

**JASPER COUNTY
BOARD OF ZONING APPEALS**

March 23, 2023

Case Number: 2023-V-002
Name of Applicant: Nicholas Fordham
Address of Property: Lakeshore Drive & Shirley Drive
Tax Parcel: 019C 049, 019C 080 & 019C 081
Commissioner District: 4 (Four)

Request: Variance Request to construct a garage on a property across the street from the primary building/house.

Applicable Standard: (Chapter 119 - Zoning Ordinance)
Sec. 119-2. - Definitions.
Garage or carport, private, means a covered space for the storage of one or more motor vehicles belonging to the occupants of the principal building on the lot.

Sec. 119-129. - Use of accessory structures and buildings.
No accessory structure shall be located, constructed or moved upon a lot until the construction of the principal building has actually been commenced. No accessory building shall be used unless the principal building is in place.

Purpose of Request: To construct a garage, 42 ft by 64 ft, 2,688 sq ft

Size of Property: Approximately 0.68 acres in all 5 lots combined

Present Zoning: Residential

Present Use: Vacant lot(s)

**Potential Effects
On County:** No negative effect anticipated.

Staff Analysis: As per Section 119-421 of the Jasper County Zoning Ordinance, such variances may be granted in individual cases of practical difficulty or unnecessary hardship upon a finding by the Board that the following exists. Staff has

provided the criteria below for your reference.

1. That the special circumstances or conditions applying to the building or land in question are peculiar to such premises and do not apply generally to other land or buildings in the vicinity.
2. That the granting of the application is necessary for the preservation and enjoyment of a property right and not merely to serve as a convenience to the applicant.
3. That the condition from which relief or a variance is sought did not result from action by the applicant.
4. That the authorizing of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, or imperil the public safety, or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the county.
5. That the granting of the variance will be in harmony with the general purpose and intent and policies of the comprehensive plan.
6. That the granting of the variance will not allow a structure or use in a district in which that structure or use is prohibited.

RECOMMENDED CONDITIONS

Should this petition be approved by the Jasper County Board of Appeals, it should be approved subject to the owner's agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Appeals:

1. Variance 23-002 is for the garage only.
2. The Variance is valid for a period of 2 years. If the structure is not completed within that time frame this Variance shall be considered void.
3. Structure shall not be used for residential purposes and shall only be used as a non-residential accessory structure to the home located at 802 Lakeshore Dr.
4. Any additional conditions the Appeals Board may feel necessary

LOCATION MAP



AERIAL MAP



SIGNS
Lakeshore Dr



Shirley Dr



APPLICANT'S INFORMATION

**VARIANCE APPLICATION
JASPER COUNTY ZONING ORDINANCE**

DATE RECEIVED 02/08 2023 VAR 002
ADDRESS/LOCATION OF TRACK 0 Lakeshore Dr. -- 0 Shirley Dr TAX MAP 019C049, 019C081, 019C080
ACRES 5 lots CURRENT ZONING R1

APPLICANT Nicholas & Ashley Fordham OWNER Nicholas & Ashley Fordham
ADDRESS 802 Lakeshore Dr ADDRESS 802 Lakeshore Dr
PHONE [REDACTED] PHONE [REDACTED] 7
EMAIL [REDACTED] EMAIL [REDACTED]

THE FOLLOWING DOCUMENTS MUST BE ATTACHED BEFORE APPLICATION CAN BE ACCEPTED:

1. A PLAT OF PROPERTY SHOWING ITS LOCATION, AREA, EXISTING STRUCTURES, AND CURRENT ZONING DISTRICT OF THE PROPERTY AND ALL ABUTTING PROPERTIES.
2. A DEED WITH LEGAL DESCRIPTION SHOWING TITLE OF THE PROPERTY.
3. A LETTER OF INTENT DESCRIBING THE REASON FOR REQUEST.
4. FILING FEE OF \$500 PAYABLE TO JASPER COUNTY ZONING OFFICE.
5. A "DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS" FORM.
6. IF PROPERTY OWNER AND APPLICANT ARE NOT THE SAME, AN AGENT AUTHORIZATION FORM.

I HEREBY AUTHORIZE THE JASPER COUNTY BOARD OF APPEALS AND STAFF TO INSPECT THE ABOVE-DESCRIBED PROPERTY. IN SIGNING THIS APPLICATION, I HEREBY STATE ALL INFORMATION GIVEN BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AGREE TO ABIDE BY ALL LAWS AND ORDINANCES REGULATING USE OF PROPERTY IN JASPER COUNTY.

