

C-21-04-09



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

CONDITIONAL USE APPLICATION

Date Received: 4-8-21
Received by: [Signature]

Application must be filed by noon on the 3rd Tuesday 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: Richard James Lauren
 Address: 2229 S Van Wert Rd City: Villa Rica State: GA Zip: 30180
 Phone: (404) 597-4776 Fax: () - - Email: heat handler@gmail.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.)

PROJECT

Project Name: _____
 Conditional Use Location (attach location map): 2229 S Van Wert Rd, Villa Rica GA 30180
 Proposed Use: _____
 Square Footage of Proposed Residence: 1230
 (must be at least 1,230 square feet)

Total acreage: 2.57
 Describe Proposed Conditional Use: converting an existing building into a residence for a family member

Staff Use Only

Land Lot 124 of the 6th District, Carroll County Tax Map 149 Parcel 0020



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SPECIFIC INFORMATION

Describe how the proposed Conditional Use will affect:

Traffic: *N/A*

Parking: *N/A*

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

Other relevant Impacts of the Proposal: *N/A*

Describe how the proposed Conditional Use 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 **Submittal Requirements checklist**.

Return Form to:

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

For Department Use Only

Application No: 0-21-04-04
 Filing Fee: \$350
 Pre-Application Conf: 4-8-21
 Date Advertised: 4-11-21
 Date Notices Sent: 4-12-21
 PC Public Hearing Date: 4-27-21
 BoCC Public Hearing Date: 5-4-21
 Disposition: _____
 Approved by Resolution #: _____



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SKETCH OF PROPERTY

Please check:

COMMERCIAL

OTHER: _____

- 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: Main house and a barn.

Describe the type of structure that you plan to build: Two bedroom house

Is this a multiple road frontage lot? one

See attached
Sketch of Property



Overview



Legend

-  Parcels
-  Roads

Parcel ID	149 0020	Owner	LOEWEN STEPHANIE	Last 2 Sales			
Class Code	Residential		2229 S VAN WERT RD	Date	Price	Reason	Qual
Taxing District	COUNTY		VILLA RICA, GA 30180	1/22/2018	\$310000	FM	Q
Acres	7.57	Physical Address	2229 S VAN WERT RD	12/30/1998	\$150000	SF	U
		Assessed Value	Value \$259753				

(Note: Not to be used on legal documents)

Date created: 4/15/2021
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Condu **APPLICATION**
Authorization of Property Owner

THIS FORM TO BE COMPLETED ONLY IF APPLICANT AND OWNER ARE NOT THE SAME PERSON(S).

Applicant is person submitting the variance application. Owner is the property owner.

(Please type or legibly print)

Property Address: Stephanie Loewen

Applicant Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: () _____ - _____

_____ (Owner's Name), 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 a Variance under the Ordinances of Carroll County:

I affirm that I am the owner of the property that is the subject of the attached application, as shown in the records of Carroll County, Georgia. I authorize the person named above to act as applicant in the pursuit of the variance application.

FURTHER AFFIANT SAYETH NOT.

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

This 8th day of April, 2021.

Stephanie Loewen
AFFIANT (Owner's signature)



My Commission Expires:



Overview



Legend

-  Parcels
-  Roads

Parcel ID 149 0020
 Class Code Residential
 Taxing District COUNTY
 Acres 7.57

Owner LOEWEN STEPHANIE
 2229 S VAN WERT RD
 VILLA RICA, GA 30180
 Physical Address 2229 S VAN WERT RD
 Assessed Value Value \$259753

Last 2 Sales

Date	Price	Reason	Qual
1/22/2018	\$310000	FM	Q
12/30/1998	\$150000	SF	U

(Note: Not to be used on legal documents)

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