



# 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: 11-11-20  
Received by: [Signature]

Application must be filed by noon on the 1<sup>st</sup> 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: James Craig Carson + Joann L. Carson  
Address: 345 Kiva Ridge dr. City: Whitesburg State: GA Zip: 30185  
Phone: (770) 630 - 6013 Fax: ( ) - - Email: Jcarson9488@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: 1618 Little New York Rd. Whitesburg, GA. 30185  
Variance Location (attach location map): the land lots 14 and 15 of the 4<sup>th</sup> district and land lots 32 and 33 of the 5<sup>th</sup> district of Carroll County, GA. (Tract 1)  
Proposed Use: (If residential, residence must be at least 1,230 square feet) Residential

Total acreage: 3.41 acres

Describe Proposed Variance: Requesting to separate current old home and 1.41 acres, leaving 2.0 acres of land for future use. Plan is for old home to be remodeled and sold to my son.

Staff Use Only

Land Lot 32 of the 5<sup>th</sup> District, Carroll County

Tax Map 180 Parcel 0092



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**Describe how the proposed Variance will affect:**

Traffic: *N/A*

Parking: *N/A*

Availability of Public Facilities/Utilities: *N/A*

Other Relevant Impacts of the Proposal:

Describe how the proposed Variance will be a benefit to the public. *N/A*

**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-2012-03*

Filing Fee: \$ *50*

Pre-application Conf. *11-20*

Date advertised: *11-18*

Date Notices Sent: *11-18*

BOA Public Hearing Date *12-8-20*

Disposition: \_\_\_\_\_

Decision Letter Sent: \_\_\_\_\_



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## SKETCH OF PROPERTY

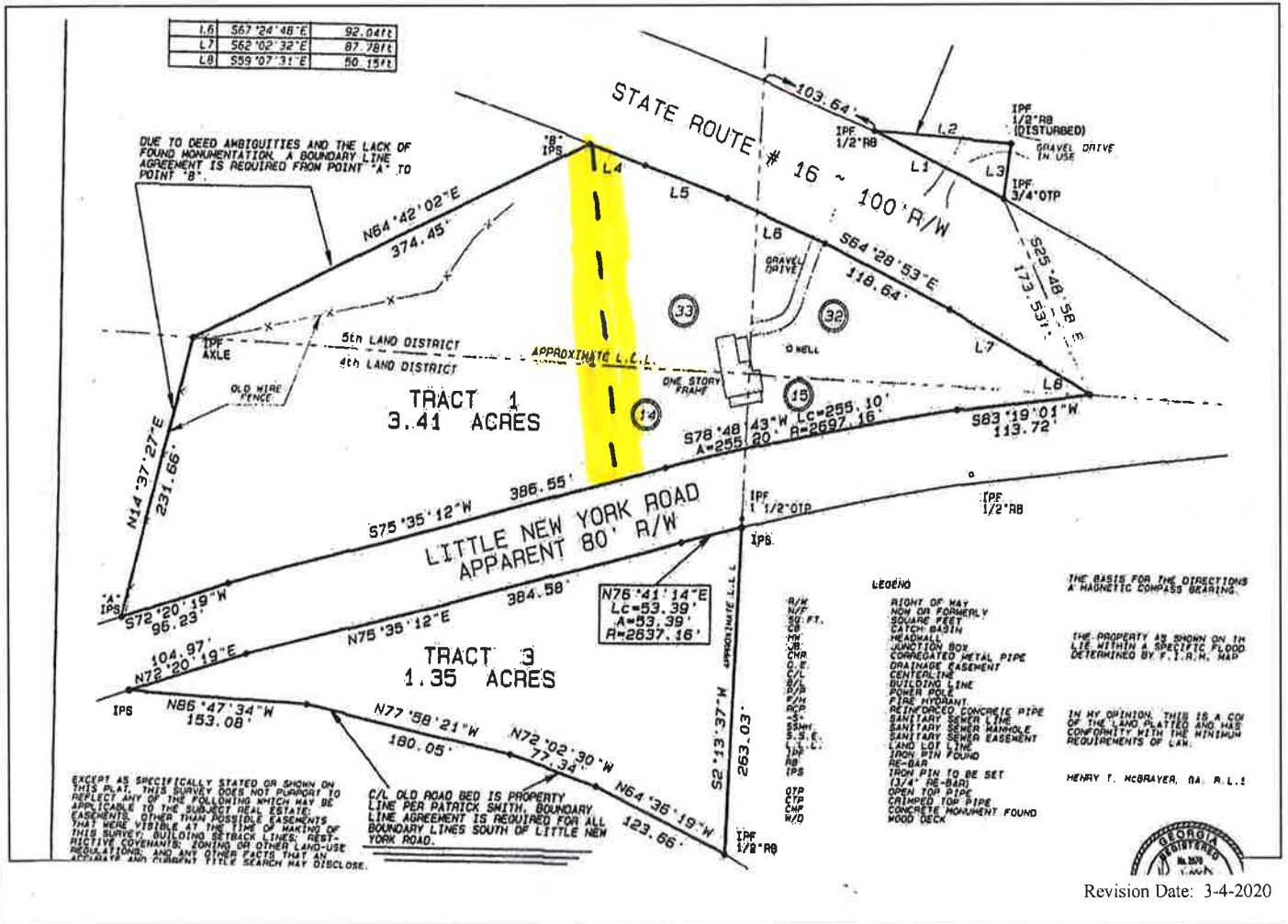
Please check:  COMMERCIAL  OTHER: Residential

