



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: 8-5-22
Received by: jet

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: Josh Teet
 Address: 259 Laurel Lakes Dr City: Carrollton State: GA Zip: 30116
 Phone: (770) 316-3141 Fax: () - - Email: grasscommanders@gmail.com

Agent Name: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: () - - Fax: () - - Email: _____

Owner Name (If different from applicant): SAME
 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): Bar Joo road
 Proposed Use: (If residential, residence must be at least 1,230 square feet) residential

Relationship of Applicant to Owner: _____
 Total acreage: 15

Describe Proposed Variance:
We would just like land split down the middle to build 1 single family home on each side. We need less than 300 ft of road frontage

Staff Use Only

Land Lot 119 of the 1st District, Carroll County Tax Map 125 Parcel 0601



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Describe how the proposed Variance will affect:

Traffic: *N*

Parking: *N*

Availability of Public Facilities/Utilities: *N*

Other Relevant Impacts of the Proposal: *N*

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

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

*We have sold our homes bought campers In hopes
the land can be split. we also have a 6 year old kid
making this more difficult with no where to go.*

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-22-10-02*
Filing Fee: \$150
Pre-application Conf.: *8-5-22*
Date advertised: *7-7-22*
Date Notices Sent: *7-7-22*
BOA Public Hearing Date: *7-22-22*
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: (1) metal shop not closed in.

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

Property around 2,000 - 2,500 sq ft
Is this a multiple road frontage lot? No

Sketch of Property

See Attached



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STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A VARIANCE APPLICATION

Josh Teet, 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 5th day of Aug, 2022.

[Signature]
AFFIANT (signature)

Address: _____

Sworn to and subscribed before me this _____ day of _____

[Signature]

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: _____

eFiled and eRecorded
DATE: 06/27/2022
TIME: 10:42 AM
DEED BOOK: 6083
PAGE: 378 - 379
FILING FEES: \$25.00
TRANSFER TAX: \$175.00
INTANGIBLE TAX: \$0.00
PARTICIPANT ID: 0872179815
PARTICIPANT ID: 7067927936
PT61: 022-2022-003764
RECORDED BY: WT
CLERK: Alan J. Lee
Carroll County, GA

Return Recorded Document to:
Tisinger Vance P.C.
100 Wagon Yard Plaza
Carrollton, GA 30117
File No. 32022M6355

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF CARROLL**

THIS INDENTURE made this 23rd day of June, 2022, between **Jose Becerra and Leslie Becerra**, of the County of Carroll, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **John MacDowell and Josh Teet**, 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 119, of the 6th District, Carroll County, Georgia, as shown as TRACT 1, on a plat of survey entitled "Survey for ESTELLA MCKINLEY ESTATE," dated 1-7-1999, prepared by Crawford & Associates, Inc., certified by Douglas C. Crawford, Georgia Registered Land Surveyor No. 1833, and recorded in Plat Book 99, Page 89, Carroll County, Georgia Public Records, which recorded plat is incorporated herein and made a part hereof by this reference. Said tract containing 15.01 acres.

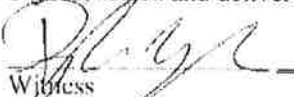
This Deed is given subject to all easements and restrictions of record.


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


Jose Becerra (SEAL)


Notary Public


Leslie Becerra (SEAL)





Overview



Legend

- Parcels
- Roads

Parcel ID 125 0601
 Class Code Residential
 Taxing District COUNTY
 Acres 15.01

Owner BECERRA JOSE & LESLIE
 3850 SHADY GROVE RD
 CARROLLTON, GA 30116
 Physical Address 1237 BAR J RD
 Assessed Value Value \$90958

| Last 2 Sales | | | |
|--------------|---------|--------|------|
| Date | Price | Reason | Qual |
| 8/30/2012 | \$50000 | ES | U |
| 1/7/1999 | 0 | PB | U |

(Note: Not to be used on legal documents)

