

Variance Application

Carroll County
423 College Street

Department of Community Development
Carrollton, GA 30117 (770) 830-5861



Date Received: 12/6/21
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: <u>Lucas Manca S</u>
	Address: <u>775 Rowland Rd</u> City: <u>Bowdon</u> State: <u>GA</u> Zip: <u>30108</u>
	Phone: <u>(404) 227-1053</u> Fax: () _____ Email: <u>lucas.MancaS@cfacorp.com</u>
	Agent Name: _____ Address: _____ City: _____ State: _____ Zip: _____ Phone: () _____ - _____ Fax: () _____ - _____ Email: _____
Owner Name (If different from applicant): <u>Mateo Manca S and Elizabeth Manca S</u>	
Address: <u>Mateo Manca 710 Happy Hill Rd Carrollton GA 30116</u>	
Phone: <u>(678) 953-5456</u> Fax: () _____	
(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)	

CONDITIONAL USE	Project Name: _____
	<input checked="" type="checkbox"/> Variance Location (attach location map): _____
	<input checked="" type="checkbox"/> Proposed Use: <u>Permanent dwelling for father and mother of owner.</u>
	<input checked="" type="checkbox"/> Total acreage: <u>1.4021966</u>
Describe Proposed Variance: _____	

Staff Use Only

Land Lot <u>9</u> of the <u>4th</u> District, Carroll County	Tax Map <u>161</u>	Parcel <u>0119</u>
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SPECIFIC INFORMATION

Describe how the proposed Variance will affect:

Traffic:

Parking:

Availability of Public Facilities/Utilities:

Other relevant Impacts of the Proposal:

Describe how the proposed Rezoning 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:

*Artagus Newell or Margie Milam
Department of Community Development
423 College Street
Carrollton, Georgia 30117*

For Department Use Only

Application No: _____
Filing Fee: *150*
Pre-Application Conf: *12-6-21*
Date Advertised: _____
Date Notices Sent: _____
PC Public Hearing Date: _____
BoCC Public Hearing Date: _____
Disposition: _____
Approved by Resolution #: _____

Sketch of Property

Please check: CONVENTIONAL MANUFACTURED HOME COMMERCIAL
ACCESSORY BUILDING OR ADDITIONS OTHER: _____

- ⇒ Provide a sketch of proposed building location, driveway, septic tank location and all additional 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. → NONE
- ⇒ Show distance to nearest stream or lake on property, or if not within 200 feet of a stream or lake, please note. NONE

Provide a complete listing of all existing structures that are now on the property: owner built House.

Describe the type of structure that you plan to build: inlaw Home.

Is this a Multiple Road Frontage Lot: NO

See attached

STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A Variance

LUCAS MANCAS, 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 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 6th day of Dec, 2021.

[Signature]
AFFIANT (signature)

Address: _____

Sworn to and subscribed
before me this 6th day
of Dec, 2021

[Signature]

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: _____

Property Owner Authorization

Carroll County
423 College Street

Department of Community Development
Carrollton, GA 30117 (770) 830-5861



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

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

(Please type or legibly print)

Owner Name: Mateo + Elizabeth Mancas

Property Address: 710 Happy Hill Rd Carrollton GA 30116

Applicant Name: Lucas Mancas

Address: 775 Rowland Rd

City: Bowdon State: GA Zip: 30108 Phone: (704) 227-1053

_____ (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 _____ 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 above application.

FURTHER AFFIANT SAYETH NOT.

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

This 6th day of Dec, 2021

[Signature]
AFFIANT (Owner's signature)

Sworn to and subscribed
before me this 6th day
of Dec, 2021

Notary Public

My Commission Expires



eFiled & eRecorded
DATE: 7/10/2020
TIME: 6:07 PM
DEED BOOK: 05825
PAGE: 00357 - 00358
RECORDING FEES: \$25.00
TRANSFER TAX: \$87.00
PARTICIPANT ID: 1277837356
CLERK: Alan Lee
Carroll County, GA
PT61: 022-2020-002934

Return Recorded Document to:
C. S. Vaughn, LLC
418 Westview Drive
Villa Rica, GA 30180

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA,

COUNTY OF CARROLL

File #: 19567-20

This Indenture made this **10th** day of **July, 2020** between **Margaret Driver Moody**, of the County of Carroll, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Mateo Mancas and Elizabeth Mancas**, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 9 of the 4th District, Carroll County, Georgia, being more particularly delineated and described as 19.655 acres, as shown on that certain plat of survey entitled "Boundary Survey for Margaret D. Moody," dated March 12, 2007, prepared by Meridian West Land Surveying, certified by Lester E. Bell, GRLS# 2935, plat being recorded in Plat Book 91, Page 286, Carroll County, Georgia, Public Deed Records. Said plat and the reference thereof being incorporated herein.

