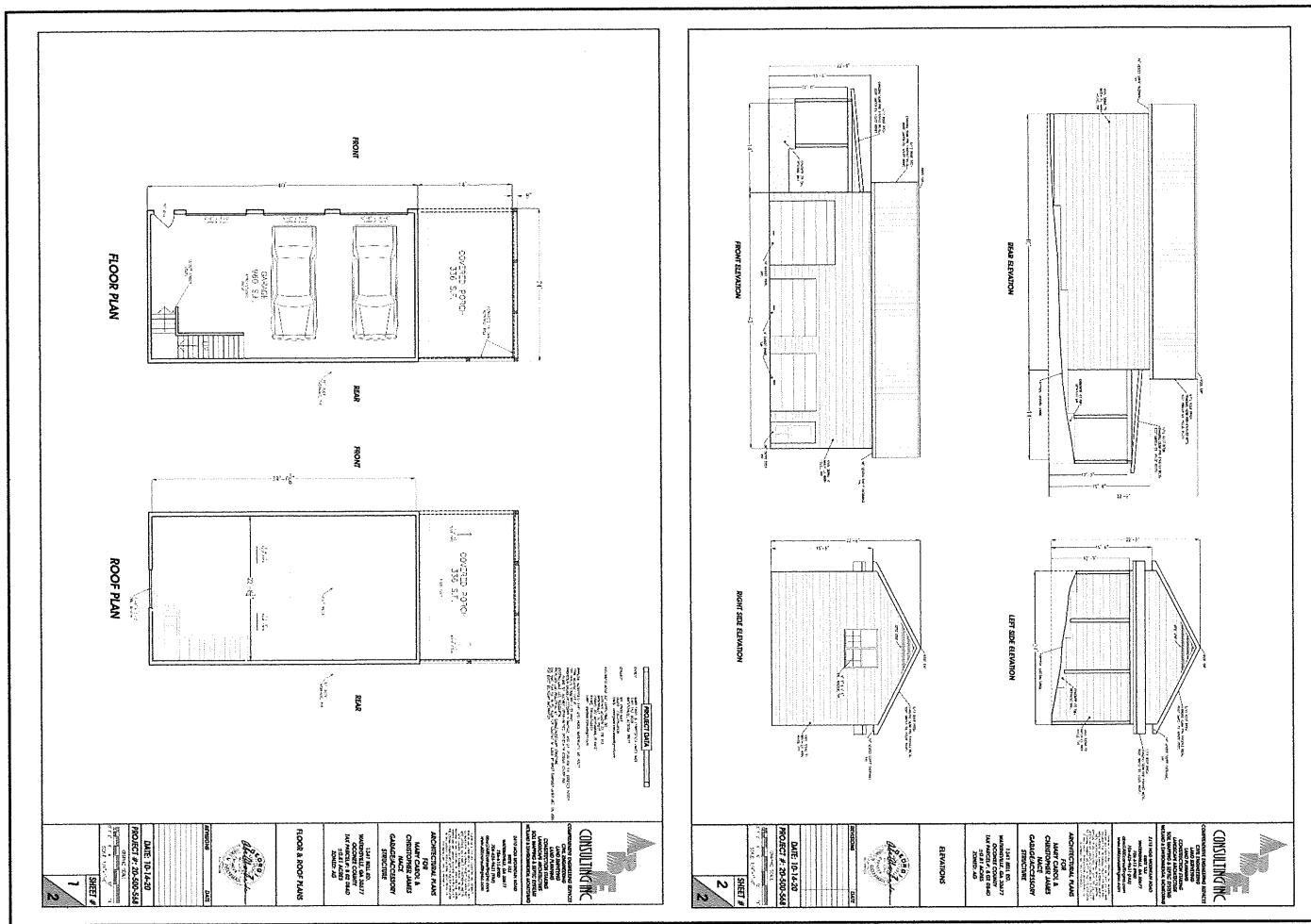
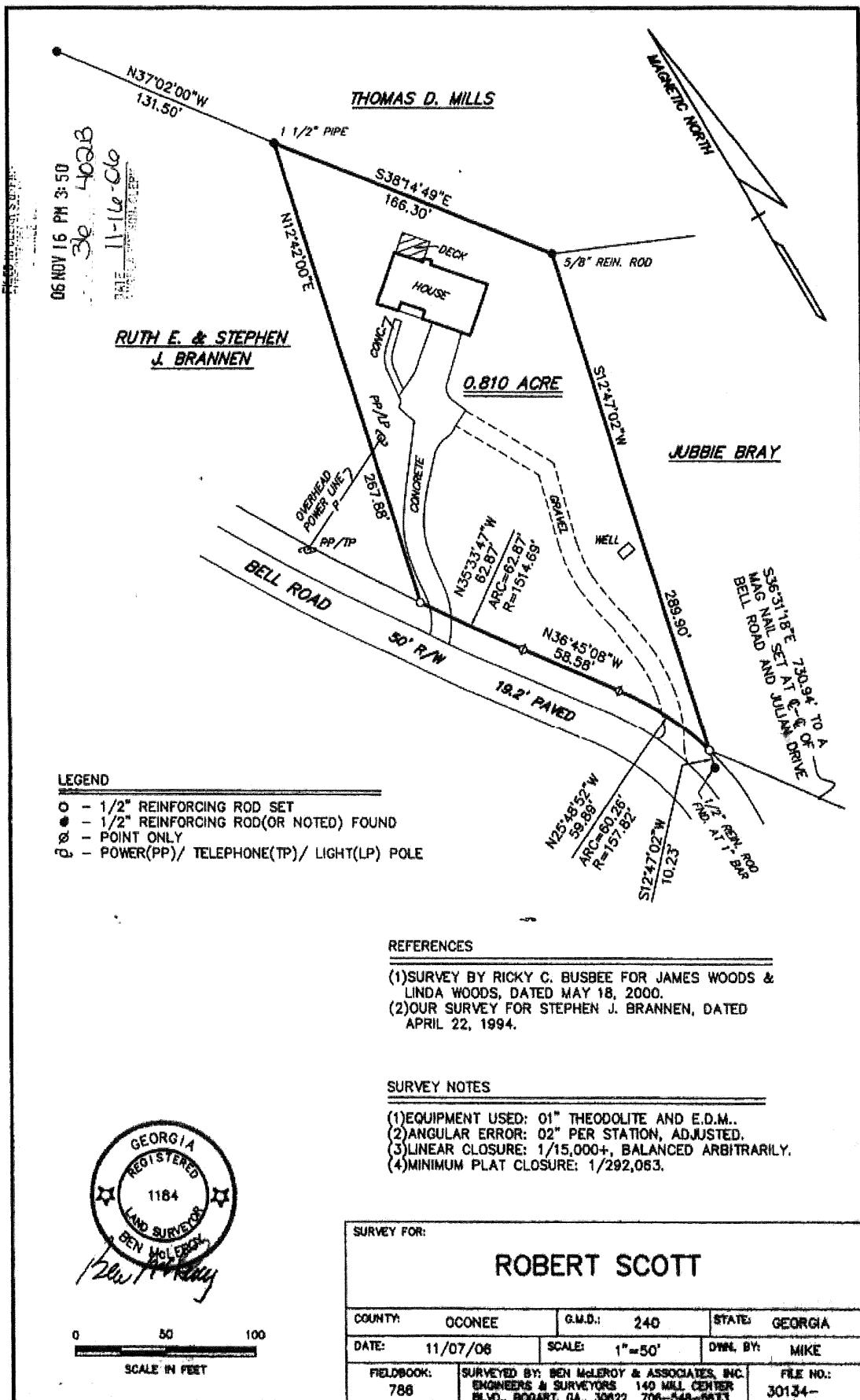


