

May 21, 2012

The Clayton Tribune
PO Box 425
Clayton, GA 30525

Via facsimile (706) 782-4230

Please place the following notice in the legal section of your paper on Thursday, May 24, 2012.

NOTICE

A public hearing will be held before the City of Sky Valley Planning and Zoning Commission on Tuesday, June 12, 2012 at 2:00 PM in the meeting room of the timeshare office, 501 Sky Valley Way, Sky Valley, GA concerning the following request:

Request for a variance to Section 803 Table 3 "Dimensional Requirements by Land Use District" of the City of Sky Valley Zoning Ordinance (05-15) at 89 View Lane, Sky Valley, GA owned by Kirkman Family Trust (Larry & Barbara Kirkman) to encroach into the 15 foot side yard setback requirement by 12 feet.

At the hearing, any interested parties may present data, make statements, or offer viewpoints or arguments either orally or in writing. Statements shall be concise to afford all an opportunity to be heard.

City of Sky Valley,

Mandi Cantrell
City Clerk

APPLICATION FOR VARIANCE

City of Sky Valley, Georgia
Planning & Zoning Commission
3444 Highway 246
Sky Valley, GA 30537

A notice shall be placed in a newspaper with general circulation within the territorial boundaries of the local government at least 15 but not more than 45 days prior to the date of the Planning & Zoning Hearing. The notice shall state the time, place, and purpose of the hearing.

A sign containing information required by local ordinance shall be placed in a conspicuous location on the property not less than 15 days prior to the date of the Planning & Zoning public hearing.

Letters by certified mail shall be sent to all adjoining property owners stating all pertinent facts of the variance request using the same time frame as the public notice in the local newspaper.

This variance request application shall be submitted with all required information to the City Clerk by 12:00 PM on Friday to be published in the following week's edition of the Clayton Tribune. The Planning & Zoning Commission will hold a public hearing on the request no earlier than 15 days following the notice in the newspaper. The Planning & Zoning Commission will then make a recommendation to the City Council to approve or deny the request at the next regularly scheduled council meeting. Regular monthly council meetings are held the second Monday of the month at 1:00 PM unless otherwise noticed.

Date: 05/14/12

Property address: 89 VIEW LANE

Subdivision Name & Part: _____ Lot Number: 262

Owner of Property: KIRKMAN FAMILY TRUST
TRUSTEES: LARRY + BARBARA KIRKMAN
Address: 89 VIEW LANE #423, SKY VALLEY, GA 30537
Telephone: 706-746-6386

Name of Applicant: LARRY + BARBARA KIRKMAN 706 746 6386

Address: 89 VIEW LANE #423, SKY VALLEY, GA 30537
Telephone: 706-746-6386

If the Owner and Applicant are not the same, signatures of both Owner and Applicant must appear on the application and be dated.

I hereby request that the property described in this application be given a variance as follows:

WE ARE REQUESTING A VARIANCE TO ALLOW CONSTRUCTION OF A CARPORT THAT WOULD ENCRDACH ON THE CITY EASEMENT BY APPROXIMATELY 6-8'. (EXACT AMOUNT TO BE DETERMINED BY A LICENSED SURVEYOR) ✓

12 ~~9~~ feet into the Right of Way - set back requirement 15 feet

SUMMARY OF VARIANCE REQUEST

Give a summary description of your proposed project in the space provided below. This summary should include purpose, type of construction (per Building Code Regulations), square footage, height, and any other pertinent information deemed necessary.

PROPOSED PROJECT ENTAILS THE CONSTRUCTION OF A 2-CAR CARPORT. THE APPROXIMATE DIMENSIONS ARE 22' X 20'. CONSTRUCTION WILL BE OF THE SAME MATERIALS AND ARCHITECTURAL DESIGN AS THE HOUSE. (SAME PAINT, ETC.) HEIGHT WILL BE 10-12'. FINAL HEIGHT AND DIMENSIONS WILL BE INCLUDED ON DRAWINGS AND PLANS.

SITE PLAN

A current Registered Surveyor's site plan that shows the location of all corner pins (flagged), all easement and set-back lines, road right of way width, location of road (paved or gravel) with the right of way, all existing and or proposed buildings of the plan on which the variance is requested. (CERTIFIED SITE PLAN WILL BE PRESENTED WHEN SUBMITTED TO CITY COUNCIL FOR FINAL APPROVAL.)

FEES

The fee for advertising and administrative costs is \$100.00 due at time of application.

AUTHORIZATION TO INSPECT PREMESIS

I hereby authorize the City of Sky Valley City Council and the Planning & Zoning Commission to inspect the premises which are the subject of this variance request.

Barbara Kirkman

Signature of Property Owner

5/14/2012

Date

Signature of Applicant (if other than Property Owner)

Date

ARTICLE VIII

SINGLE-FAMILY RESIDENTIAL DISTRICT (SF)

Section 801. Single-Family Residential (SF).

