



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

APPLICATION FOR A VARIANCE

Date Received: _____
Received by: _____

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: Don & Robin Custard
Address: 180 McLENDON CIRCLE City: C'ton State: GA Zip: 30117
Phone: () _____ Fax: () _____ Email: _____

Agent Name: ROBERT LEWIS
Address: 285 TOM REEVE DR City: C'ton State: GA Zip: 30117
Phone: (7) 280-5738 Fax: () _____ Email: scott@lewisand
concepts.com

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: 180 McClendon Cir.
Variance Location (attach location map): _____

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

Total acreage: 7.51

Describe Proposed Variance:
Variance for Non-Conforming Lot - Owner needs to build parent a home next door on the same parcel. A parcel split will be prepared if variance is approved.

for Applicant's mother (Robin)

Staff Use Only

Land Lot 33 of the 11th District, Carroll County

Tax Map 92 Parcel 0115



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

Describe how the proposed Variance will affect:

Traffic: Should not affect.

Parking: will not affect, parking will be in private drive.

Availability of Public Facilities/Utilities: Yes, Water, Elec, Cables

Other Relevant Impacts of the Proposal: None known @ this time.

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

Will allow applicant to take care of parent.

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. V-22-10-06
Filing Fee: \$ 150
Pre-application Conf.: 9-1-22
Date advertised: 9-7-22
Date Notices Sent: 9-7-22
BOA Public Hearing Date: 9-22-22
Disposition: _____
Decision Letter Sent: _____



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

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 Residential Home
with Barn.

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

Residential Home.

Is this a multiple road frontage lot?

No

See Plat Attached.



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

STATE OF GEORGIA
COUNTY OF CARROLL

AFFIDAVIT FOR A VARIANCE APPLICATION

Robin Custard 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 1st day of Sept, 2022

Robin Custard
AFFIANT (signature)

Address: _____

Sworn to and subscribed
before me this _____ day
of _____

Notary Public
CARROLL COUNTY

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: _____



Carroll County Department of Community Development

423 College Street
P.O. Box 338

Carrollton, GA 30117
(770) 830-5861

VARIANCE APPLICATION

Authorization of Property Owner

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

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

(Please type or legibly print)

Property Address: 180 McLendon Cir, Carrollton 30117

Applicant Name: Robin Custard

Address: 180 McLendon Cir

City: Carrollton State: GA Zip: 30117

Phone: (678) 524-6481

_____ (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 Variance 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 the variance application.

FURTHER AFFIANT SAYETH NOT.

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

This 2 day of Sept, 22.


AFFIANT (Owner's signature)

Sworn to and subscribed
before me this 2 day
of Sept, 22.


Notary Public

My Commission Expires:

eFiled & eRecorded
DATE: 12/10/2018
TIME: 1:12 PM
DEED BOOK: 05676
PAGE: 00025 - 00026
RECORDING FEE: 12.00
TRANSFER TAX: 522.00
PARTICIPANT ID: 0872179815,7067927936
CLERK: Alan Lee
Carroll County, GA
PT61: 022-2018-005603

Return Recorded Document to:
Tisinger Vance P.C.
100 Wagon Yard Plaza
Carrollton, GA 30117
File #32018/M1306

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

**STATE OF GEORGIA
COUNTY OF CARROLL**

THIS INDENTURE made this 10th day of December, 2018, between **Tina Humphries and Eric Humphries**, of the County of Carroll, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Don A. Custard and Robin H. Custard**, 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.

TRACT I: All that tract or parcel of land lying and being in Land Lot 33, 11th District, Carroll County, Georgia, containing 7.51 acres, more or less, as being shown and delineated on a plat entitled "Survey for: Tina and Eric Humphries", dated June 30, 2006, prepared by McWhorter Land Surveying, Inc., certified by Malcolm D. McWhorter, GA RLS #2790, which plat is recorded in Plat Book 94, Page 116, Carroll county, Georgia, Public Real Estate Records. Said plat and the record thereof are each by reference incorporated herein and made a part hereof for a more complete and accurate description of said property.

Said property is known as 180 McLendon Circle, Carrollton, GA 30117, according to the present system of naming and numbering streets and roads, and bears the tax identification number 092 0115.

TRACT II: All that tract or parcel of land lying and being in Land Lot 33, 11th District, Carroll County, Georgia, containing 24.49 acres, more or less, as being shown as Total 2 track, and delineated on a plat entitled "Survey for: ROBERT POWERS, JOY KITTLE AND TINA HUMPHRIES", dated 11/19/2018, prepared by Tim McGukin & company, certified by Timothy L. McGukin GA RLS #2289, which plat is recorded in Plat Book 105, Page 267, Carroll County, Georgia, Public Real Estate Records. Said plat and the record thereof are each by reference incorporated herein and made a part hereof for a more complete and accurate description of said property.

Said property is known as 230 McLendon Circle, Carrollton, GA 30117, according to the present system of naming and numbering streets and roads, and bears the tax identification number 092 0053.