EXHIBIT "A" TO HARDSHIP VARIANCE NO. P20-0213

Page 5 of 6

PLAT



**EXHIBIT "A" TO HARSHIP VARIANCE NO. P20-0213**

Page 6 of 6

## CONCEPT PLAN



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

**VARIANCE CASE #:** P20-0213

**DATE:** November 11, 2020

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

**APPLICANT NAME:** ABE Consulting, Inc.

**PROPERTY OWNER:** Mary Carol & Christopher James Nace

**LOCATION:** 1341 Bell Road

**PARCEL SIZE:**  $\pm 0.81$  acres

**EXISTING ZONING:** AG (Agricultural District)

**EXISTING LAND USE:** Residential

**TYPE OF VARIANCE REQUESTED:** Hardship Variance

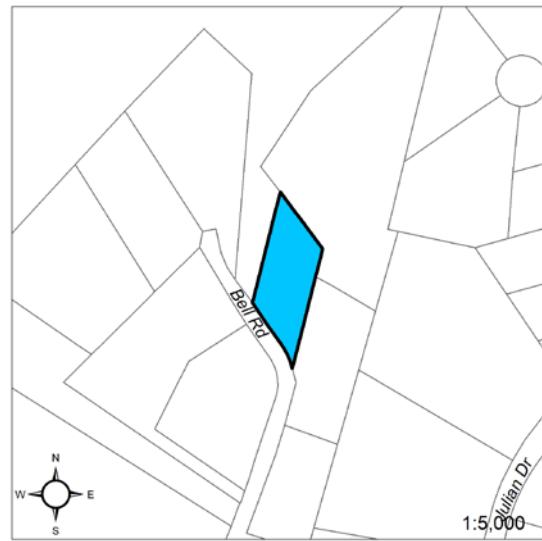
**REQUEST SUMMARY:** The property owner is requesting a hardship variance from UDC Section 348.a to place a garage/accessory structure in the front yard less than 200 feet from the street right of way. The request is accompanied by special exception variance #P20-0214 to reduce the minimum side building setback from 25 feet to 10 feet.

