



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: 8/20/22
Received by: JEL

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: MATTHEW AND MCKENNA LEE
 Address: 1753 TYUS CARROLLTON ROAD City: CARROLLTON State: GA Zip: 30117
 Phone: (706) 685-9302 Fax: () - - Email: MATT-LEE1@LIVE.COM

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

Owner Name (If different from applicant): JERRY LEE
 Address: 609 COUNTY ROAD 101, WOODLAND, AL 36280-6424
 Phone: (706) 500-6958 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: PARCEL SPLIT
 Variance Location (attach location map): SEE ATTACHED

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

Relationship of Applicant to Owner: UNCLE

Total acreage: 4.2

Describe Proposed Variance: Existing house

Staff Use Only

Land Lot 24 of the 10th District, Carroll County Tax Map 062 Parcel 0031

RESERVED FOR CLERK OF COURT

LEGEND	
101	HOUSE NUMBER
1	PROPERTY CORNER
2	PROPERTY LINE
3	1/2" (REAR) END
4	1/2" (FRONT) END
5	UNLESS NOTED
6	TOP RELAY
7	TOP OF PIPE
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NOTES:

- PARENT TRACT AREA +/-1600 ACRES
- ZONING STATUS: EXISTING: A
- SET BACKS: FRONT FROM E 100', SIDE 15', REAR 15'
- NUMBER OF LOTS: 2
- MINIMUM LOT SIZE: 4 ACRES
- PROPERTY WILL BE SERVED BY PRIVATE SEPTIC SYSTEM.
- THIS PLAT DOES NOT GUARANTEE A BUILDING PERMIT.
- PROPERTY IS SUBJECT TO ALL EASEMENTS.
- IF WATERS OF THE U.S. ARE PRESENT, THE PROPERTY WILL BE SUBJECT TO ALL APPROPRIATE SETBACKS & BUFFERS.
- CONTROL ON PARCEL# 092 0031
- THE SHARING OF CURB CUTS BY LOTS SHALL BE LIMITED TO TWO DWELLING UNITS. THE SHARING OF PRIVATE ACCESS WAYS IS NOT LIMITED WITHIN THE DOW RIVER, LITTLE TALLAPOOSA, SNAKE CREEK OR TURKEY CREEK WATERSHEDS.
- SURVEY REFERENCE: D.B. 4819 PG. 199
- VARIANCE CASE # _____

THE F.I.R.M. MAP NUMBER 1304523250 - EFFECTIVE DATE: 09/28/2007 INDICATES THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

