

BOARD OF APPEALS

Bill Beckwith, Chairman
Marsha A. Hopkins, Vice-Chair
Therol Brown
John Tate
Tom Waller

STAFF

Pete Frisina, Director of Community Services
Chanelle Blaine, Zoning Administrator

AGENDA

Fayette County Zoning Board of Appeals
Fayette County Administrative Complex
Public Meeting Room
May 22, 2017
7:00 P.M.

1. Consideration of the Minutes of the Meeting held on April 24, 2017.

PUBLIC HEARING

2. Consideration of Petition No. A-649-17, Thomas Lynch, Owner, and Oliver & Della DeHart, Agents, requests the following: Variance to Section 110-79. (d) Location on lot. To allow the construction of a detached accessory structure located in the front yard. **(This item was tabled from the last meeting.)**
3. Consideration of Petition No. A-651-17, Stuart Jessop, Owner, requests the following: Variance to Sec. 110-125. A-R, (d) (6) to reduce side yard setback from 50 feet to 40 feet to allow the construction of a detached accessory structure.
4. Petition No. A-652-17 cannot be heard this month due to the sign being incorrectly placed on the wrong property and the public notice requirement could not be met.

PETITION NO. A-649-17
Thomas Lynch
185 White Road
Fayetteville, GA 30214
Public Hearing Date April 24, 2017

The subject property is located at 185 White Road, Fayetteville, Georgia 30214 in the Fernwood Estates subdivision and is zoned R-40. The applicant is requesting a Variance as follows:

Variance to Section 110-79. (d) Location on lot. To allow the construction of a detached accessory structure located in the front yard.

History: The Final Plat for Fernwood Estates was recorded on August 28, 1975. Tax Assessor's records indicate that the house was built in 1979.

The applicant provides the following information:

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

Per Sec 110-79 #4 (d) (1) d. No more than 50% of the footprint of the garage can be located beyond the front building line of the principal structure. We believe we are very close to the 50%, we almost didn't have to get a variance. Reasons for the request for a variance are stated in the 5 points below.

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Sec. 110-242. (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist.

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.**

The house is located very far back on the 3 acre lot on a hill. There is a septic tank, drain field, electrical pole and wires staking the electrical pole into the ground, and a fence preventing the carport from being located in the back yard. See drawing.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and,

If we were to move the carport to a legal location on the end where our exit for our apartment is (east side), we would have to take our fencing down (see attached pictures), and ask the electric company to move the electrical pole and wires to put the carport at or behind the home on the end where our doors come out of our basement apartment where we will be living. If we were to put the carport at the other end of the house (west side), it would be very difficult and present a hardship to come and go from our lower level apartment, bring packages/groceries home and have to carry them the long distance (from the other end of the lot) at our ages, as we are senior citizens.

3. Such conditions are peculiar to the particular piece of property involved; and,

The house is on a hill, the lower level where we, Oliver & Della DeHart, will reside is mostly underground in the basement except on the east end where the patio/French doors are located which is our only outside exit. If we were to put the car port on the west side behind the house we would have to walk the entire length of the house outside and down a hill, at least 77 feet, to get to our only entrance. Otherwise we would have to gain access by going through the main floor of the house and down the basement stairs. Our kids reside in the main 2 floors of the house with their children.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land or building or structure that is prohibited by this Ordinance; and,

The metal car port is a R & B metal structure. It will be a "certified structure" to comply with Fayette County regulations (see attached brochure). The location will be such that the top of the roof (10 ft tall in the center-highest point), will be at the same height as the bottom of the first floor of the main house and will hardly be visible from the road. It will still be over 150' from White Road.

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same District are allowed.

Because surrounding lots are one acre smaller than ours, their homes are much closer to the road, giving these homes more land to build a carport without going beyond the front of their main structure. Their carports are much closer to the road and visible than ours will be if we are granted our variance.

DEPARTMENTAL COMMENTS

ENVIRONMENTAL HEALTH: A-649-17: 185 White Road. No objections to proposed variance.