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

Developed by  Schneider
 GEOSPATIAL



V-22-10-02

Carroll County GIS

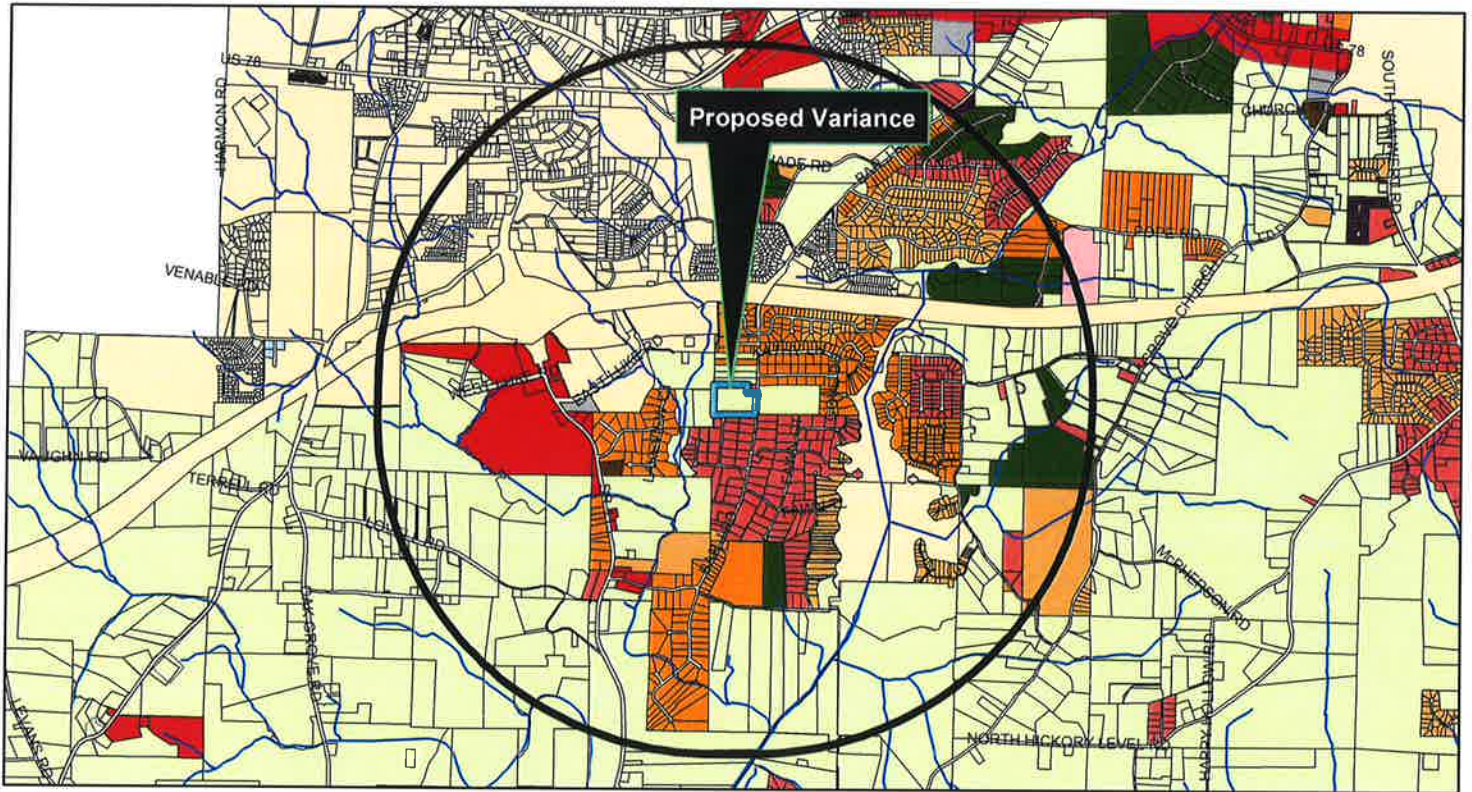
Road Frontage Variance
Parcel # 125-0601
Josh Teet

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

- Fairfield
- Industrial
- Park/Rec/Con
- Residential
- Trans/Comm/Util

- Public/instituti
- Primary
- Secondary

