



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Janet Hyde
County Planner
(770) 830-5861

V-21-03-02

COMMISSION DISTRICT: 5
BOARD OF APPEALS MEMBER: Steve Hightower
COUNTY COMMISSIONER: George Chambers

BOARD OF APPEALS: March 4, 2021

REQUEST: Variance for reduction of setback

Applicant: Zachary Taylor
Acres: 4.0
Parcel Number(s): 087-0198
Location: 805 Spence Road

Current Land Use: Agricultural
Future Land Use: Agricultural

PROJECT DESCRIPTION: The applicant is requesting a variance to construct a detached garage for storage of cars/tractor/equipment, etc.

SURROUNDING PROPERTIES:

	Current Zoning	Land Use
North	Agricultural	Agricultural/Residential
East	Agricultural	Agricultural/Residential
South	Agricultural	Agricultural/Residential
West	Agricultural	Agricultural/Residential

REVIEW CRITERIA AND STANDARDS FOR CONSIDERING AREA VARIANCES:

A. That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property.

The land is of rolling topography and will require extra grading in order to place the garage at the 100' required setback.

B. That denying the variance would impose an unnecessary hardship due to such conditions.

Denying the variance would impose a hardship due to the inability of the applicant to construct the detached garage.

C. That the variance, if authorized, will not alter the essential character of the neighborhood or locality in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent properties, nor be detrimental to the public welfare.



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The variance would not alter the essential character of the neighborhood nor substantially impair the appropriate use or development of adjacent properties.

D. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

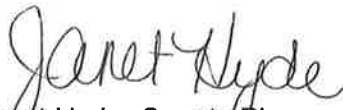
The variance, if authorized, represents the minimum variance that will afford relief.

STAFF COMMENTS: Applicant owns four acres with an existing home and is applying for a variance in order to construct a detached garage at 78 feet from the centerline of the road rather than the required 100 feet. There is no flood plain on the property. The property is in the Upper Little Tallapoosa Watershed. There will be no impact to the school system by the granting of this variance.

STAFF RECOMMENDATION: APPROVAL.

PUBLIC NOTIFICATIONS: As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* on February 15, 2021; a sign was posted on the subject property, and all abutting property owners were notified the rezoning request via U.S. mail.

Respectfully submitted,


Janet Hyde, County Planner



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APPLICATION FOR A VARIANCE

Date Received: 1/26/21
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: Zachary Taylor
 Address: 805 Spence Rd City: Carrollton State: ga Zip: 30117
 Phone: (56) 412-5610 Fax: () - - Email: Zetaylor08@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: Detached Garage
 Variance Location (attach location map): _____

Proposed Use: (If residential, residence must be at least 1,230 square feet) Storage of cars / Tractor / equipment etc

Total acreage: 4.0

Describe Proposed Variance:
Request for exception on the 100' from center-line of road to 78' set back.

Staff Use Only

Land Lot 318 of the 7th District, Carroll County Tax Map 087 Parcel 0198



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Describe how the proposed Variance will affect:

Traffic: *No impact to traffic flow, Driveway already exist to the proposed buildings location.*

Parking: *NO impact*

Availability of Public Facilities/Utilities: *Power and water are both accessible.*

Other Relevant Impacts of the Proposal:

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

The proposed variance has no impact to the public. This proposed variance helps reduce the cost to construct my detached garage. Moving the building to meet the 100' set back from the centerline of the road double if not triple the cost to construct a building pad.

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.	<i>V-21-03-02</i>
Filing Fee: \$	<i>150</i>
Pre-application Conf.:	<i>1-26-21</i>
Date advertised:	<i>2-15-21</i>
Date Notices Sent:	<i>2-15-21</i>
BOA Public Hearing Date:	_____
Disposition:	_____
Decision Letter Sent:	_____



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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:		B. R.	
MAP:	087	LAND LOT:	348
PARCEL:	0198	DISTRICT:	67
CURRENT PROPERTY OWNER:		TAYLOR ZACHARY AND MALLORY TAYLOR	
PROPERTY OWNER AS OF JANUARY 1 ST :		" 4	
APPLICANT (IF DIFFERENT FROM OWNER):			
PROJECT ADDRESS:		805 Spence RD	
CITY:		Carrollton, Ga. 30117	
TELEPHONE NUMBER:		256-412-5610	
SUBDIVISION:		LOT #:	TR-3B
ACREAGE:	4.00	PARCEL SPLIT FROM:	
CURRENT ZONING CLASSIFICATION			
REQUIRED SETBACKS		FRONT	
		SIDE	
		REAR	
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: _____ Date: _____			
Comments: _____			
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