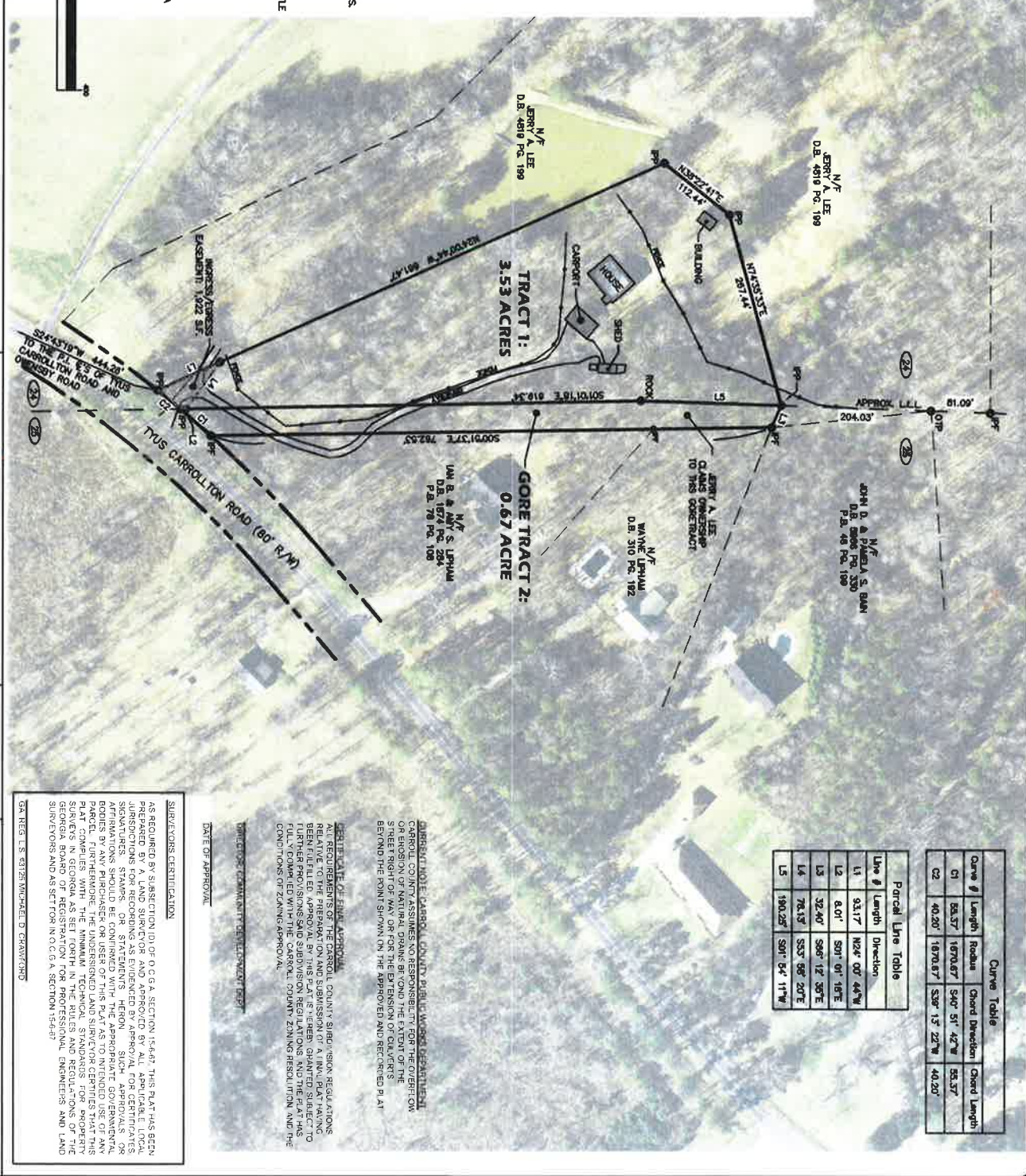


CLOSURE

1. NO TITLE OR ABSTRACT REFERENCE TO THIS PLAT SHALL BE NECESSARY FOR THE PURPOSES OF THIS PLAT. THE PLAT SHALL BE VALID AND ENFORCEABLE AS TO THE RIGHTS OF THE PARTIES TO THE SAME. THE RIGHTS OF THE PARTIES TO THE SAME SHALL BE DETERMINED BY THE TERMS OF THIS PLAT AND THE RECORDS OF THE COUNTY CLERK'S OFFICE.

GENERAL NOTES

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND SHOWN HEREON AND HAS FOUND THAT THE INFORMATION HAS BEEN OBTAINED FROM THE RECORDS OF THE COUNTY CLERK'S OFFICE AND FROM OTHER SOURCES AS NECESSARY TO COMPLETE THIS SURVEY. THE SURVEYOR HAS FOUND THAT THE INFORMATION HAS BEEN OBTAINED FROM THE RECORDS OF THE COUNTY CLERK'S OFFICE AND FROM OTHER SOURCES AS NECESSARY TO COMPLETE THIS SURVEY.



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	85.57'	1670.67'	S40° 51' 42"W	85.57'
C2	40.20'	1870.67'	S39° 15' 22"W	40.20'

Parcel Line Table		
Line #	Length	Direction
L1	93.17'	N24° 00' 44"W
L2	8.01'	S01° 00' 16"E
L3	32.40'	S96° 12' 30"E
L4	78.13'	S33° 08' 20"E
L5	180.25'	S01° 04' 11"W

REQUIREMENTS OF THE GEORGIA SURVEYING BOARD: THIS PLAT HAS BEEN PREPARED BY A LICENSED SURVEYOR AND APPROVED BY THE BOARD OF SURVEYING AND MAPPING. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND SHOWN HEREON AND HAS FOUND THAT THE INFORMATION HAS BEEN OBTAINED FROM THE RECORDS OF THE COUNTY CLERK'S OFFICE AND FROM OTHER SOURCES AS NECESSARY TO COMPLETE THIS SURVEY.

