

jhylde@carrollcountyga.com



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

APPLICATION FOR A VARIANCE

Date Received: 5-15-20
Received by: jlh

Application must be filed by noon on the 1st Thursday of the month to go on the next month's agenda. No exceptions.

Please complete the blanks with the requested information. If any of the information or required materials is missing or incomplete, the application will not be processed.

APPLICANT

Applicant Name: Amanda Lloyd
Address: 2510 Bremen mountain zion Rd City: Bremen State: GA Zip: 30110
Phone: (770) 639-5682 Fax: () - - Email: lloydshabie@yahoo.com

Agent Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: () - - Fax: () - - Email: _____

Owner Name (If different from applicant): _____
Address: _____
Phone: () - - Fax: () - -

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

VARIANCE

Project Name: Building an 1831 square ft home
Variance Location (attach location map): Five Points Rd

Proposed Use: (If residential, residence must be at least 1,230 square feet) 1831 square ft.

Total acreage: 3.15, parcel number 0370011

Describe Proposed Variance:

Deeded owner to land with parcel number 0370011, asking for permission to build an 1831 square ft single family home.

Staff Use Only

Land Lot 329 of the 7th District, Carroll County

Tax Map 037 Parcel 0011



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Describe how the proposed Variance will affect:

Traffic: no added traffic issue.
will be a drive way

Parking: NA

Availability of Public Facilities/Utilities:

will be county water and septic tank

Other Relevant Impacts of the Proposal:

NA

Describe how the proposed Variance will be a benefit to the public.

Increase property value

Required materials to accompany the application:

1. Completed application and the fee.
2. Copy of deed, lease, option agreement, or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
3. All required items listed in the **Submitted Requirements** checklist.

Return form to:

Janet Hyde, County Planner
423 College Street, Room 503
Carrollton, GA 30117

For Department Use Only

Application No.: V-20-06-01
Filing Fee: \$ 6150
Pre-application Conf.: 5-12-20
Date advertised: 5-19-20
Date Notices Sent: 5-19-20
BOA Public Hearing Date: 6-4-20
Disposition: _____
Decision Letter Sent: _____



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Variance Application

Submittal Requirements

Case No: _____

Date of Application: 5/12/20

A pre-application conference with staff must take place prior to the submittal of a variance application.

An application **MUST** have the following to be accepted:

1. Copy of the deed of the property.
2. Names and addresses of all property owner(s) who have property adjoining the tract which has been petitioned to be rezoned.
3. If the property owner and applicant is not the same person, complete the authorization of property owner form.
4. Copy of the proposed development plan (subdivision layout, site plans etc.)
5. Pay non-refundable \$150 filing fee, which has been established by the Board of Commissioners.
6. Completed Parcel Information Sheet filled out by Staff or an official in the Map Room.
7. Current Boundary Survey.

APPLICATION WILL NOT BE PROCESSED IF ANY OF THE ABOVE REQUIREMENTS ARE MISSING.

Return Form to:

*Janet Hyde, County Planner
Department of Community Development
423 College Street
Carrollton, Georgia 30117*



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PARCEL INFORMATION SHEET
APPLICATION FOR ZONING COMPLIANCE CERTIFICATE
To be filled out by Map Room Personnel in Room #414

DEPARTMENT STAFF/MAP ROOM OFFICIAL:			
MAP:	037	LAND LOT:	
PARCEL:	0011	DISTRICT:	
CURRENT PROPERTY OWNER:			
PROPERTY OWNER AS OF JANUARY 1 ST :		Amanda Lloyd	
APPLICANT (IF DIFFERENT FROM OWNER):			
PROJECT ADDRESS:			
CITY:			
TELEPHONE NUMBER:			
SUBDIVISION:		LOT #:	
ACREAGE:	3.13	PARCEL SPLIT FROM:	
CURRENT ZONING CLASSIFICATION		A	
REQUIRED SETBACKS		FRONT	100'
		SIDE	15'
		REAR	15'
CERTIFICATE OF ZONING COMPLIANCE – CHECKLIST			
<input type="checkbox"/> Owner(s) & Agent (if applicable) <input type="checkbox"/> Legal Description or Adequate Description of Property <input type="checkbox"/> Complete Inventory of Existing Structures (noting uses & non-conforming structures) <input type="checkbox"/> Complete Inventory of Proposed Structures <input type="checkbox"/> Complete Inventory of Existing Uses and/or Activities <input type="checkbox"/> Applicant's Certification			
Signature of County Planner or Designee:		Janet L Hyde	
Comments:		Date: 5-12-20	
CDP COMPLIANCE	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of CDP Administrator or Designee: _____ Date: _____	
	Comments: _____		
PLAT APPROVED	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of County Engineer or Designee: _____ Date: _____	
	Comments: _____		
APPROVED FOR NEW ADDRESS	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of County Planner or Designee: _____ Date: _____	
	Comments: _____		