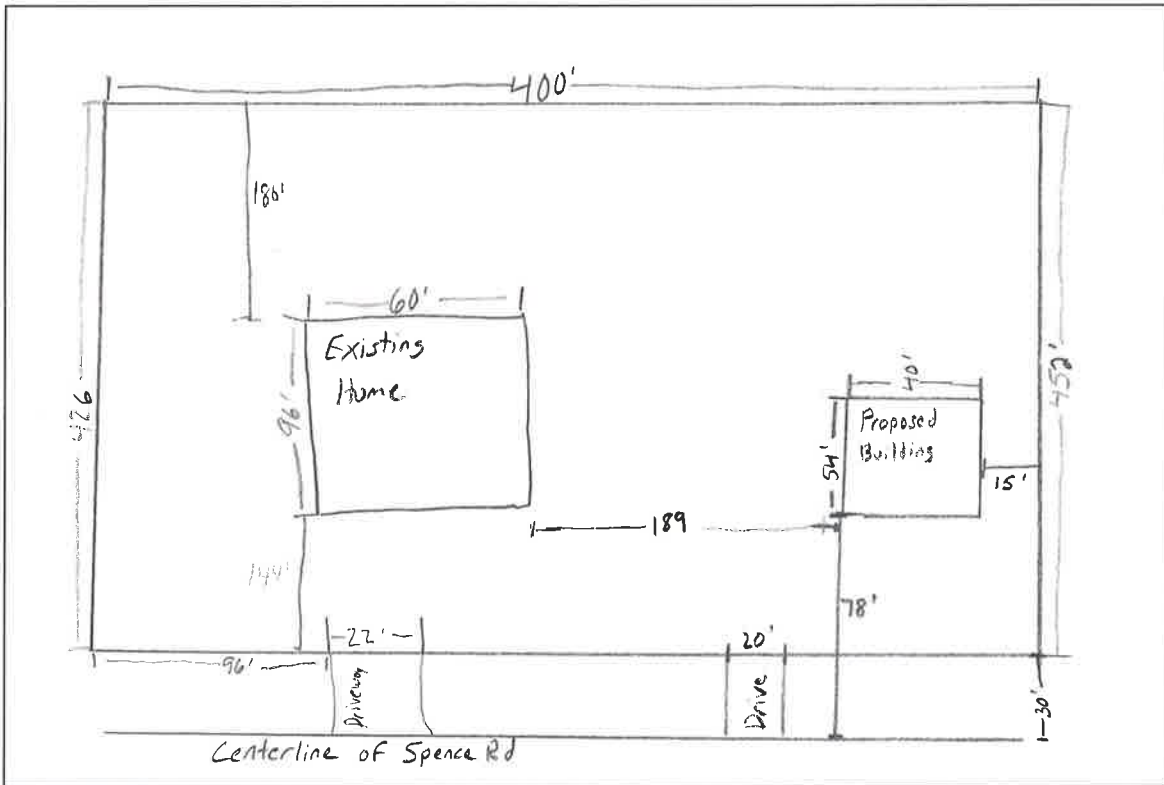
Please check: COMMERCIAL OTHER: Residential

- 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: Existing home

Describe the type of structure that you plan to build: (If residence, must be at least 1,230 sf) Wood frame, metal exterior 30'x40'x12', double garage with 12'x40' lean too on each side.