SIGNATURE OF APPLICANT [Signature] DATE 02/07/23
PUBLIC HEARING BEFORE JASPER COUNTY BOARD OF APPEALS COMMISSIONERS 3/16/23
RECOMMENDATION _____ CHAIRMAN/DATE _____
APPROVED _____ DENIED _____ CONDITIONS? _____

NOTES:
[Empty box for notes]

VARIANCE APPLICATION
(rvsd 5-11-2022)

*CK# 0823
\$500.00*

LETTER OF INTENT

02/06/2023

Letter of Intent

To whom it may concern,

My wife (Ashley) and I moved to Jasper county 5 years ago. We purchased a home at 802 Lakeshore dr. as our primary residence. We have two boys who are very active and we quickly realized that we needed more room than our ½ acre lot afforded us. We have no garage and have a great need for storage.

I purchased a total of 5 lots directly across the street from my house to build a storage garage. Our storage building will be 42 x 64, large enough to store my boat, jet skis, 4 wheelers and other items. The building will be very upscale, add value to our land and increase property tax revenue for Jasper County. (Please see attached illustrations). Other similar buildings also exist in our neighborhood. The building will NOT be a dwelling of any sort and will only be used for storage.

Thank you for your consideration,


Nicholas & Ashley Fordham

SITE PLAN

EXAMPLE OF STRUCTURE






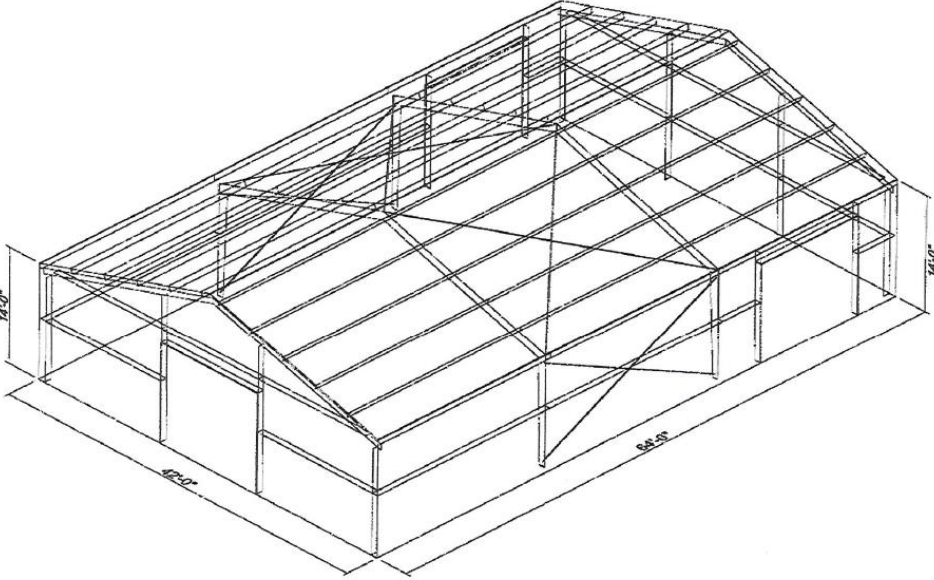


Google
★★★★★

GENERAL NOTES

1. SKETCH IS NOT TO SCALE
2. SIGN BELOW TO APPROVE THE SKETCH





Customer Approval Signature: _____

Date:	
Account Manager	
BUILDING SKETCH FOR:	
SHEET	OF:
S-1	1

SteelCo
PO Box 1447
COWINGTON, GA 30015
(678) 212-2190

Allen Terrell Project Estimate

Project Name:	Nick Fordham	Markup % for Overhead	Percent	Amount
Location:			1.0%	\$1,048
		Markup % for Profit	5.0%	\$5,293
				\$6,342
Duration:	0	Months		
Square Feet:	2,688	Heated	First Floor	SF
Date:	12/16/2022		Second Floor	SF
Estimate:	<u>\$111,162</u>			
Quote:		Total Square Footage	3,500	SF
Gross Markup on Sales:		5.7%		
Gross Markup on Cost:		6.1%		
Gross Profit per Month:		#DIV/0!		
Price per Square Foot:		\$41.35		
Additional Notes:				
 <i>Major Division Summation</i>				
Div. 1	General Conditions			\$2,525.00
Div. 2	Sitework/Grading			\$9,000.00
Div. 3	Concrete			\$17,550.00
Div. 4	Masonry			\$0.00
Div. 5	Metals			\$0.00
Div. 6	Bldg package/Framing			\$66,200.00
Div. 7	Gutters			\$1,445.00
Div. 8	Doors and Windows			\$0.00
Div. 9	Finishes			\$0.00
Div. 10	Misc. Accessories			\$0.00
Div. 11	Equipment			\$0.00
Div. 12	Appliances			\$0.00
Div. 13	Cabinets / Countertops			\$0.00
Div. 14	Garage Doors			\$0.00
Div. 15	HVAC / Plumbing			\$0.00
Div. 16	Electrical			\$8,100.00
	Raw Cost			\$104,820.00
	Office Overhead			\$1,048.20
	GC Fee			\$5,293.41
1005	Bond	0.00%		\$0.00
	Quote Price			\$111,161.61

Allen Terrell