○ = trees

proposed structure

→ Dimensions of proposed carport

18' wide 21' long

16' tall total

R+B metal structure (Brochure attached)

certified structure to meet Fayette city standards

29 gauge roofing

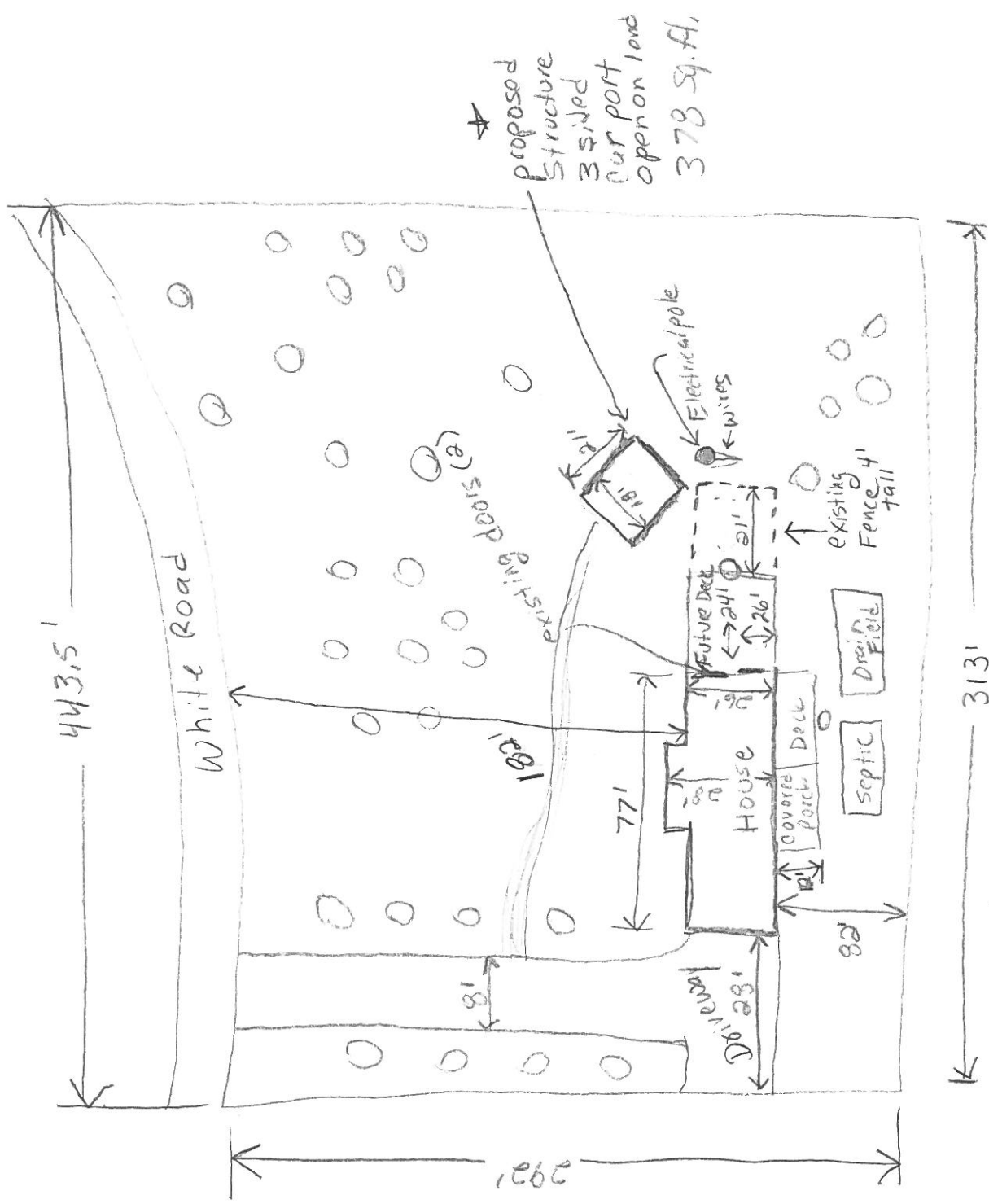
extra bracing

concrete anchors in

30' rebar anchors + high wind anchors

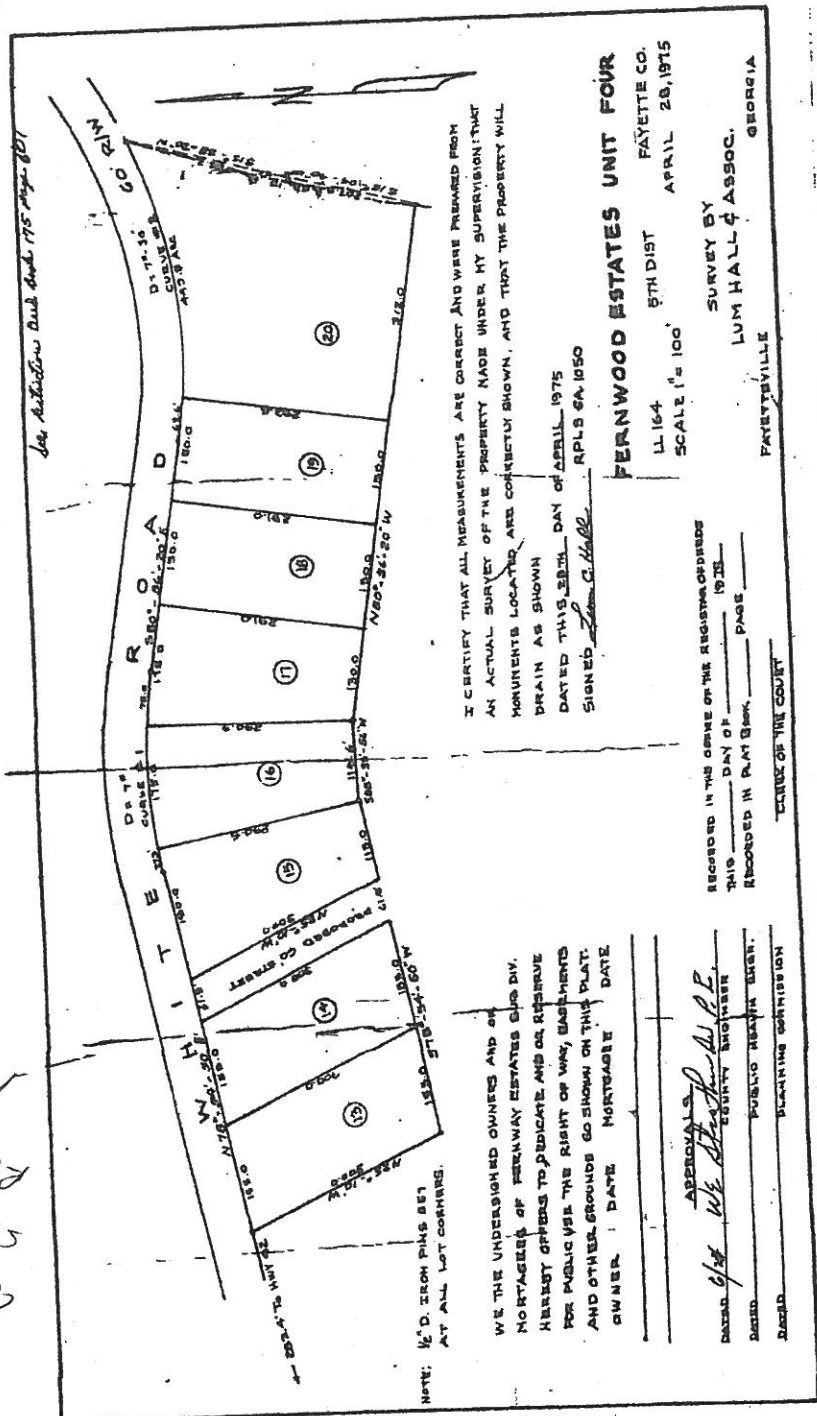
color - Taupe

No windows, no doors, one end open



proposed structure 3 sided our part open on land 378 Sq. Ft.

02-27
Land lot 164
5th district + Fernwood
lot 20 of Fernwood
subdivision, Unit 4 four
page 33
Recorded plat book 9



I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION THAT MONUMENTS LOCATED ARE CORRECTLY SHOWN, AND THAT THE PROPERTY WILL DRAIN AS SHOWN
 DATED THIS 28TH DAY OF APRIL 1975
 SIGNED Lum Hall RPLS GA 1050

FERNWOOD ESTATES UNIT FOUR
 L1 164 9TH DIST FAYETTE CO. GEORGIA
 SCALE 1" = 100'
 SURVEY BY LUM HALL & ASSOC.
 FAYETTEVILLE

RECORDED IN THE OFFICE OF THE REGISTER, CHIEF CLERK
 THIS _____ DAY OF _____ 1975
 RECORDED IN PLAT BOOK _____ PAGE _____
 CLERK OF THE COUNTY

