



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

APPLICATION FOR A VARIANCE

Type of Variance:

- Intrafamily Transfer
- Setbacks
- Other

Date Received: 8-31-22
Received by: [Signature]

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: NEIL PERRY
Address: 300 ROY MORGAN ROAD **City:** CARROLLTON **State:** GA **Zip:** 30116
Phone: () 770-313-5662 **Fax:** () - **Email:** NEILPERRY300@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.)

VARIANCE

Project Name: _____
Variance Location (attach location map): 300 Roy Morgan Rd

Proposed Use: *(If residential, residence must be at least 1,230 square feet)* RESIDENTIAL

Relationship of Applicant to Owner: SELF

Total acreage: 4.98

Describe Proposed Variance:
1 ACRE split TO BE ABLE TO SELL A HOME AND STILL HAVE ACCESS TO THE REST OF PROPERTY OTHERWISE UNACEASABLE BECAUSE OF WET LAND

Staff Use Only

Land Lot 144 of the 5th District, Carroll County Tax Map 153 Parcel 02103



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Describe how the proposed Variance will affect:

Traffic: MINIMAL AFFECT

Parking: MINIMAL AFFECT

Availability of Public Facilities/Utilities: MINIMAL AFFECT

Other Relevant Impacts of the Proposal:

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

INCREASED TAX REVENUE DUE TO IMPROVED PROPERTY
WILL BE ABLE TO ACCESS PROPERTY HAND LOCKED DUE
TO WET LANDS

Describe what the hardship will be if the variance is not granted.

WILL NOT BE ABLE TO ACCESS ALL OF LOT.

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. Any other 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-22-1003
Filing Fee: \$150
Pre-application Conf.: 8-31-22
Date advertised: 9-7-22
Date Notices Sent: 9-7-22
BOA Public Hearing Date: 9-22-22
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:

DOUBLE WIDE MH AND METAL OUTBUILDING

Describe the type of structure that you plan to build: (If a residence, must be at least 1,230 sf)

Is this a multiple road frontage lot?

Sketch of Property



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STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A VARIANCE APPLICATION

NEIL PERRY, 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 31ST day of Aug 2022.

AFFIANT (signature)

Address: 390 ROY MORGAN RD
CARROLLTON, GA 30116

Sworn to and subscribed
before me this 31ST day
of August, 2022

Notary Public

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:

My Commission Expires:

4/17/25



175420

BK PG
4287 341

FT-61 022-2008 002263
CARROLL COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID 81.00
DATE 4-18-08
Harriet M. Jones
CLERK OF SUPERIOR COURT

Return Recorded Document to:
DEFOOR & JONES, P.C.
700 ALABAMA AVENUE
BREMEN, GA. 30110

FILED
GA. CARROLL COUNTY
CLERK SUPERIOR COURT
08 APR 18 PM 2:43
Harriet M. Jones
CLERK SUPERIOR COURT
CARROLL COUNTY, GEORGIA

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HARALSON

File #: 08041601

This Indenture made this 16th day of April, 2008 between JULIA M. HOWARD, of the County of CARROLL, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and NEIL A. PERRY, 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 00/100'S (\$10.00) Dollars 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 AND PARCEL OF LAND LYING AND BEING IN LAND LOT 144 OF THE 5TH DISTRICT OF CARROLL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DELINEATED AS LOT 16, PHASE III OF SANDHILL FARMS, PREPARED BY WILLIAM E. HIGH, GEORGIA REGISTERED LAND SURVEYOR, DATED MARCH 14, 1986, RECORDED IN PLAT BOOK 31, PAGE 109, CARROLL COUNTY, GEORGIA PUBLIC LAND RECORDS. SAID PLAT AND THE RECORD THEREOF ARE INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF CAPTION PROPERTY.

ALSO CONVEYED HERewith IS A 1989 HOMESTEAD DOUBLE WIDE 24X48 MANUFACTURED HOME, VIN NO. HMST4230AGA, TITLE NO. 779899020920907, WHICH IS PERMANENTLY ATTACHED TO AND MADE A PART OF THIS REAL PROPERTY.