Purpose and Intent. The Single Family Residential District (SF) district is intended to provide for low density residential areas consisting of detached single-family dwellings with yards and landscaping that provide a desirable and healthy environment. SF districts must be served by public water. The SF district establishes a maximum density of 1 unit per acre, with a minimum lot size of one-half acre in areas outside the Mountain Protection Zone and served by sewer, and a minimum lot size of 1 acre for areas within the Mountain Protection Zone and/or areas not served by sewer. These districts are to be located in areas shown as single-family residential on the Sky Valley Land Use District Map.

Section 802. Permitted and Conditional Uses.

Permitted and conditional uses shall be as provided in Table 2, "Permitted and Conditional Uses by Land Use District."

Section 803. Development Standards.

Development Standards shall be as provided in Table 3, "Dimensional Requirements by Land Use District."

Table 3

Dimensional Requirements by Land Use District

DIMENSIONAL REQUIREMENTS	SF	MR	RC	CM	M
Minimum Lot Size:					
Minimum lot size for areas outside of Mountain Protection Zone served by sewer	1/2 acre	6,000 s.f. for unattached single-family homes, (for attached units see Lot Width and Setbacks below)	See Lot Width and Setbacks below	12,500 s.f.	20,000 s.f.
Minimum lot size for areas within Mountain Protection Zone <u>and/or</u> not served by sewer	1 acre				
Minimum Lot Width:					
Minimum lot width for areas outside of Mountain Protection Zone	90 l.f. at front of building pad	50 l.f. at front of building pad	25 l.f. at front of building pad	100 l.f. at front of building pad	100 l.f. at front of building pad
Minimum lot width for areas within the Mountain Protection Zone	100 l.f. at front of building pad	100 l.f. at front of building pad	100 l.f. at front of building pad		
Minimum Yard Setback					
Front yard	15	15	15	(D)	30 (B)
Rear yard	15	15 (A)	15 (A)	20 (A)	20 (B)
Side yard	15	15 (A)	15 (A)	20 (A)	20 (B)
Minimum Unit Size (for residential units only):	1,750 f.s.f. total for single-family homes	1,200 f.s.f. total for unattached single-family homes, 1,000 f.s.f. total for 2 bedroom and 1,200 f.s.f total for 3 bedroom + for townhomes and condos.		Not Applicable	
Minimum Open Space:	NA	50%	40%	50%	30%
***Abbreviations	S.f.=.square feet, l.f. = lineal feet, r-o-w = right-of-way, f.s.f. = Finished square feet				

YARD SETBACK NOTE:

(A) Where a lot abuts any residential district there shall be a side or rear yard clearance of at least seventy-five (75) feet on the side and/or rear yard abutting the residential district.

(B) Upon any front, rear, and side lot line which abuts a residential district there shall be a densely planted buffer strip at least six (6) feet in height and ten (10) feet in width along the front, rear and side lot line abutting the residential properties. No such buffer shall however, extend nearer to a street right-of-way than the established building line of the adjoining residential lot.

(C) Corner lots must meet front yard setbacks from all rights of way.

(D) From the common right of way the setback for parking shall be ten (10) feet. The setback for the building shall be forty (40) feet.

TABLE 3 DIMENSIONAL NOTES:

LEGEND

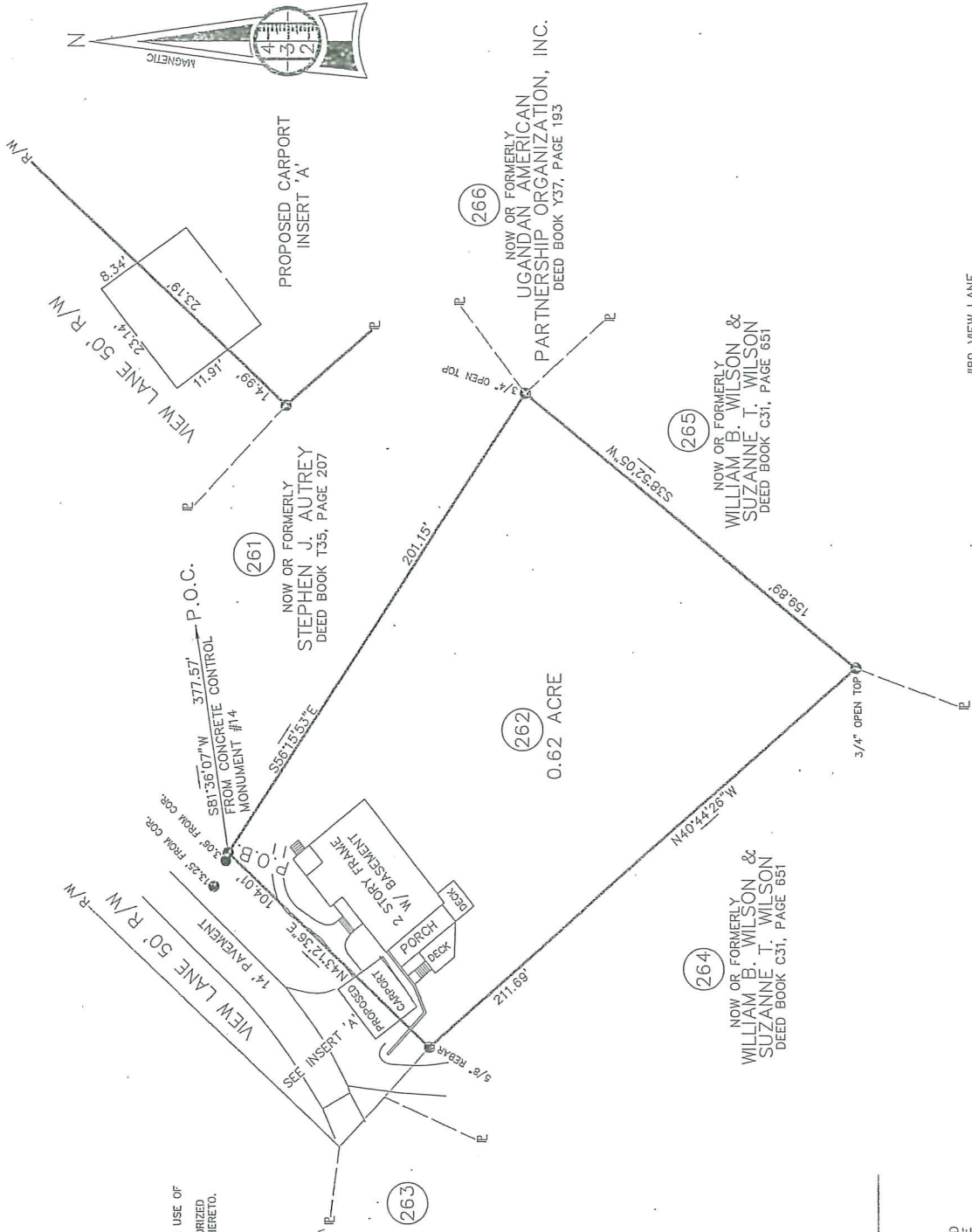
- POB = POINT OF BEGINNING
- RF = RIGHT OF WAY FOUND (R/F)
- R/S = RIGHT OF WAY SET (R/S)
- P = PROPERTY LINE
- R/W = RIGHT OF WAY
- X- = FENCE
- U = UTILITY POLE
- W = POWER LINE
- W-T- = POWER & TELEPHONE
- LLL = LAND LOT LINE
- LL = LAND LOT
- CG = CONC MONUMENT FOUND
- B = BUILDING LINE
- C = CENTER LINE
- POC = POINT OF COMMENCEMENT

PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

NOTE: THIS MAP WAS PREPARED FOR THE USE OF AND IS CERTIFIED TO THERE NAME ONLY. ANY OTHER USE IS UNAUTHORIZED AND NO CERTIFICATIONS EXTEND THERE TO.

THIS PROPERTY IS NOT LOCATED IN A ZONE "A" (AREAS OF 100-YEAR FLOOD) ACCORDING TO THE FLOOD INSURANCE RATE MAP BY F.E.M.A., EFFECTIVE 5SEPTEMBER 17, 2010. COMMUNITY PANEL # 130156 0130 D

THIS PLAT IS SUBJECT TO ANY RESTRICTIONS AND EASEMENTS SET FORTH FOR THIS SUBDIVISION AS MAY BE SPECIFIED IN DEEDS FROM TIME TO TIME.



SURVEY FOR		DRAWN BY: LGR	
LARRY & BARBARA KIRKMAN		C.C. WAIR	
SCALE: 1" = 40'	0.62 ACRE - LOT 262	RIDGEPOLE, PART 10	
DATE: MAY 21, 2012	IN THE CITY OF SKY VALLEY	LOCATED IN LAND LOT 171, 2ND LAND DISTRICT	
RABUN COUNTY, GEORGIA			
APPALACHIAN SURVEYING COMPANY, INC.			
P.O. BOX 117			
MOUNTAIN CITY, GEORGIA 30562 (706)716-2925			
DRAWING NUMBER 12-105			

GRAPHIC SCALE



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THIS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE LAW.

WILLIAM FROLADER, GAR.L.L.S. #2042

A TOPCON GTS-3C TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16,598 FEET AND AN ANGULAR ERROR OF 0.3 PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 541,358 FEET.