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.



Overview



Legend

- Parcels
- Roads

| | | | | | | | |
|------------------------|-------------|-------------------------|--------------------------------|---------------------|--------------|---------------|-------------|
| Parcel ID | 0920115 | Owner | CUSTARD DON A & ROBIN H (JTRS) | Last 2 Sales | | | |
| Class Code | Residential | | 180 MCLENDON CIR | Date | Price | Reason | Qual |
| Taxing District | COUNTY | | CARROLLTON, GA 30117 | 5/17/2019 | 0 | PB | U |
| Acres | 7.51 | Physical Address | 180 MCLENDON CIR | 12/10/2018 | \$522000 | MP | U |
| | | Assessed Value | Value \$379952 | | | | |

(Note: Not to be used on legal documents)

Date created: 9/7/2022
 Last Data Uploaded: 9/6/2022 6:22:52 PM

Developed by  Schneider
 GEOSPATIAL



V-22-10-06

Carroll County GIS

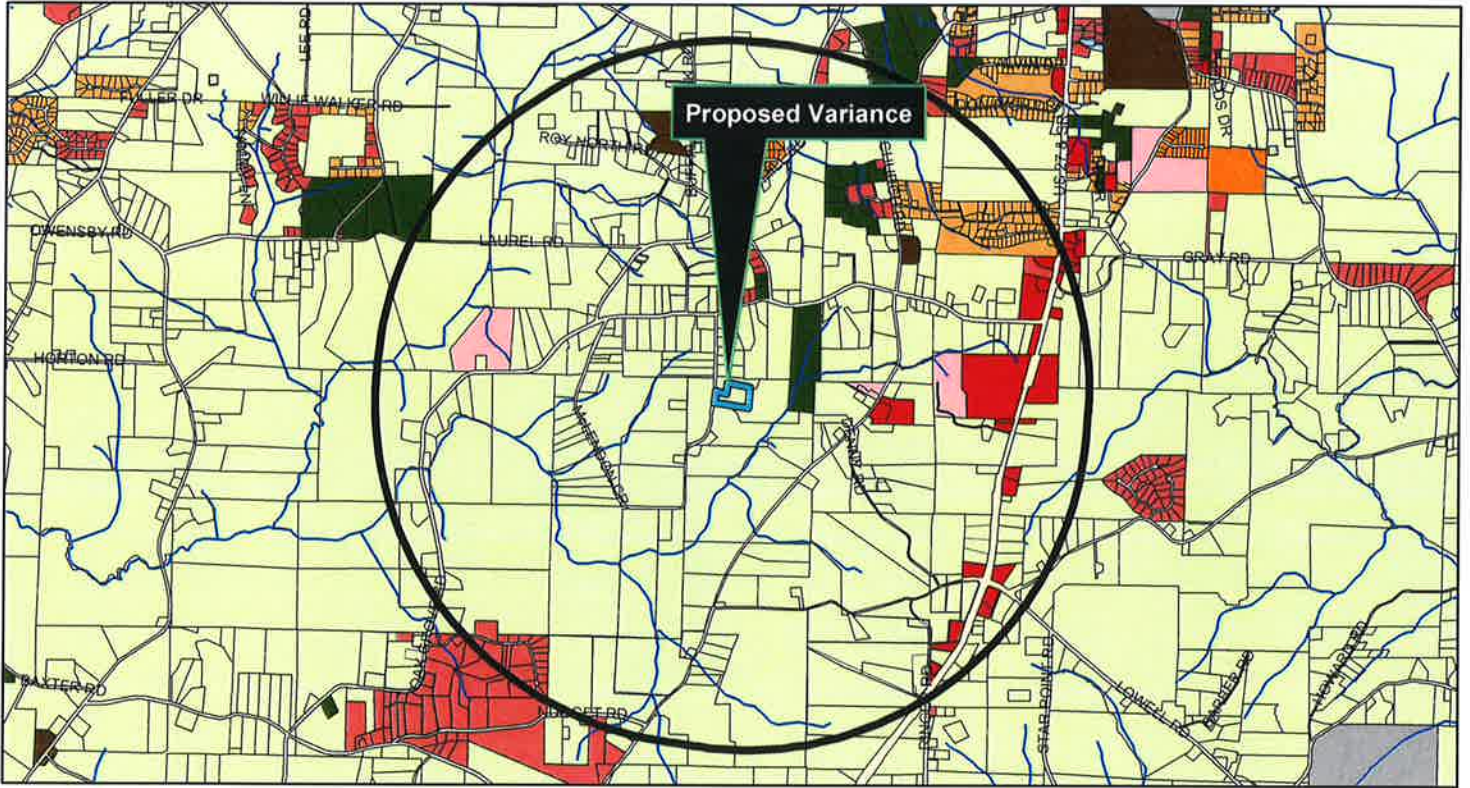
Intrafamily Transfer and Frontage Variance
Parcel #092-0115
Robin and Don Custard

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

