



# Bulloch County Departmental Review Planning and Zoning Commission

Meeting Date: Thursday, May 11, 2006

App. #: VR2006-043

Item #: 2

Variance

<b>Applicant:</b>	George Thomas Hendrix	<b>Current Zoning:</b>	AG-5
<b>Application Type:</b>	Variance	<b>Requested Zoning:</b>	
<b>Location:</b>	809 BAYGALL ROAD	<b>Current Use:</b>	Single Family Dwelling
<b>Map and Lot #:</b>	038 000012 000	<b>Requested Use:</b>	Manufactured Home
<b>Development Name:</b>		<b>Adjacent Use:</b>	AG; Forest; Scattered Houses
<b>Acres in Request:</b>	5.0	<b>Futures Land Use:</b>	AG; Forest
<b># of Existing Lots:</b>		<b>Fire District\Distance:</b>	Portal; 9 miles
<b># of Potential Lots:</b>		<b>EMS Distance:</b>	15 miles
<b>Adjacent Zoning:</b>	AG-5	<b>Elem\Middle\High School:</b>	Portal; Portal; Portal

### Purpose of Zoning Application:

George Thomas Hendrix, has filed and application with the Bulloch County Zoning Department requesting a medical hardship variance for his uncle, Bill Hendrix. The Manufactured Home is already located on the property, however due to unforeseen circumstances all but 5 acres is having to be sold. The property is located on Baygall Rd and consists of 5 Acres.

### Directions to Property:

Go on Hwy 25 approx 17 miles North. Turn Right on Portal Rocky Ford Road. Go 3 miles and turn on 1st dirt road on the left which will be Old Finch Road. Go to the 1st stop sign and take a left. The property is 500 yards on the right.

### Standard

### Additional Information

1. A hardship would result if all of the requirements of this ordinance were applied stringently to a particular piece of property.

A hardship would result if the requirements of the ordinance were applied.

2. Medical Hardship: temporary placement of a manufactured home on the same parcel as the original principle dwelling to provide living quarters for a family member or certified / registered assisted living employee to aid in the care of one or more infirmed family members living in the principle residence.

A Medical Hardship does exist. A letter has been received from the doctor.

3. Harship is not self-created such as: a) a lot purchased with knowledge of an existing restriction; b) a claim of hardship in terms of prospective sales; c) an expressed economic need requiring a variance, when such a need can be met in other ways not requiring a variance.

The hardship is not self-created.

4. Does not cause substantial detriment to the public good or impair the purposes of this ordinance.

No detriment to public good.

5. The spirit of the ordinance must be observed and the public safety and welfare secured. Variance is a permitted use in the zoning district in which the property is located.

The spirit of the ordinance will be observed if the request is granted.

6. Developer or owner requesting a variance has at least fifty-one percent ownership of the property or be the duly authorized agent of such a person.

Is the owner of the property.

7. Applicant is not in violation of the zoning ordinance.

No violation current exists.