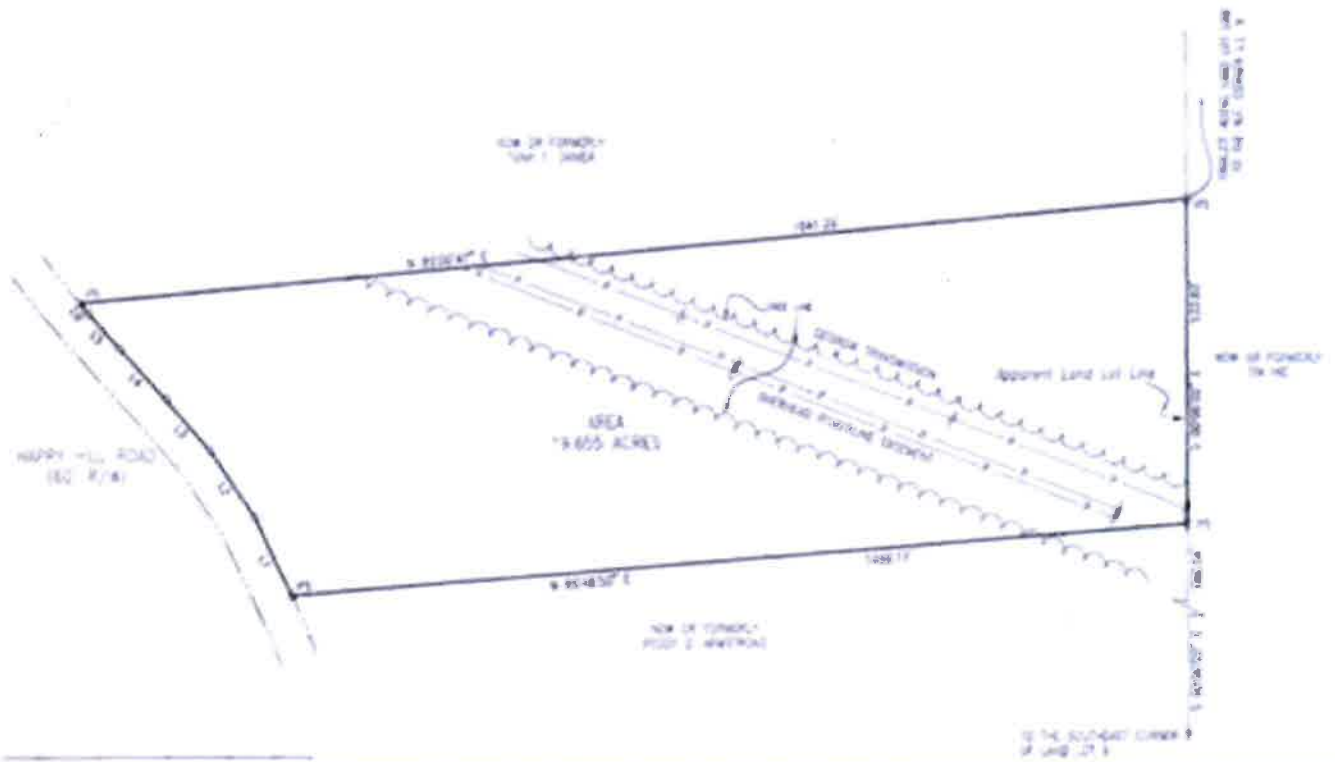
In accordance with O.C.G.A. § 44-6-190, this deed is made to the grantees as joints tenants with the right of survivorship for and during their joint lives, and upon the death of either of them, the caption property shall pass then to the survivor of them in fee simple, together with every contingent remainder and right of reversion and to the heirs and assigns of said survivor.