Is this a multiple road frontage lot? NO



Revision Date: 3-4-2020



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STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A VARIANCE APPLICATION

Zachary Taylor, 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 26th day of Jan, 2021


AFFIANT (signature)

Address: _____

Sworn to and subscribed
before me this 26th day
of Jan, 2021



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: _____

eFiled & eRecorded
DATE: 12/3/2019
TIME: 1:21 PM
DEED BOOK: 05763
PAGE: 00498
RECORDING FEES: \$10.00
TRANSFER TAX: \$479.00
PARTICIPANT ID: 0872179815,7067927936
CLERK: Alan Lee
Carroll County, GA
PT61: 022-2019-005603

Return Recorded Document to:
Tisinger Vance P.C.
100 Wagon Yard Plaza
Carrollton, GA 30117
File No. 32019M1382

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

**STATE OF GEORGIA
COUNTY OF CARROLL**

THIS INDENTURE made this 2nd day of December, 2019, between Frances J. Brown, of the County of Coweta, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Zachary Taylor and Mallory Taylor, 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 Lot 348, of the 7th District, Carroll County, Georgia, as shown as Tract 3B on a plat of survey entitled "Survey for SUNBELT OF ALABAMA, LLC," dated 06/06/2019, prepared by Georgia & West, Inc., certified by Michael D. Crawford, Georgia Registered Land Surveyor No. 3125, and recorded in Plat Book 106, Page 320, Carroll County, Georgia Public Records, which recorded plat is incorporated herein and made a part hereof by this reference. Said Tract containing 4.00 acres.

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:



Witness

 (SEAL)

Frances J. Brown



Filed & eRecorded
 DATE: 6/25/2019
 TIME: 3:06 PM
 PLAT BOOK: 00106
 PAGE: 00320
 RECORDING FEES: \$8.00
 PARTICIPANT ID: 8208115107
 CLERK: Alan Lee
 Carroll County, GA

LEGEND

1	HOUSE NUMBER
2	PROPERTY OWNER
3	ADJACENT LANE
4	ADJACENT ROAD
5	ADJACENT RAILROAD
6	ADJACENT RIVER
7	ADJACENT CANAL
8	ADJACENT DITCH
9	ADJACENT FENCE LINE
10	ADJACENT POWER POLE
11	ADJACENT OVERHEAD POWER
12	ADJACENT TELEPHONE
13	ADJACENT FENCE LINE
14	ADJACENT POWER POLE
15	ADJACENT OVERHEAD POWER
16	ADJACENT TELEPHONE
17	ADJACENT FENCE LINE
18	ADJACENT POWER POLE
19	ADJACENT OVERHEAD POWER
20	ADJACENT TELEPHONE

THIS IS TO BE UNDERSTOOD THAT THIS PROPERTY OR A PORTION THEREOF IS LOCATED IN A FLOOD HAZARD AREA OF THESE AREAS THE FLOOD HAZARD LINES, FLOOD HAZARD ZONE TYPING AND CONSIDERATION EXISTING TOPOGRAPHIC DATA, ELEVANCE AREAS AND OTHER INFORMATION THAT DERIVED FROM THESE SOURCES.

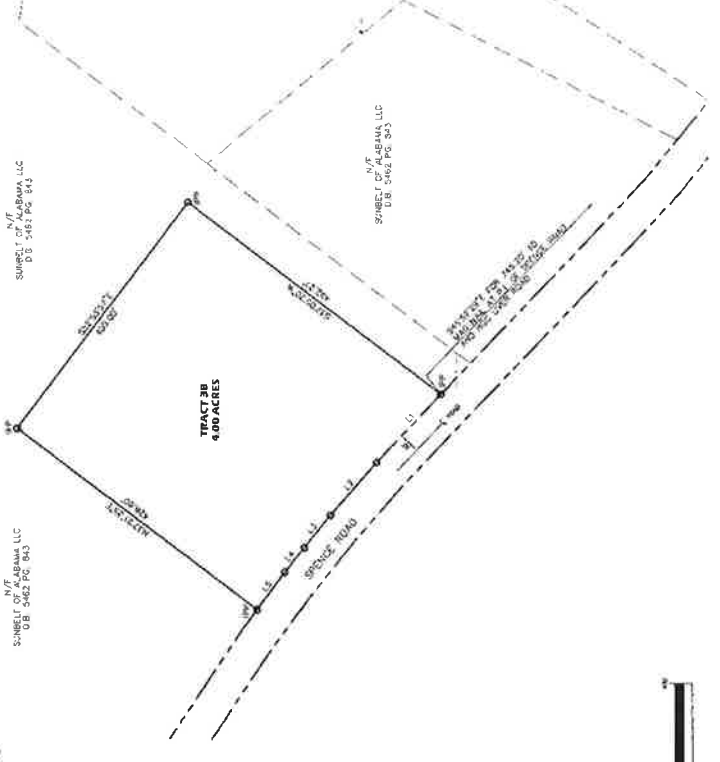


GRAPHIC SCALE
 1 inch = 100 ft.