**DATE OF SCHEDULED HEARINGS**

**BOARD OF COMMISSIONERS:** December 1, 2020

**ATTACHMENTS:**

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



## **BACKGROUND INFORMATION & FINDINGS OF FACT**

### **HISTORY**

- The property has been zoned AG since the original adoption of the zoning map in 1968
- A single family home was built on the property in 2000

### **VARIANCE DESCRIPTION**

- The owner is requesting to place a garage in the front yard
  - ***Unified Development Code Section 348.a – Garage restrictions***  
*A private freestanding (detached) garage or carport is allowed, and must be at least 200 feet from the nearest street right-of-way or it must be in the rear or side yard.*

### **PUBLIC FACILITIES**

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

### **ENVIRONMENTAL**

- No jurisdictional wetland areas, state waters, and a conservation corridor are known to exist on the site

---

## **STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR HARDSHIP 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 is small ( $\pm 0.81$ -acres) and less than 300 feet deep, rendering it very difficult or impossible for the property owner to comply with UDC Sec. 348.a.

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

The size and depth of the subject property combined with the placement of the existing house and septic infrastructure/repair area make it impossible to place the proposed garage at the required distance of at least 200 feet from the nearest street-right-of-way or in the side or rear yard. Staff holds that the strict application of UDC requirements would preclude the property owner from constructing a detached garage in any location on their property and thus 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 size of the lot and the location of the existing house and septic infrastructure/repair area.

- 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 348.a are to promote orderly and aesthetically pleasing development of accessory structures in residential areas. Placement of a garage in the proposed location should not be injurious to the character or aesthetic integrity of the surrounding neighborhood as the proposed garage is architecturally compatible with the main house and surrounding residential properties and would be placed over 100 feet from the right of way of Bell Road. 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 **meets all 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: Reducing the minimum side building setback from 25' to 10'- Right Side Only

**Applicant**

Name: ABE Consulting, Inc. / Abe Abouhamdan, PE F.ASCE

Address: 2410 Hog Mountain Road, Suite 103  
(No P.O. Boxes)  
Watkinsville, GA 30677

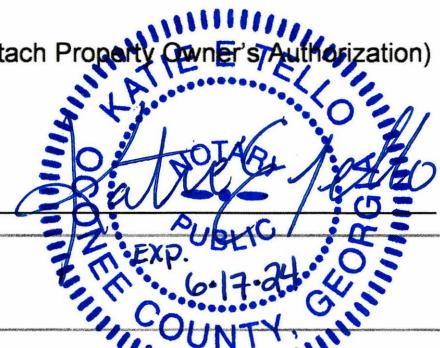
Telephone: 706-613-8900

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: Abe Abouhamdan Date: 10-19-20 Notarized: Notary Public

**Property**

Location: 1341 Bell Road  
Watkinsville, GA 30677

Tax Parcel Number: B 02 084D

Size (Acres): 0.81 Current Zoning: AG

Future Development Map—Character Area Designation: Regional Center

**Use**

Current Use: Residential- Single Family Use

Proposed Use: Residential with Garage / Accessory Structure

**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 Section 348.a

Hardship variance to place the garage/accessory structure in the front yard instead of the rear or side yard of the principal dwelling.

UDC Section 410.01.c.1

Special exception variance to reduce the minimum side building setback from 25 feet to 10 feet - Right side of property line only.



*A Better Environment*

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

October 19, 2020

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

**RE: Hardship Variance per UDC Sect. 348.a & Special Exceptions Variance Sect. 410.01.c.1  
Placement of Accessory Building & Side Yard Setback  
Owners: Mary Carol & Christopher James Nace, 0.81 Acre Lot, Zoning AG  
1341 Bell Road, Watkinsville, GA 30677**

Dear Mr. Herring:

ABE Consulting, Inc. is the Authorized Agent for the Owners of the subject property. ABE is submitting a request for a Hardship Variance per UDC Section 348.a for placing the proposed accessory structure in the front yard instead of the rear or side of the existing principal house. We are also requesting a Special Exceptions Variance per UDC Section 410.01.c.1 to allow the accessory structure to be placed 10' instead of 25' from side property line.

The existing lot is approximately 0.81 acres with the existing house being almost at the very rear of the property. The house was built in 1999 / 2000 which preceded the adopted UDC back in October of 2006. The existing lot shape and house placement and orientation makes it almost impossible to meet the UDC requirements of placing the house in the side or rear of the property. The minimum 25' rear setback requirements and existing and future repair areas for the septic system makes impossible to place the proposed accessory structure in side or rear of the principal house.

The current zoning of this residential lot is AG which requires accessory structures to meet the same setbacks as the main house. The AG zoning requires 25' side yard setback which would clearly impose or create a major impact to the existing house and lot. The existing use and size of the property are consistent with an R-2 zoning which requires a minimum of 10' of side building set back. It is also noted that all adjacent lots that have been developed and are consistent with residential uses ranging from R-1, R-2 or AR. In addition, there is an established R-1 subdivision in immediate vicinity of the subject lot.