WE THE UNDERSIGNED OWNERS AND MORTGAGEES OF FERNWOOD ESTATES DIV. HEREBY OFFERS TO PLEDGARE AND OR RESERVE FOR PUBLIC USE THE RIGHT OF WAY, EASEMENTS AND OTHER GROUNDS GO SHOWN ON THIS PLAT.
 OWNER: _____ DATE: _____ MORTGAGRE: _____ DATE: _____

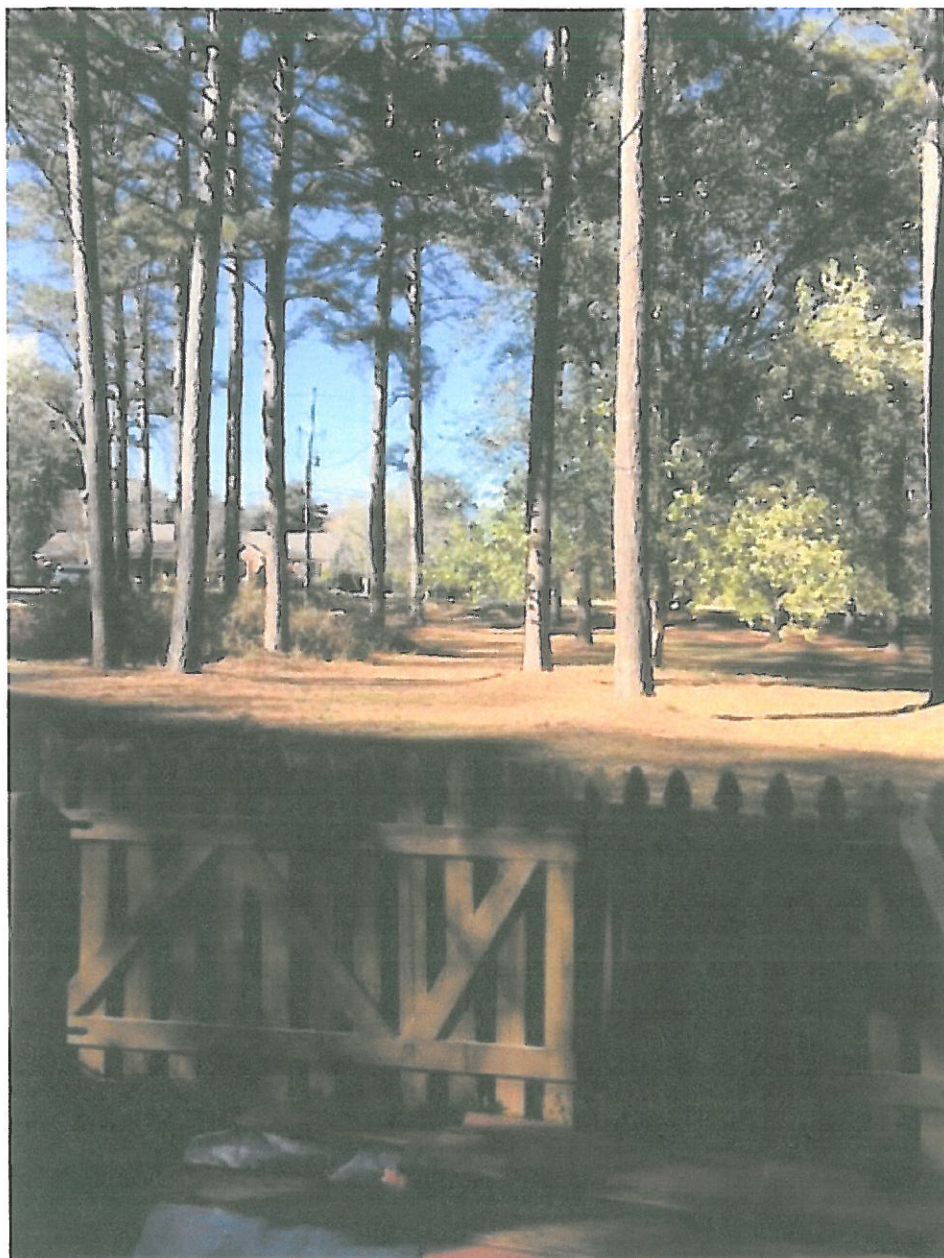
APPROVALS
 DATED: 4/28 BY: W. A. Ballard COUNTY ENGINEER
 BASED: _____ PUBLIC HEARING ORDER: _____
 RECORDED: _____ PLANNING COMMISSION

Recorded August 28, 1975 W. A. Ballard, clerk.