DATE OF APPROVAL: _____
 SURVEYOR: _____
 DATE OF SURVEY: _____

BOUNDARY SURVEY PARCEL SPUT FOR:
 MATTHEW LEE
 MCKENNA LEE
 LOCATED IN LAND LOTS 24 & 25 DISTRICT 10
 CARROLL COUNTY, GEORGIA
 SCALE: 1" = 100'
 DATE: 09/25/2022
 REVISION: _____

GEORGIA SURVEYING & WEST, INC.
 ENGINEERING • LAND SURVEYING • LAND PLANNING
 105 CORPORATE DRIVE
 CARROLLTON, GA 30117
 OFFICE (770) 824-4894
 FAX (770) 824-1005
 E-MAIL: mlb@georgiasurveying.com





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Carrollton, GA 30117
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STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A VARIANCE APPLICATION

MATT LEE, 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 30th day of August, 2022.


AFFIANT (signature)

Address: _____

Sworn to and subscribed
before me this 30 day
of August, 2022.

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: _____

RESERVED FOR CLARIFICATION

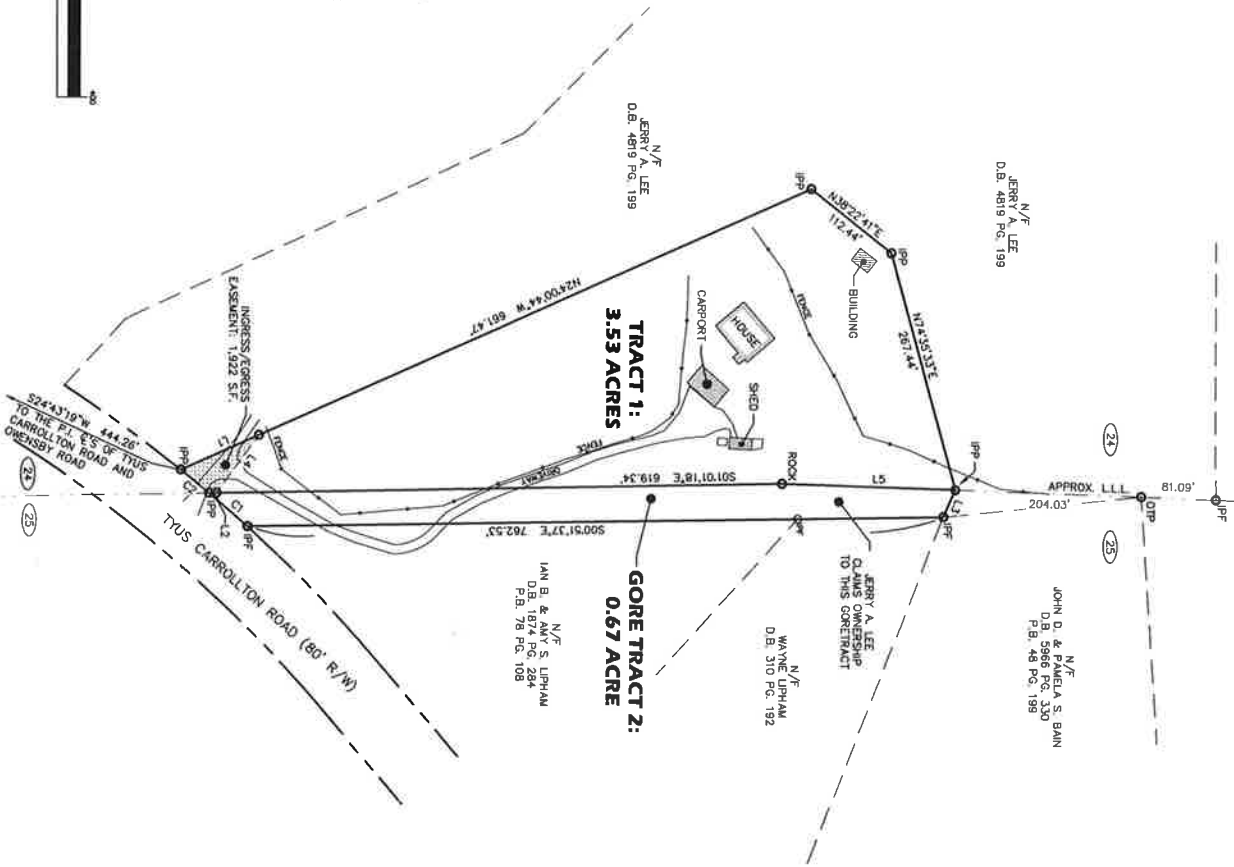
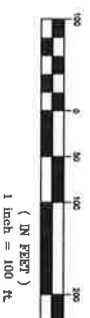
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- NOTES:**
- PARENT TRACT AREA: +/-18.00 ACRES
 - ZONING STATUS: EXISTING: A
 - SET BACKS: FRONT FROM E.100', SIDE 15', REAR 15'.
 - NUMBERS OF LOTS: 2
 - MINIMUM LOT SIZE: 4 ACRES
 - PROPERTY WILL BE SERVED BY: PRIVATE SEPTIC SYSTEM.
 - THIS PLAT DOES NOT GUARANTEE A BUILDING PERMIT.
 - PROPERTY IS SUBJECT TO ALL EASEMENTS.
 - IF WATERS OF THE U.S. ARE PRESENT, THE PROPERTY WILL BE SUBJECT TO ALL APPROPRIATE SETBACKS & BUFFERS.
 - CARROLL CO. PARCEL # 062 0031
 - THE SHARING OF CURB CUTS BY LOTS SHALL BE LIMITED TO TWO DWELLING UNITS. THE SHARING OF PRIVATE ACCESS WAYS SHALL BE LIMITED TO TWO DWELLING UNITS.
 - THIS PROPERTY IS NOT LOCATED WITHIN THE DOG RIVER LITTLE FALLS W/05A, SWAKE GREEN OR TORKEY GREEN WATERSHEDS.
 - SURVEY REFERENCE: D.B. 4819 PG. 199
 - VARIANCE CASE # _____