The angle and placement of the main house and septic area limitations make it physically impossible to place the proposed accessory structure to the rear or side of the main house. The existing main house is placed deep in the lot which makes it placing the proposed accessory structure in the rear much more difficult. The proposed accessory structure will be accessed thru the existing circular driveway with no additional driveways being require or planned.

This hardship variance is being requested due to the current codes requirements which cannot literally and physically be met on this lot due to the existing unusual shape of lot, location and angle of the existing main house, 100' well buffer and existing and future repair septic systems.

---

ABE Consulting, Inc.

2410 Hog Mountain Road, Suite 103, Watkinsville, GA 30677

PH: 706-613-8900 Fax : 706-425-9631 E-mail: [abe@ABEconsultinginc.com](mailto:abe@ABEconsultinginc.com)



This request, other than placing the accessory structure in the front yard with a 10' side building setback, will meet all current UDC requirements.

**Current UDC Standards:**

- a. The proposed structure will be used as accessory use to an already existing main dwelling on site.
- b. (1). The placement of the accessory structure will meet all required building Setbacks, except as approved by the BOC for the 10' side building setbacks, and will not violate any codes as related to the maximum lot coverages.  
The proposed accessory structure is being placed in the front yard, please refer to the Hardship and Special Exceptions Variance Concept Plans for additional information.
- (2). The existing and the future repair systems have been outlined to meet the Oconee County Environmental Health Dept. Please refer to the submitted copy of the Level III Soil Survey and Septic Site Plan.
- (3). The proposed accessory structure will compliment and be consistent with the architectural feature and look of the principal house.

**Existing and proposed uses and zoning:**

Subject Property:

- Existing Zoning: AG, Proposed Zoning: AG
- Existing use: single family residence
- Proposed use: single family residence with accessory structure

Adjacent Properties:

- Existing Zoning: AG
- Existing uses: single family residences, except one lot to the west it is vacant land

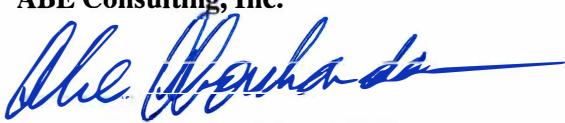
Please refer to the Variance Concept for specific information on use and zoning of adjacent properties.

The proposed accessory architecture complements the main house with a covered porch and prefinished metal roof to match existing house. Please refer to the attached Architectural Plans for additional details and information (Floor Plan and Elevations). The total square footage of the proposed accessory structure will be 960 SF, excluding the covered porch.

Based on the above stated hardship situation and existing uses for this particular lot, we are requesting a hardship variance to allow placement of the proposed accessory building in the front yard instead of the rear. We are also requesting that a special exception variance to allow the structure to be placed at a minimum of 10' side building setback due to shape, size of lot and existing uses.

Thank you for your assistance with this matter. Please free to call me should you have any questions or comments.