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SKETCH OF PROPERTY

Please check: COMMERCIAL OTHER: Residential

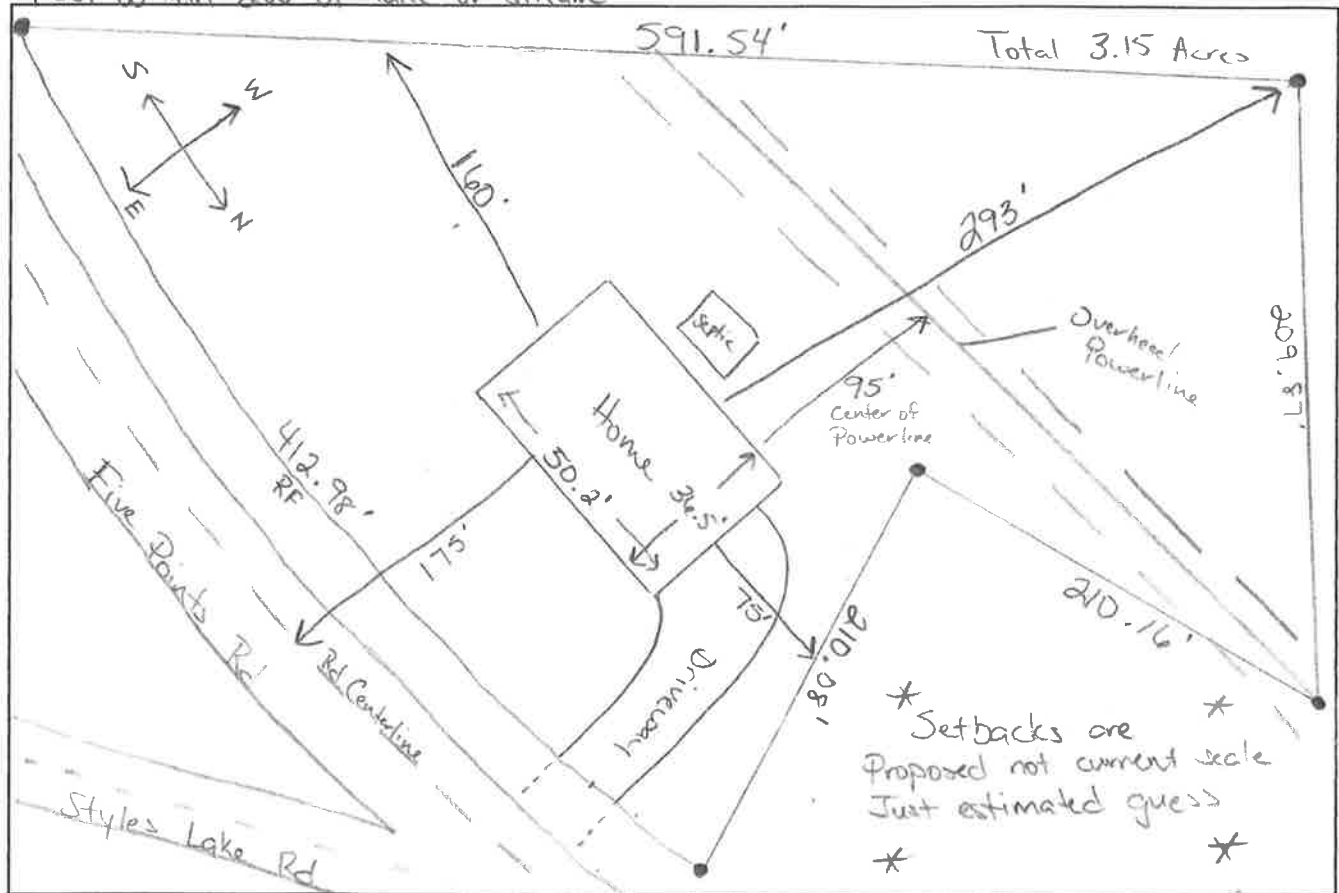
- Provide a sketch of the proposed building location, driveway, septic tank location, and all other structures.
- Show the **dimensions** of the lot and all setbacks from the house and other structures to all property lines.
- The front setback shall always be measured from the centerline of the frontage road(s).
- Show location of any wells, trash pits, and all easements (drainage or utility) located on the property.
- Show distance to nearest stream or lake on property. If not within 200 feet of a stream or lake, please note.