Zoned: R-40

Side 15









METAL STRUCTURES

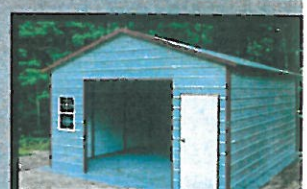
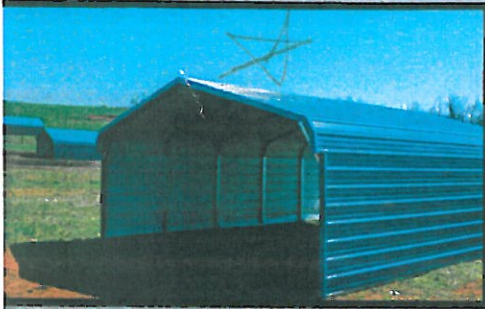
SINCE 2003

18 x 21 x 7' H poles

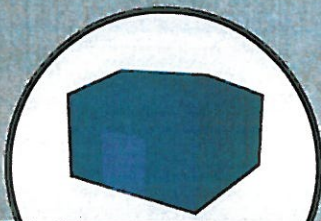
MANUAL PRICING GUIDE

for Customized Metal Structures

Build your own
custom metal structure
with our **step-by-step** manual pricing guide.



1. STRUCTURE STYLE

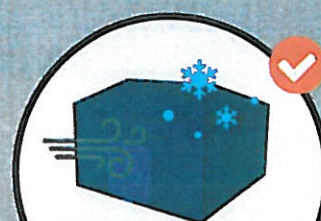


STANDARD STRUCTURE

29 Gauge Roofing | 4 Corner Braces
30" Rebar Anchors OR Concrete Anchors

10 YEAR

LIMITED WARRANTY



CERTIFIED STRUCTURE

Up to 130MPH Wind Rating and 20PSF Snow Load
29 Gauge Roofing | Extra Bracing
Concrete Anchors OR
30" Rebar Anchors and High Wind Anchors

25 YEAR

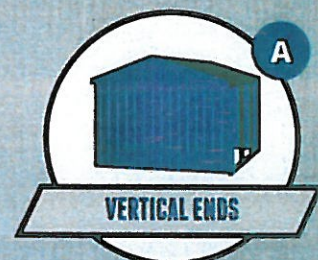
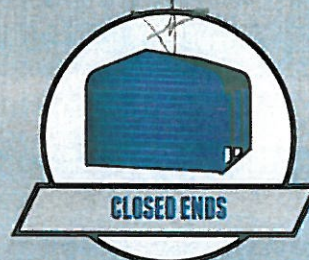
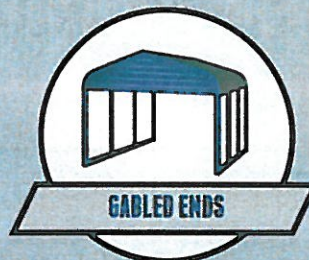
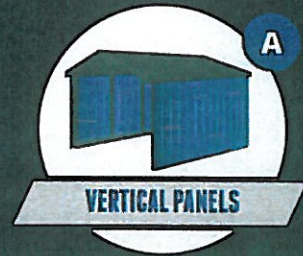
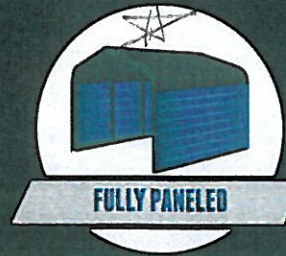
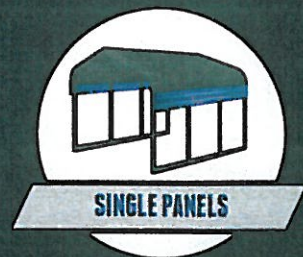
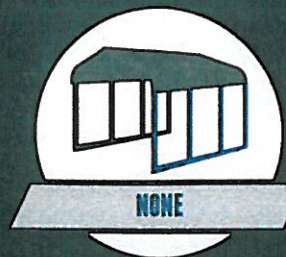
EXTENDED WARRANTY

R&B Metal Structures provides **FREE DELIVERY & INSTALLATION** for all Customized Metal Structures.