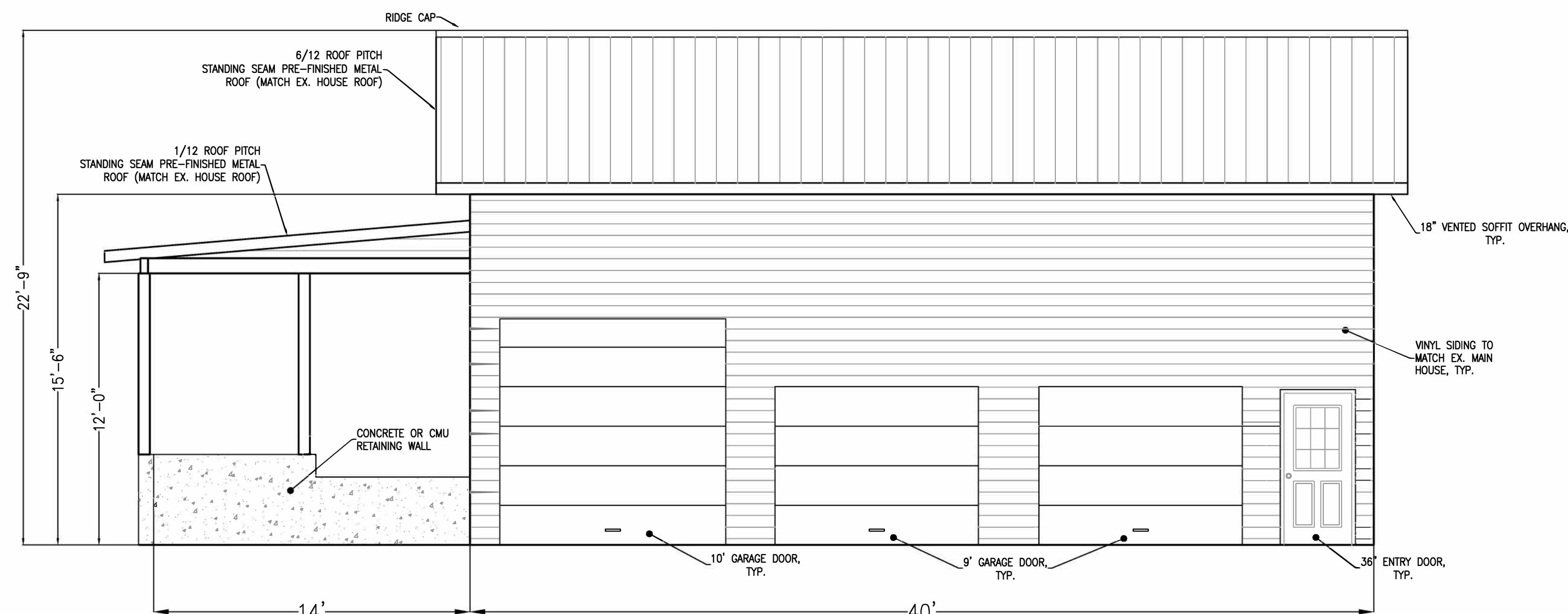
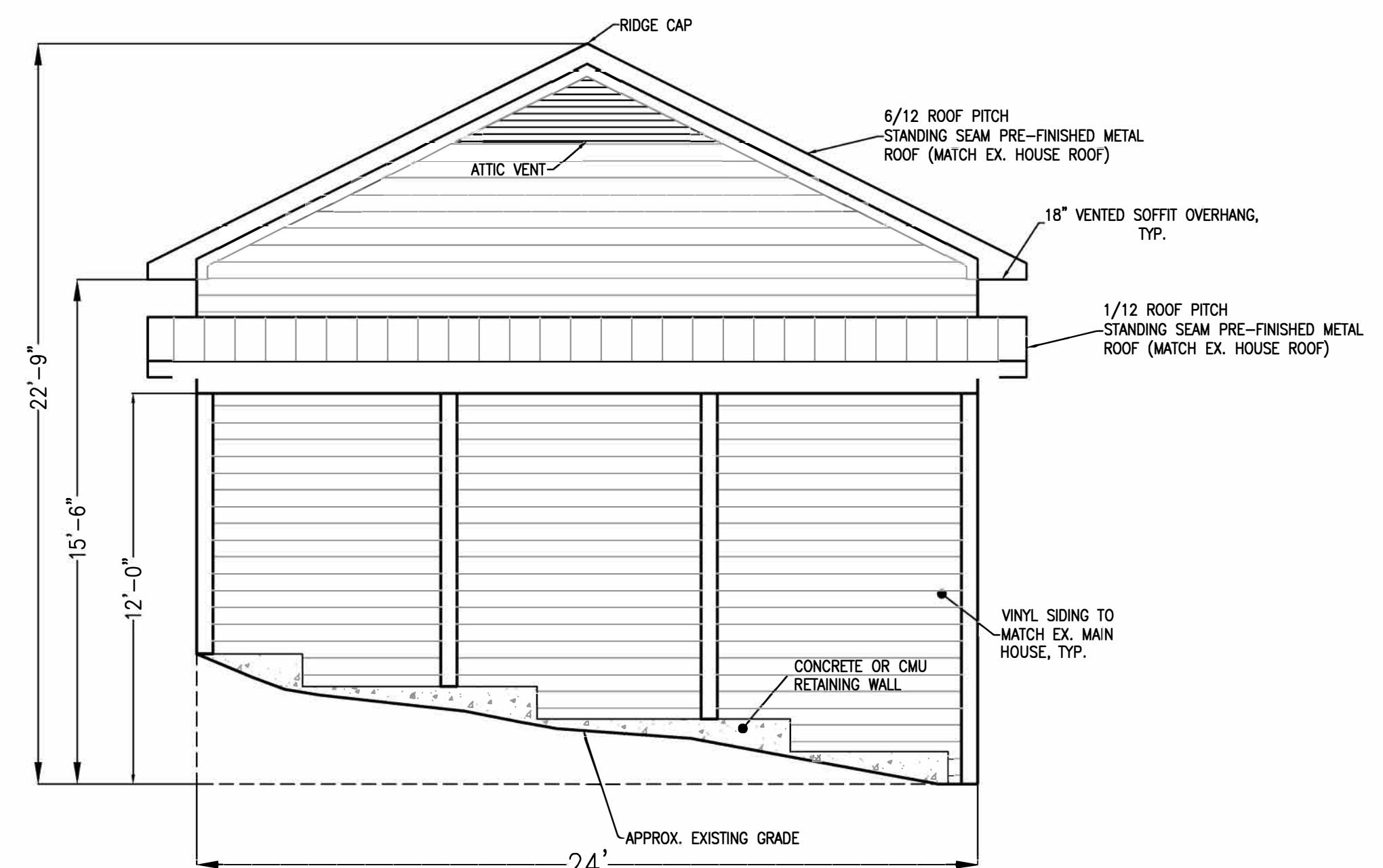
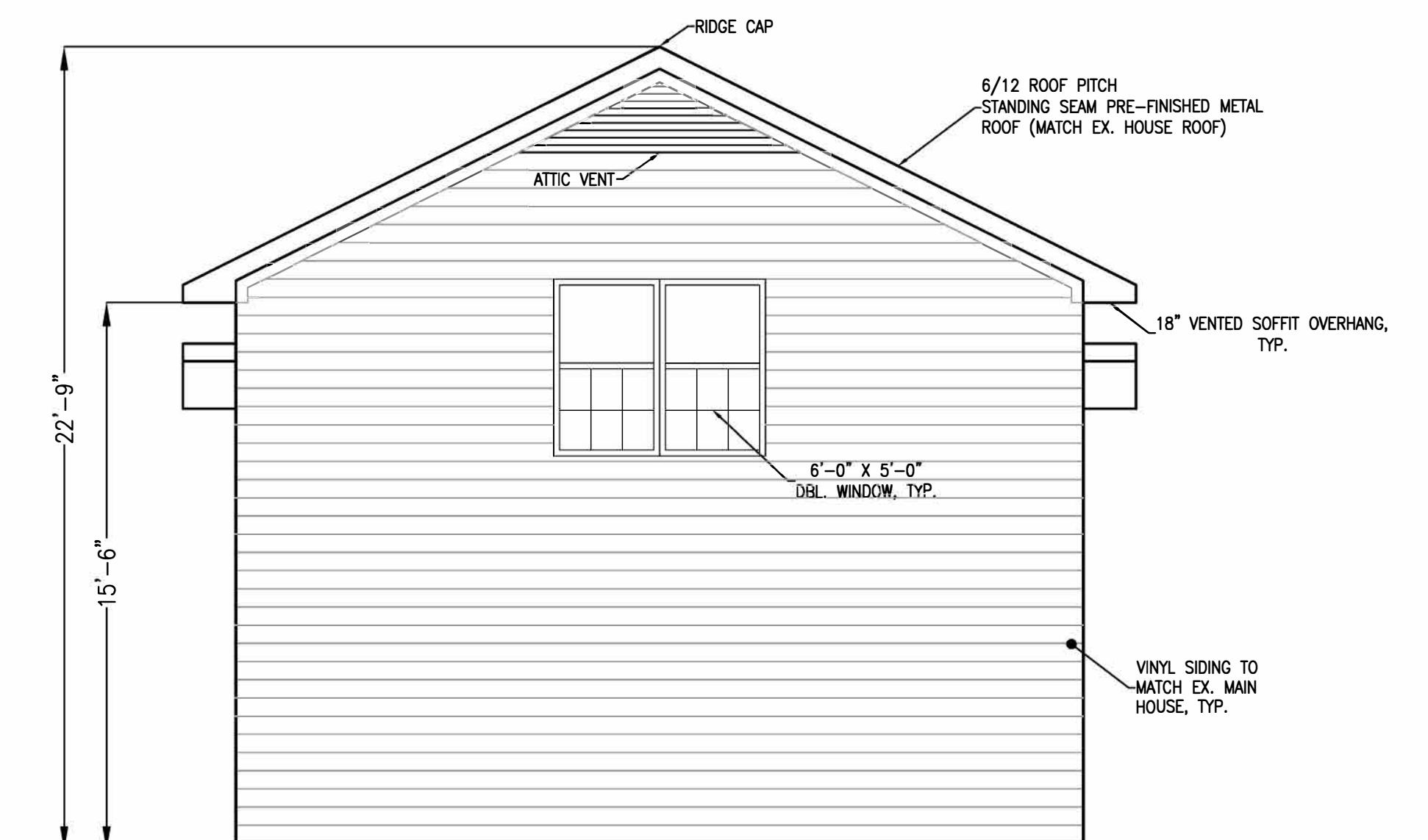
Respectfully submitted,  
**ABE Consulting, Inc.**