Carroll County Community Development Engineer Plan Review
 Date In: 6/25/19
 Date Out: 6/25/19
 Approved as noted
 Denied
 Resubmit

Parcel Line Table

Line #	Length	Direction
1	133.24	N46° 37' 30" W
2	99.63	N46° 37' 30" W
3	59.50	N00° 12' 00" W
4	44.69	N00° 12' 00" W
5	56.17	N52° 31' 25" W



- NOTES:**
1. PARENT TRACT AREA 7-118282 ACRES
 2. ZONING STATUS EXISTING: A
 3. SET BACKS: FRONT FROM R. 100.0 FT; SIDE 15.0 FEET; REAR 15.0 FEET
 4. NUMBER OF LOTS: 2
 5. MINIMUM LOT SIZE: 4 ACRES
 6. PROPERTY WILL BE SERVED BY: PRIVATE SEPTIC SYSTEM
 7. THIS PLAT DOES NOT GUARANTEE A FLOODING PERMIT
 8. PROPERTY IS SUBJECT TO ALL EASEMENTS
 9. PROPERTY IS NOT SUBJECT TO DAM BREAK ZONE
 10. THIS SURVEY IS SUBJECT TO ALL APPROPRIATE SETBACKS & BUFFERS
 11. CARROLL CO PARCELS 687 07 79
 12. PROPERTY IS ON EASEMENT OF SERVICE W/IN SET AT 50' FROM EXISTING CENTERLINE TO ACCOMMODATE EXISTING DITCH PER CARROLL COUNTY
 13. THE SHARING OF CURB CUTS BY LOTS SHALL BE LIMITED TO TWO DRIVING UNITS. THE SHARING OF PRIVATE ACCESS DRIPS SHALL BE LIMITED TO TWO DRIVING UNITS
 14. THIS PROPERTY IS LOCATED WITHIN THE LITTLE CALOOPAN WATERSHED

CONSEAL/PLAT/DEED
 ADDRESS: 570 CH. N.
 CARROLL, GA 30634

PLAT CONSIDERATION
 THIS PLAT IS A REPRESENTATIVE OF ALL RIGHTS AND INTERESTS IN THE LAND AND IS NOT TO BE CONSIDERED AS A WARRANTY OF TITLE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND NOT TO THE VALIDITY OF THE TITLE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND NOT TO THE VALIDITY OF THE TITLE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND NOT TO THE VALIDITY OF THE TITLE.

SUNBELT OF ALABAMA, LLC
 LOCATED IN LAND LOT 348 DISTRICT 07
 CARROLL COUNTY, GA
 SECTION 17 - 100
 REVISION 06/15/2019



GW GEORGIA & WEST, INC.
 ENGINEERING - LAND SURVEYING - LAND PLANNING
 103 CORPORATE DRIVE
 CARROLL COUNTY, GA 30617
 OFFICE: (770) 824-8694
 FAX: (770) 824-1005





GENERAL NOTICE
 THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR THE VALIDITY OF THE TITLE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND NOT TO THE VALIDITY OF THE TITLE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND NOT TO THE VALIDITY OF THE TITLE.



Overview



Legend

-  Parcels
-  Address Numbers
-  Parcel Numbers
-  Roads

Parcel ID	087 0198	Owner	TAYLOR ZACHARY AND MALLORY TAYLOR	Last 2 Sales			
Class Code	Residential		JTRS	Date	Price	Reason	Qual
Taxing District	COUNTY		805 SPENCE RD	12/2/2019	\$479000	FM	Q
Acres	4		CARROLLTON, GA 30117	6/28/2019	\$120000	IM	U
		Physical Address	805 SPENCE RD				
		Assessed Value	Value \$471306				

(Note: Not to be used on legal documents)

Date created: 2/16/2021
 Last Data Uploaded: 2/15/2021 7:32:37 PM

Developed by 

Application: V-21-03-02

Setback Variance
Zachary Taylor
087-0198



- 1.5 Mile Radius
- Municipal_2018
- Bodies of Water
- 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.)