- 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: old home, approx 100 years old.

Home is approx. 1250 sq. ft.  
Describe the type of structure that you plan to build: (If residence, must be at least 1,230 sq. ft.) no plans at this time.

Is this a multiple road frontage lot? yes





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STATE OF GEORGIA  
COUNTY OF CARROLL

## AFFIDAVIT FOR A VARIANCE APPLICATION

James Carson, 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 14<sup>th</sup> day of Nov, 2020.

James C. Carson  
AFFIANT (signature)

Address: \_\_\_\_\_  
\_\_\_\_\_

Sworn to and subscribed  
before me this 14<sup>th</sup> day  
of Nov

Janette Hyde  
  
My Commission Expires: \_\_\_\_\_

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: \_\_\_\_\_  
\_\_\_\_\_



Return Recorded Document to:

Tisinger Vance P.C.  
100 Wagon Yard Plaza  
Carrollton, GA 30117  
File No. 32020M3058

**Limited Warranty Deed  
Joint Tenants with the Right of Survivorship**

**STATE OF GEORGIA  
COUNTY OF CARROLL**

**THIS INDENTURE** made this **24th** day of **September, 2020**, between **C Patrick Smith**, of the County of Carroll, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **James C. Carson, Jr. and Joann L. Carson**, as **Joint Tenants with the Right of Survivorship**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns 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 considerations 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.

**All that tract or parcel of land lying and being in Land Lots 14 and 15 of the 4th District and Land Lots 32 and 33 of the 5th District of Carroll County, Georgia, and being Tract 1, 2 and 3 and being more particularly shown and delineated on a survey entitled "C. Patrick Smith", dated 2/3/00, prepared by Geocon Surveying, Inc., certified by Henry T. McBrayer, GRLS #2570, recorded in Plat Book 70, Page 218, in the Office of the Clerk of Superior Court of Carroll County, Georgia, said plat is incorporated herein by reference for a more complete and accurate description of the property.**

This Deed is given subject to all easements and restrictions of record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, together 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 by, through and under the above-named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

*[Handwritten Signature]*  
Witness

*Charles Patrick Smith* (SEAL)  
C Patrick Smith

*[Handwritten Signature]*  
Notary Public