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

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

cc: Chris and Mary Nace, Owners



**2410 HOG MOUNTAIN ROAD**
**SUITE 103**
**WATKINSVILLE, GA 30677**
**706-613-8900**
**706-425-9631 (FAX)**
**abe@ABEconsultinginc.com**
**www.ABEconsultinginc.com**
COPYRIGHT © 2020 ABE CONSULTING, INC. RESERVES  
RIGHTS AND OTHER RIGHTS TO THE SOURCE USE OF THESE  
DOCUMENTS FOR THE ORIGINAL PROJECT FOR WHICH THEY  
WERE PROVIDED. CHANGES MADE TO  
THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN  
APPROVAL OF ABE CONSULTING, INC. VOID THE SEAL SHOWN  
HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT.  
THE ORIGINAL DRAWINGS ARE THE ONLY SOURCE FOR APPROVAL  
OF ANY CHANGES, REPRODUCTIONS, MODIFICATIONS, OR  
ASSIGNMENTS ARE STRICTLY PROHIBITED.
**ARCHITECTURAL PLANS  
FOR  
MARY CAROL &  
CHRISTOPHER JAMES  
NACE  
GARAGE/ACCESSORY  
STRUCTURE**
**1341 BELL RD.  
WATKINSVILLE, GA 30677  
OCONEE COUNTY  
TAX PARCEL #: B 02 084D  
±0.81 ACRES  
ZONED: AG**
**ELEVATIONS**