Exhibit " _____ "

0 Happy Hill Rd, Carrollton, GA 30116
Carroll County Tax Parcel # 161 0119

Legal Description as Recorded in Carroll County Deed Book 4009/Page 67
Plat Map as Recorded in Carroll County Plat Book 91/Page 286

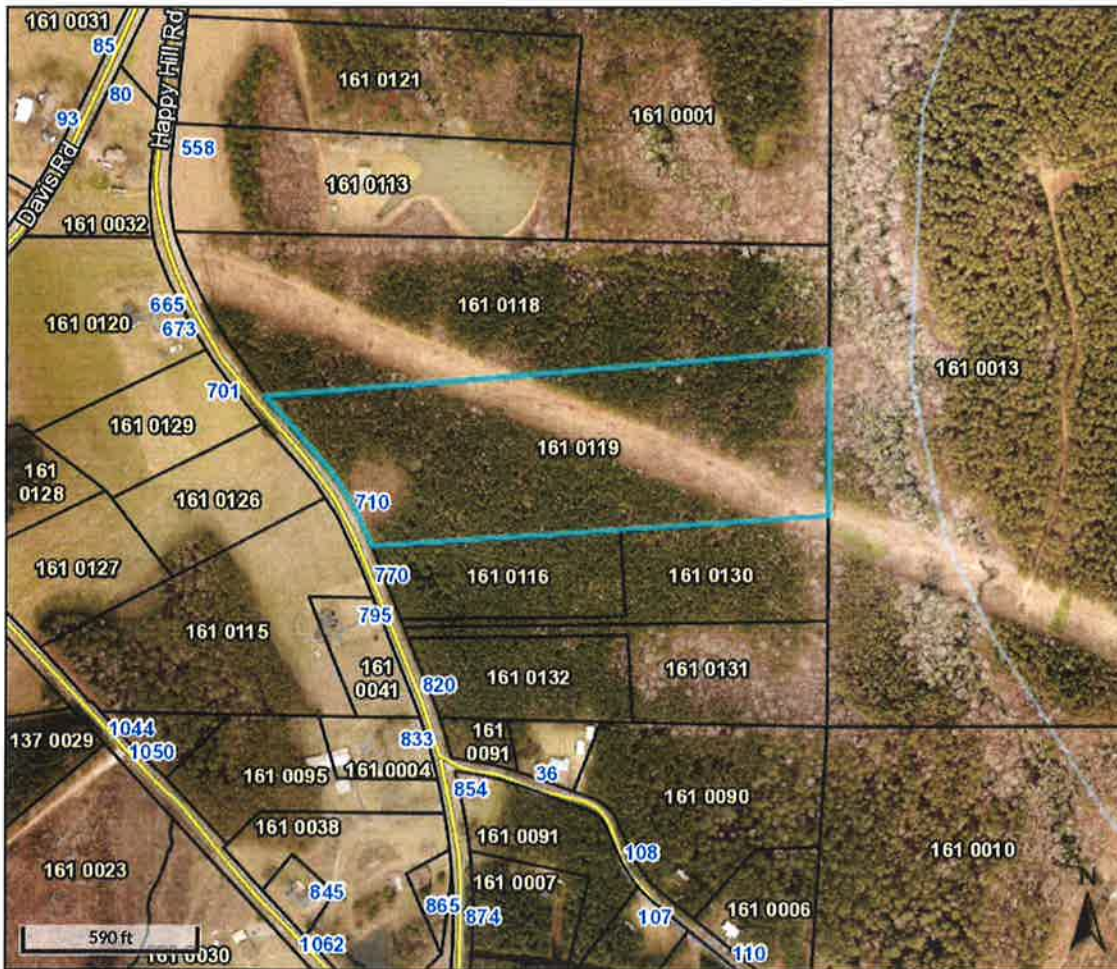
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Seller Initials

[M.D.M]

Buyer Initials



Overview



Legend

- Parcels
- Address Numbers
- Parcel Numbers
- Roads
- Streams and River (Large)
- 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	161 0119	Owner	MANCAS MATEO & ELIZABETH (JTRS)	Last 2 Sales			
Class Code	Residential		120 SANDALWOOD DR	Date	Price	Reason	Qual
Taxing District	COUNTY		CARROLLTON, GA 30117	7/10/2020	\$87000	LM	Q
Acres	19.66	Physical Address	710 HAPPY HILL RD	6/1/2007	0	LA	U
		Assessed Value	Value \$87000				

(Note: Not to be used on legal documents)