THE FIRM, MAP NUMBER 13482249D EFFECTIVE 08/23/2022, HAS DETERMINED THAT THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.



Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	55.37'	1670.67'	S40° 51' 42" W	55.37'
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CERTIFICATE OF FINAL APPROVAL
 ALL REQUIREMENTS OF THE CARROLL COUNTY SUBDIVISION REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A FINAL PLAT HAVING BEEN FULFILLED, APPROVAL BY THIS PLAT IS HEREBY GRANTED, SUBJECT TO THE CONDITION THAT THE SUBDIVISION BE CONFORMANT WITH THE ZONING ORDINANCE OF CARROLL COUNTY, GEORGIA, AND THE ZONING RESOLUTION AND THE CONDITIONS OF ZONING APPROVAL.

DIRECTOR, COMMUNITY DEVELOPMENT DEPT.
 DATE OF APPROVAL: _____

SURVEYORS CERTIFICATION:
 AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-4-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL GOVERNMENTAL AGENCIES AND AGENCIES OF THE STATE OF GEORGIA. THE SURVEYORS AFFIRMATIONS SHOULD BE COMPARED WITH THE APPROPRIATE GOVERNMENTAL BOOKS BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PART OF THE PLAT. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE UNDERSIGNED LAND SURVEYOR'S CERTIFICATION THAT THIS SURVEY IS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN O.C.G.A. SECTION 15-4-97.

DAVID L. BRYANT, MICHAEL D. EDWARDS

GW GEORGIA & WEST, INC.
 ENGINEERING • LAND SURVEYING • LAND PLANNING
 108 CORPORATE DRIVE
 CARROLLTON, GA 30117
 OFFICE (770) 834-4684
 FAX (770) 834-1055
 E-MAIL: mabow@gwgaandwest.com



BOUNDARY SURVEY PARCEL SPLIT FOR:
 MATTHEW LEE
 MCKENNA LEE
 LOCATED IN LAND LOTS 24 & 25 DISTRICT 10
 CARROLL COUNTY, GEORGIA. DATE: 08/23/2022
 ORDERED BY: 180 REMSIS
 JUNE 2017
 3-22-226



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 0620031
 Class Code Residential
 Taxing District COUNTY
 Acres 16

Owner LEE JERRY A
 609 COUNTY ROAD 101
 WOODLAND, AL 362806424
 Physical Address 1755 TYUS CARROLLTON RD
 Assessed Value Value \$153957