**REAR ELEVATION**

**LEFT SIDE ELEVATION**

**FRONT ELEVATION**
**RIGHT SIDE ELEVATION**

**REVISIONS DATE**
**DATE: 10-14-20**
**PROJECT #: 20-500-568**
**GRAPHIC SCALE**  
  
**SCALE: 1/4"=1'-0"**
**SHEET #**  
**2**



# Variance # P20-0213 - Nace

Tax Parcel #  
B-02-084D

B 02 084D

Bell Rd

Julian Dr

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

1:1,500

0

140

280

560

840

1,120

Feet



**AG**

<b>Zoning</b>	
AG	
AR-3	
AR	
R-1	
R-2	
R-3	
M-H	
B-1	
B-2	
O-I-P	
O-B-P	
I	

## Oconee County Planning Department

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



1:2,000

Bell Rd

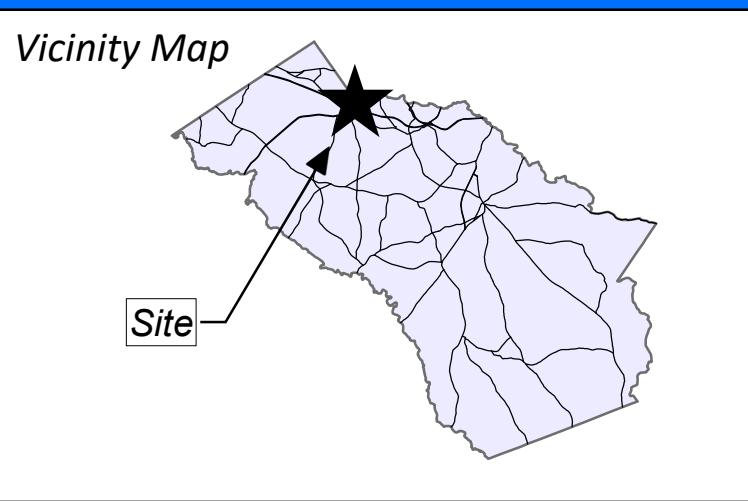
Clement Ct

Julian Dr

Julian Dr

**R-1**

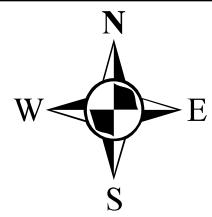
Tall Oaks Rd



## Oconee County Planning Department

This map is a representation of the future development map  
and should be used for planning purposes only