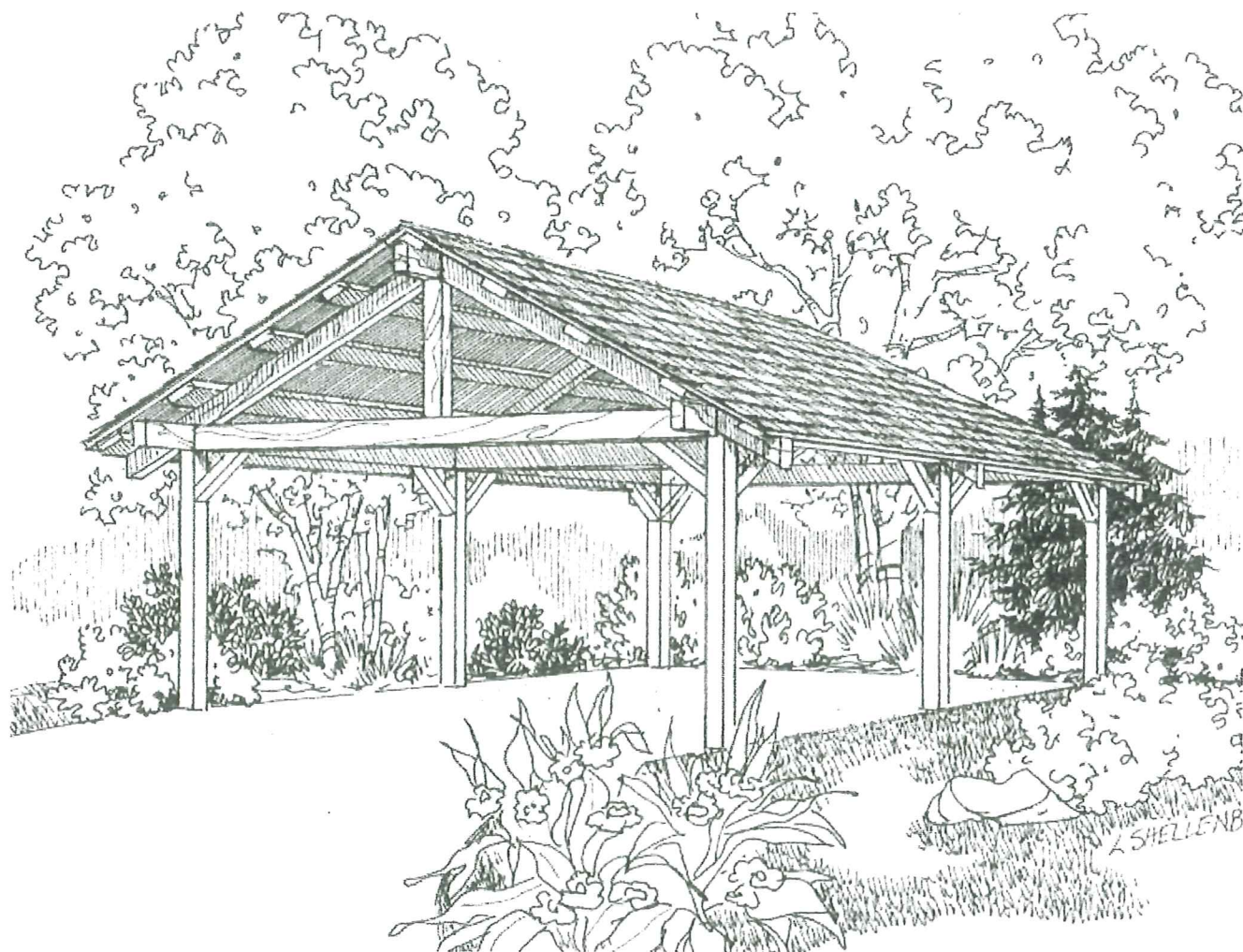
264 NOW OR FORMERLY WILLIAM B. WILSON & SUZANNE T. WILSON DEED BOOK C31, PAGE 651

262 0.62 ACRE

261 NOW OR FORMERLY STEPHEN J. AUTREY DEED BOOK T35, PAGE 207

265 NOW OR FORMERLY WILLIAM B. WILSON & SUZANNE T. WILSON DEED BOOK C31, PAGE 651

266 NOW OR FORMERLY UGANDAN AMERICAN PARTNERSHIP ORGANIZATION, INC. DEED BOOK Y37, PAGE 193



Carport Plans for Larry & Barbara Kirkman
89 View Lane
Sky Valley, GA

Details

Levels:	1
Width:	23' 5"
Depth:	20'
Approx. Hgt:	8' - 12'
Roof Framing:	Conventional
Roof Pitch:	4/12
Ceiling Hgt:	Approx. 8'
Gables:	Finished with Moody Siding & Gable Vents
Paint Colors:	Sand Dune & Lily White (Same as House)