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

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

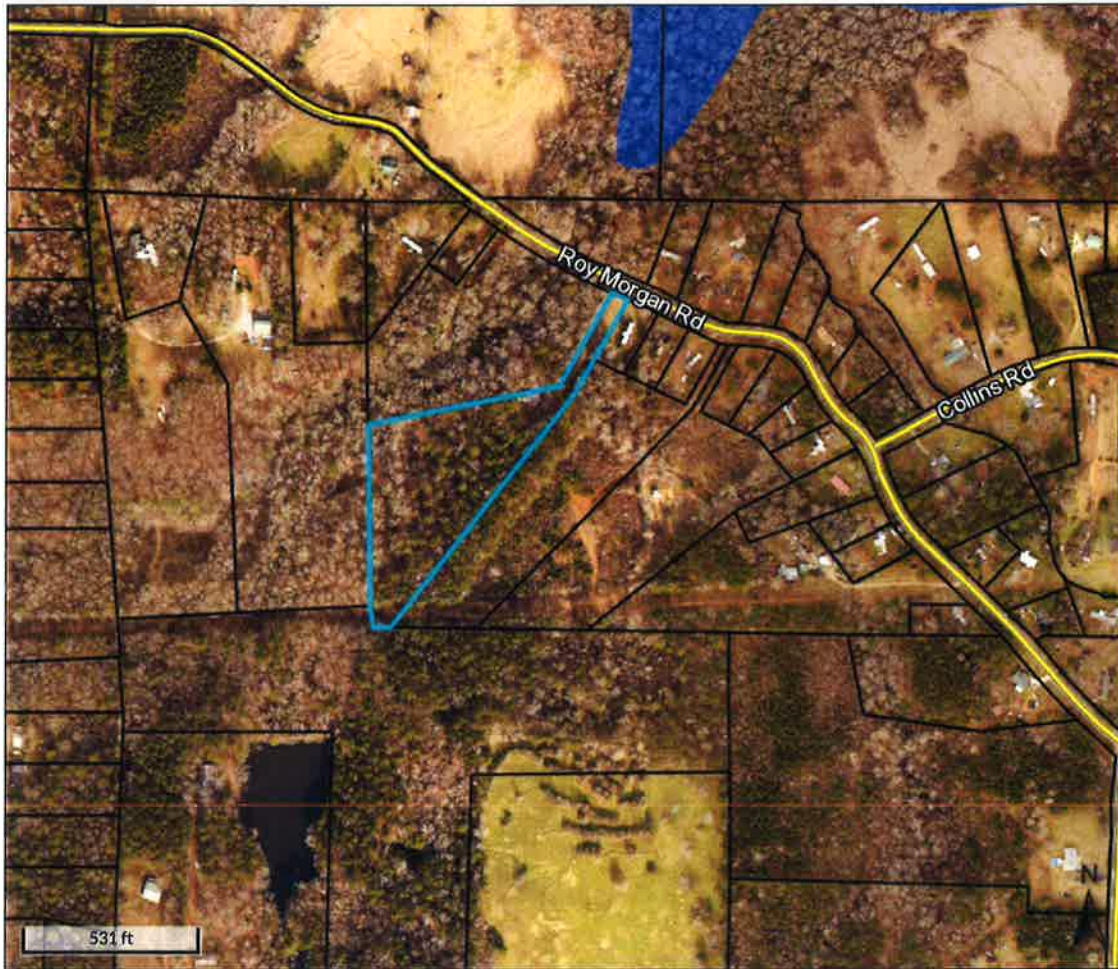
Signed, sealed and delivered in the presence of:

Neil A. Perry
Witness
Don 2 M. Jones
Notary Public


Julia M. Howard (Seal)
JULIA M. HOWARD

(Seal)

APR 21 2008
RECORDED _____ KENNETH SKINNER, CLERK



Overview



Legend

□ Parcels

= Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE -100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 1530263
Class Code Residential
Taxing District COUNTY
Acres 5

Owner PERRY NEIL A
 300 ROY MORGAN RD
 CARROLLTON, GA 30116
Physical Address 218 ROY MORGAN RD
Assessed Value Value \$46979

Last 2 Sales			
Date	Price	Reason	Qual
4/16/2008	\$81000	MH	U
3/11/1994	\$14629	LM	Q

(Note: Not to be used on legal documents)