0 80 160 320 480 640 Feet



*Regional Center*

*Cle*

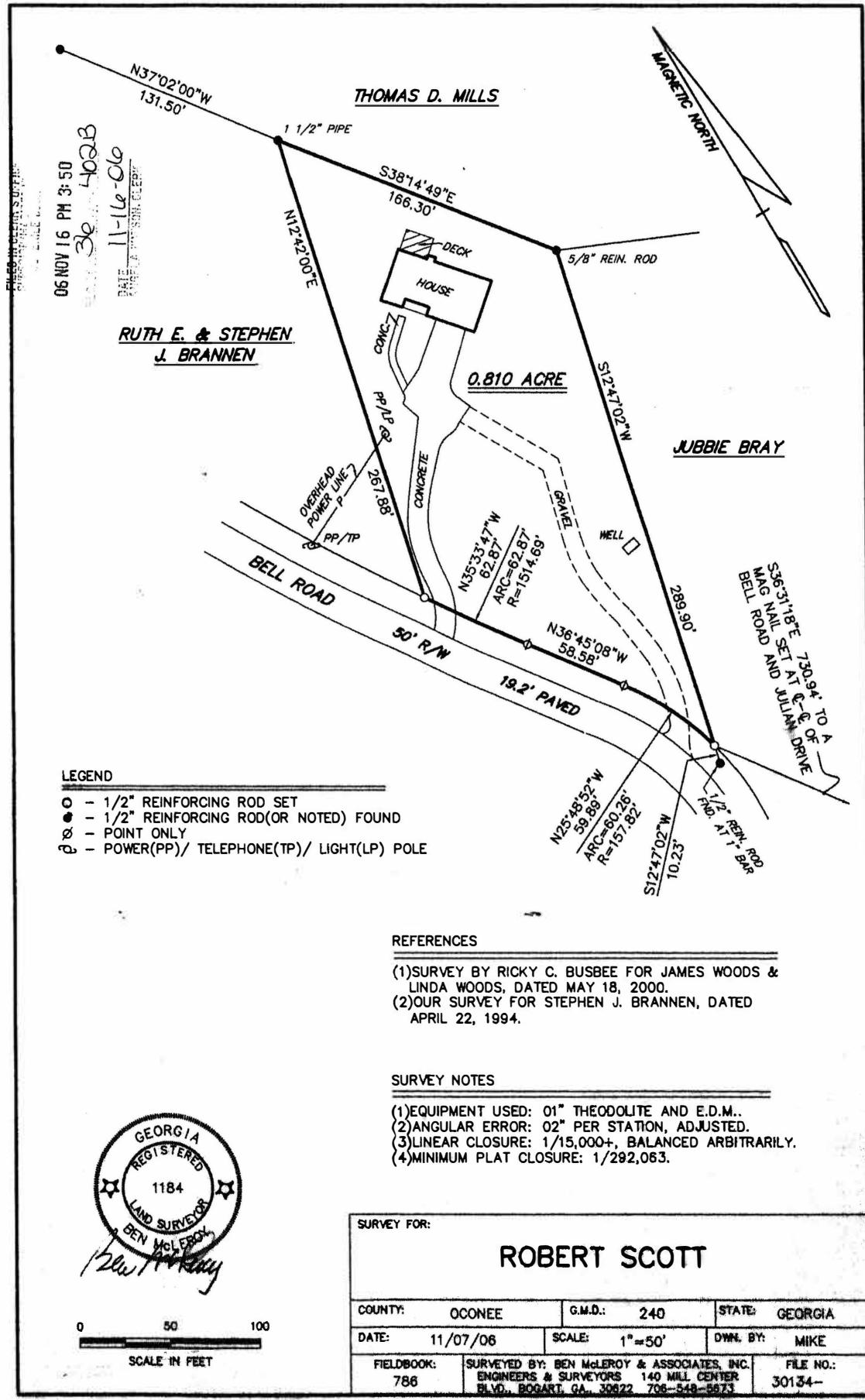
*Julian Dr*

*Bell Rd*

*Tall Oaks Rd*

*GA Hwy 316 W*  
*GA Hwy 316 E*

*Technology Gateway*



PROJECT DATA:  
OWNERS:  
MARY CAROL & CHRISTOPHER JAMES NACE  
1341 BELL ROAD  
WATKINSVILLE, GA 30677  
CONTACT: MR. CHRIS NACE  
PHONE: 706-215-8139  
EMAIL: 4REFRIGERATIONSOLUTIONS@GMAIL.COM

ENGINEER &  
AUTHORIZED AGENT:  
ABE CONSULTING, INC.  
2410 HOG MOUNTAIN, SUITE 103  
WATKINSVILLE, GA 30677  
CONTACT: ABE ABOUHAMAN, PE 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: 1341 BELL ROAD  
5. ACREAGE: 0.810 ACRES  
6. TAX PARCEL#: B 02 084D  
7. ZONING: AG  
8. EXISTING USE: SINGLE FAMILY RESIDENTIAL  
9. PROPOSED USE: SINGLE FAMILY RESIDENTIAL WITH GARAGE / ACCESSORY STRUCTURE  
10. BOUNDARY TAKEN FROM RECORDED PLAT PB: 36 PG: 402B  
11. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13219C 0045D DATED 9-2-2009  
12. CONTOUR INTERVAL: 2' TOPO FROM OCONEE COUNTY GIS & ABE FIELD SHOTS  
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. MINIMUM BUILDING SETBACKS:  
FRONT: 30'  
SIDE: 25'  
REAR: 25'  
17. TOTAL PROPOSED GROSS BUILDING AREA: 960 SF TOTAL (EXCLUDING COVERED PORCH)  
(960 SF FOR GARAGE/WORK SHOP & 336 SF FOR COVERED PORCH)  
18. TOTAL ALLOWED GROSS SQUARE FOOTAGE FOR ACCESSORY STRUCTURE BY UDC SEC. 347.02.A: 1,000 SF  
TOTAL EXISTING MAIN HOUSE HEATED AREA: 1,764 SF (HEATED MAIN LEVEL: 1,575 SF, BASEMENT: 189 SF)  
19. PROPOSED BUILDING HEIGHT: 22.75' AS CALCULATED PER UDC.  
20. PHASING: PROJECT TO BE BUILT IN 1 PHASE WITH A BUILT OUT DATE OF 12-30-2021.  
21. ADJACENT PROPERTIES:  
NORTH- EXISTING USE: RESIDENTIAL / EXISTING ZONING: AG  
EAST- EXISTING USE: RESIDENTIAL / EXISTING ZONING: AG  
SOUTH- EXISTING USE: RESIDENTIAL / EXISTING ZONING: AG  
WEST- EXISTING USE: VACANT/CONSERVATION / EXISTING ZONING: AG  
22. A COMPANION SPECIAL EXCEPTION VARIANCE IS SUBMITTED FOR THE SUBJECT PROPERTY: TO REDUCE THE MINIMUM SIDE BUILDING SETBACK FROM 25' TO 10' ON THE RIGHT SIDE PROPERTY LINE ONLY.