Provide a complete listing of all existing structures that are now on the property: no existing structures

Describe the type of structure that you plan to build: (If residence, must be at least 1,230 sf) 1831 square ft. home
Single family home

Is this a multiple road frontage lot? no

Not within 200' of lake or stream



No Current Structures



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STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A VARIANCE APPLICATION

_____, personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted approval for a **VARIANCE APPLICATION** under the Ordinances of Carroll County:

The information contained within the application attached hereto and filed in the Department of Community Development consists of facts within my personal knowledge that I know are true and correct, and will be relied upon by officials of Carroll County in making a decision whether to issue this Application, License, Permit, or other Department approval.

On behalf of the Applicant, I declare that the Applicant, regardless if a partnership, corporation, or other organization or entity that is receiving a benefit under this Application, License, Permit, or other Department approval (whichever is applicable) is not delinquent in the payment of any taxes or fees due Carroll County.

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 12 day of May, 2020.

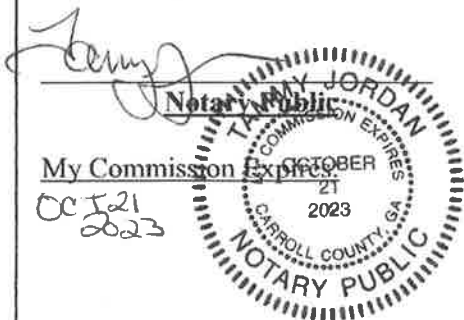
Amanda H. Floyd
AFFIANT (signature)

Address: 2510 Bremen mount zion Rd.
Bremen, GA 30110

Sworn to and subscribed
before me this 12 day
of may, 2020.

If Affiant is authorized to sign on behalf of a partnership, corporation, or other organization or entity, please set forth the entity and address

Entity:
Address:



417340

BK PG

5604 776

PT-61-022-20 18-000127
CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ 15.00
INTANGIBLE TAX PAID \$ —
DATE 1-16-2018

FILED
GA. CARROLL COUNTY
CLERK OF SUPERIOR COURT

18 JAN 16 PM 4: 54

William J. Lee
CLERK OF SUPERIOR COURT
CARROLL COUNTY, GEORGIA

William J. Lee, Clerk of Court

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PREPARED BY:
PRICE & PYLES, P.C.
Attorneys at Law
120 Dixie Street
Carrollton, Georgia 30117
NTO/NTR- Document Preparation Only

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF CARROLL

THIS INDENTURE, Made this 16th day of **January** in the year **Two Thousand Eighteen (2018)**, between,

JAMES DUPREE

of the County of Carroll, State of Georgia, as party or parties of the first part, hereinafter called "Grantor", and

AMANDA HOPE LLOYD

as party or parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns and to include the masculine, feminine or neuter gender where the context requires or permits).

WITNESSETH, that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following:

All that tract or parcel of land lying and being in Land Lot 329 of the 7th District of Carroll County, Georgia and being more particularly described as follows: Beginning on a point of the northwesterly side of Five Points Road at the southeast corner of other property of Grantor herein, said property having been acquired from Jerry Walton by a deed recorded in Deed Book 5251, Page 471, Carroll County, Georgia, Public Records; thence northwesterly along the southwesterly border of Grantor's property 210.00 feet to a point; thence northwesterly 210.00 feet to an iron pin at the northwesterly corner of Grantor's property; thence north 86 degrees 19 minutes 36 seconds west 285.82 feet to an iron pin; thence south 6 degrees 57 minutes 25 seconds west to a point on the northwesterly right of way of Five Points Road; thence northeasterly along said right of way to the POINT OF BEGINNING.

In the year 2018, said property is bears the tax identification number 0370011. This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this General Warranty Deed, the day and year above written.


Signed, sealed and delivered
in the presence of:



Unofficial Witness



JAMES DUPREE (seal)



Notary Public
My Commission Expires:
(SEAL)



RECORDED

JAN 17 2018

Alan J. Lee, Clerk