Date created: 9/6/2022
 Last Data Uploaded: 9/5/2022 6:16:53 PM



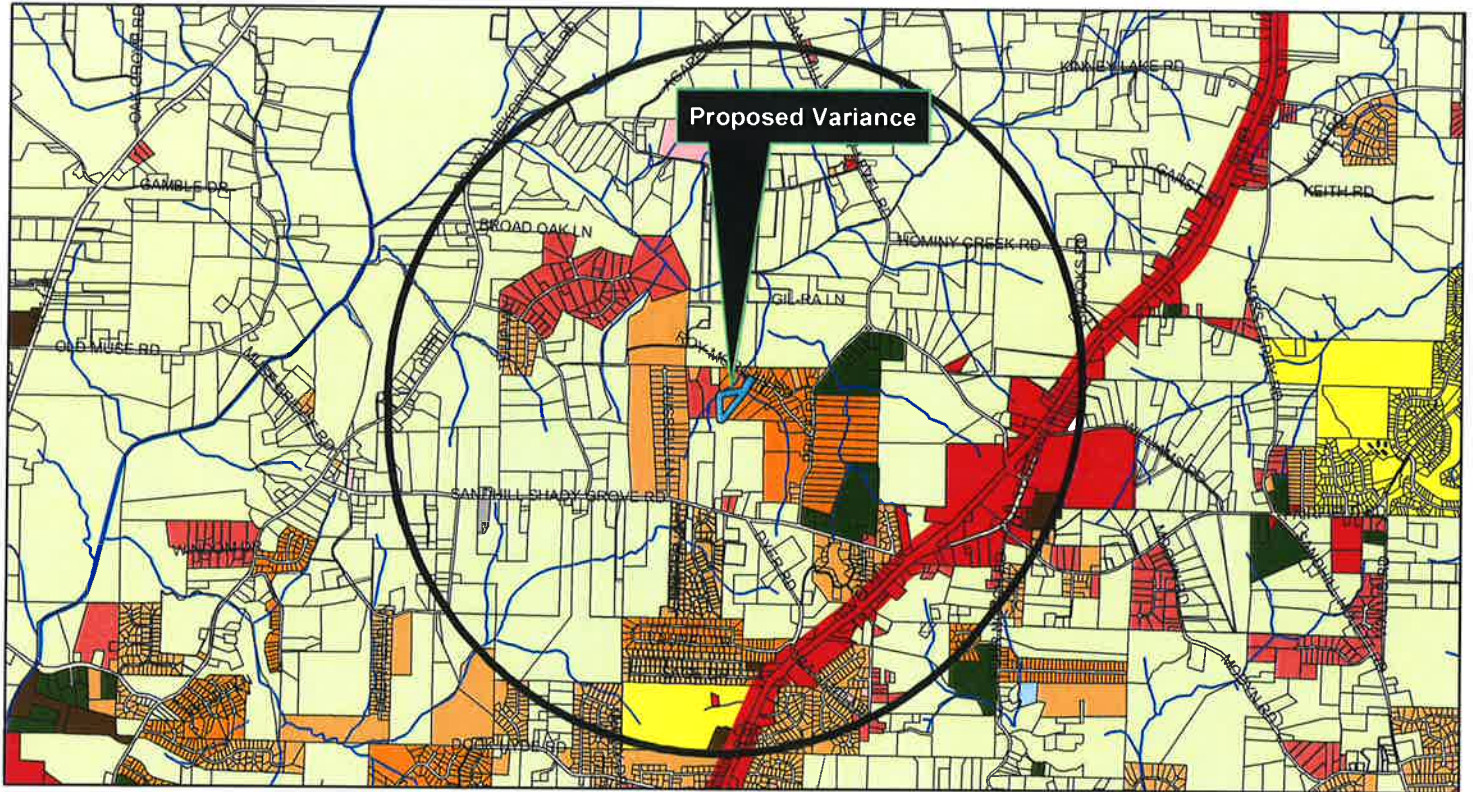
V-22-10-03

Carroll County GIS

Intrafamily Transfer and
Frontage Variance
Parcel # 153-0263
Neil Perry

Zoning

- 1.5 Mile Radius
- Municipal
- A - Agriculture (4 ac min.)
- C - Commercial
- I - Industrial
- TP - Technology Park
- OI - Office and Institutional
- HDDR - High Density Detached Residential*
- MFR - Multi-Family Residential
- MHS - Manufactured Home Subdivision
- PUD - Planned Unit Development*
- R1 - Single Family Home (3 ac min.)*
- R2 - Single Family Home (1 ac min.)
- R3 - Single Family Home (0.5 ac min.)*
- R30 - Single Family Home (0.75 ac min.)*



Future Land Use

- 1.5 Mile Radius
- Agriculture
- Commercial
- Fairfeild
- Industrial
- Park/Rec/Con
- Public/instituti
- Residential
- Trans/Comm/Util
- Primary
- Secondary