4. WALLS

STRUCTURE SIDES

	21'	26'	31'	36'	41'
SINGLE PANEL	\$90	\$115	\$125	\$145	\$165
HEIGHT	21'	26'	31'	36'	41'
5'	\$325	\$395	\$475	\$545	\$625
6'	\$350	\$425	\$515	\$575	\$650
7'	\$425	\$485	\$595	\$685	\$785
8'	\$430	\$540	\$635	\$750	\$875
9'	\$450	\$560	\$650	\$795	\$950
10'	\$565	\$695	\$795	\$895	\$995
11'	\$655	\$800	\$895	\$1,100	\$1,240
12'	\$725	\$925	\$1,050	\$1,250	\$1,350
A-FRAME	21'	26'	31'	36'	41'
VERTICAL	+\$200	+\$275	+\$325	+\$400	+\$500



STRUCTURE ENDS

	12'	18'	20'	22'	24'	26'	28'	30'	36'	40'
GABLED END	\$175	\$175	\$175	\$175	\$175	\$225	\$250	\$275	\$325	\$350
	\$200	\$200	\$200	\$200	\$200	\$300	\$325	\$350	\$425	\$450
HEIGHT	12'	18'	20'	22'	24'	26'	28'	30'	36'	40'
5'	\$700	\$850	\$1,000	\$1,100	\$1,250	-	-	-	-	-
	\$800	\$950	\$1,250	\$1,350	\$1,550	-	-	-	-	-
6'	\$750	\$900	\$1,050	\$1,200	\$1,350	\$1,350	\$1,500	\$1,600	\$1,900	\$2,100
	\$850	\$1,000	\$1,300	\$1,500	\$1,650	\$1,900	\$2,100	\$2,350	\$2,600	\$2,900
7'	\$850	\$1,000	\$1,150	\$1,300	\$1,500	\$1,550	\$1,650	\$1,775	\$2,100	\$2,345
	\$950	\$1,150	\$1,400	\$1,550	\$1,800	\$2,050	\$2,300	\$2,500	\$2,750	\$3,050
8'	\$950	\$1,150	\$1,300	\$1,450	\$1,600	\$1,750	\$1,900	\$2,000	\$2,400	\$2,675
	\$1,050	\$1,300	\$1,550	\$1,700	\$1,900	\$2,200	\$2,450	\$2,700	\$2,950	\$3,200
9'	\$1,000	\$1,200	\$1,350	\$1,550	\$1,700	\$1,950	\$2,100	\$2,265	\$2,700	\$3,000
	\$1,100	\$1,350	\$1,600	\$1,800	\$2,000	\$2,350	\$2,600	\$2,850	\$3,150	\$3,400
10'	\$1,150	\$1,350	\$1,550	\$1,800	\$2,000	\$2,150	\$2,350	\$2,500	\$3,000	\$3,320
	\$1,250	\$1,500	\$1,800	\$2,150	\$2,300	\$2,500	\$2,750	\$3,000	\$3,350	\$3,600
11'	\$1,300	\$1,550	\$1,800	\$2,000	\$2,250	\$2,400	\$2,575	\$2,750	\$3,300	\$3,650
	\$1,400	\$1,700	\$2,050	\$2,250	\$2,550	\$2,650	\$2,900	\$3,200	\$3,500	\$3,800
12'	\$1,450	\$1,750	\$2,000	\$2,250	\$2,500	\$2,600	\$2,800	\$3,000	\$3,600	\$4,015
	\$1,550	\$1,850	\$2,250	\$2,500	\$2,800	\$2,800	\$3,050	\$3,350	\$3,700	\$4,050
A-FRAME	12'	18'	20'	22'	24'	26'	28'	30'	36'	40'
VERTICAL	+\$200	+\$400	+\$500	+\$650	+\$800	+\$950	+\$1,100	+\$1,250	+\$1,400	+\$1,550

CALL TOLL-FREE for CUSTOM SIZES, HEIGHTS, or for DEALER INQUIRIES by dialing 1-866-238-3501

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Section 110-242 (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist. Please read each standard below and then address each standard with a detailed response. Attach additional information/documentation as necessary.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

3. Such conditions are peculiar to the particular piece of property involved.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land, building, or structure that is prohibited herein.