Last 2 Sales

Date	Price	Reason	Qual
9/29/2010	0	QC	U
3/24/1999	0	RW	U

(Note: Not to be used on legal documents)

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



V-22-10-04

Carroll County GIS

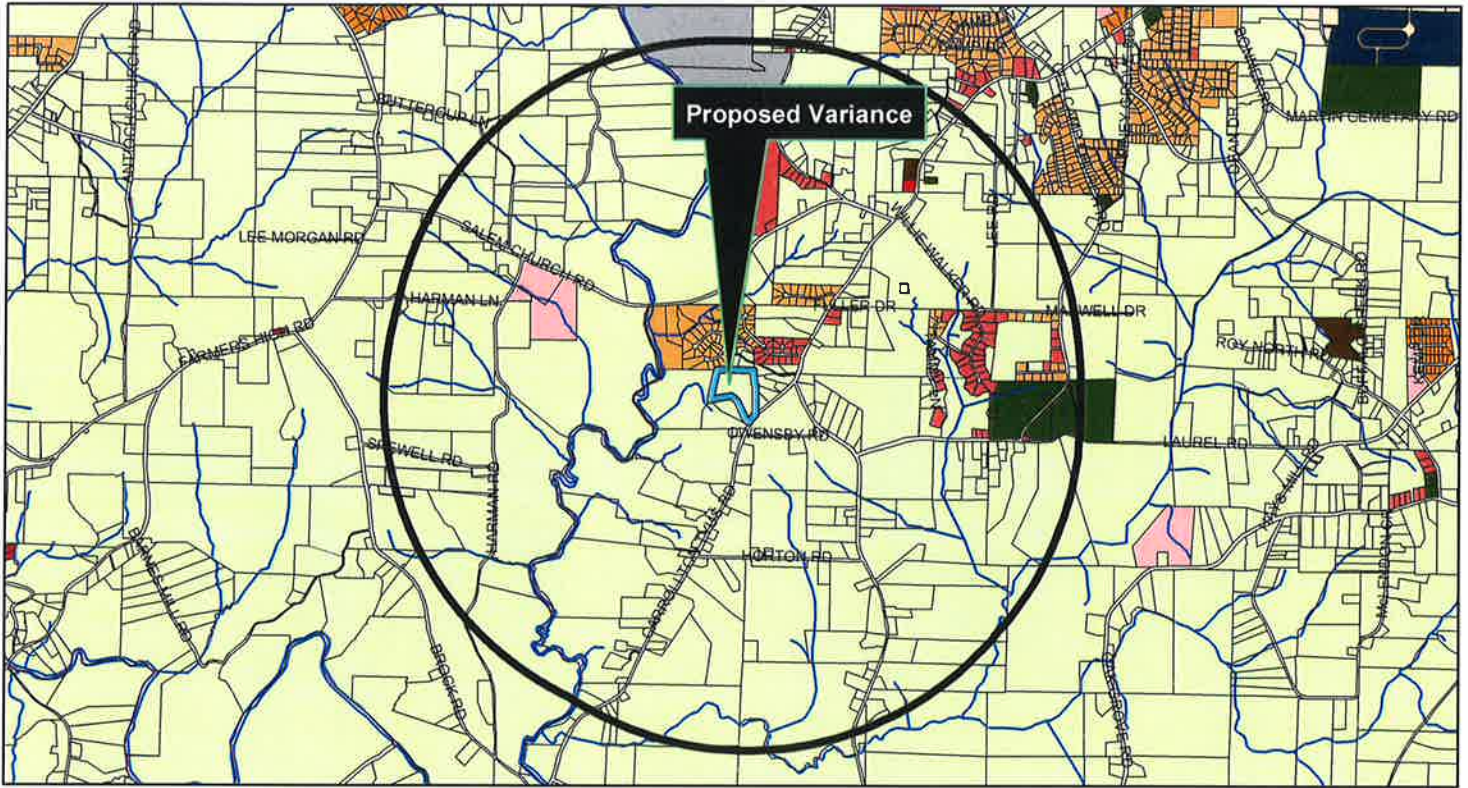
Intrafamily Transfer and
Frontage Variance
Parcel #062-0031
Matthew and McKenna Lee

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
- Trans/Comm/Util

- Public/instituti
- Residential
- Primary
- Secondary