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same zoning district are allowed.

March 16, 2017

Variance for Oliver & Della DeHart , agents for Alex & Corinna Lynch

Address: 185 White Road, Fayetteville, GA 30214

Carport Variance Summary

Per Sec 110-79 #4 (d)(1) d. No more than 50% of the footprint of the garage can be located beyond the front building line of the principal structure. We believe we are very close to the 50%, we almost didn't have to get a variance. Reasons for the request for a variance are stated in the 5 points below.

Justification of Request

1. The house is located very far back on the 3 acre lot on a hill. There is a septic tank, drain field, electrical pole and wires staking the electrical pole into the ground, and a fence preventing the carport from being located in the back yard. See drawing.
2. If we were to move the carport to a legal location on the end where our exit for our apartment is (east side), we would have to take our fencing down (see attached pictures), and ask the electric company to move the electrical pole and wires to put the carport at or behind the home on the end where our doors come out of our basement apartment where we will be living. If we were to put the carport at the other end of the house (west side), it would be very difficult and present a hardship to come and go from our lower level apartment, bring packages/groceries home and have to carry them the long distance (from the other end of the lot) at our ages, as we are senior citizens.
3. The house is on a hill, the lower level where we, Oliver & Della DeHart, will reside is mostly underground in the basement except on the east end where the patio/French doors are located which is our only outside exit. If we were to put the car port on the west side behind the house we would have to walk the entire length of the house outside and down a hill, at least 77 feet, to get to our only entrance. Otherwise we would have to gain access by going through the main floor of the house and down the basement stairs. Our kids reside in the main 2 floors of the house with their children.
4. The metal car port is a R & B metal structure. It will be a "certified structure" to comply with Fayette County regulations (see attached brochure). The location will be such that the top of the roof (10 ft tall in the center-highest point), will be at the same height as the bottom of the first floor of the main house and will hardly be visible from the road. It will still be over 150' from White Road.
5. Because surrounding lots are one acre smaller than ours, their homes are much closer to the road, giving these homes more land to build a carport without going beyond the front of their main structure. Their carports are much closer to the road and visible than ours will be if we are granted our variance.

VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY OWNERS: Thomas Lynch

MAILING ADDRESS: 185 White Rd. Fayetteville, GA 30214

PHONE: 770-378-6484 E-MAIL: lynch.rb@gmail.com

AGENT FOR OWNERS: Oliver + Della DeHart

MAILING ADDRESS: 185 White Rd, Fayetteville, GA 30214

PHONE: 770-548-4690 E-MAIL: cayman sonshine@gmail.com

PROPERTY LOCATION: LAND LOT 164 LAND DISTRICT 5th PARCEL Lot 20 Fernwood Sub. Unit 4

TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: approx. 3 acres 053702008

ZONING DISTRICT: R-40

ZONING OF SURROUNDING PROPERTIES: R-40

PRESENT USE OF SUBJECT PROPERTY: Residential

PROPOSED USE OF SUBJECT PROPERTY: Residential

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: A-649-17

[] Application Insufficient due to lack of:

by Staff: _____ Date: _____

[x] Application and all required supporting documentation is Sufficient and Complete

by Staff: [Signature] Date: 3/16/2017

DATE OF ZONING BOARD OF APPEALS HEARING: April 24, 2017

Received from _____ a check in the amount of \$ _____

for application filing fee, and \$ _____ for deposit on frame for public hearing sign(s).

Date Paid: _____ Receipt Number: _____

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Thomas A. Lynch Corinna J Lynch
Please Print Names

Property Tax Identification Number(s) of Subject Property: _____

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) of the 5th District, and (if applicable to more than one land district) Land Lot(s) 164 of the District, and said property consists of a total of 3 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Oliver ~~of Delta~~ DeHart to act as **(my) (our)** Agent in this request. As Agent, they have the authority to agree to any and all conditions of approval which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of **(my) (our)** knowledge and belief. Further, **(I) (We)** understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. **(I) (We)** understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. **(I) (We)** further acknowledge that additional information may be required by Fayette County in order to process this application.

T. Alex Lynch
Signature of Property Owner 1

185 White Rd.
Address Fayetteville, Ga 30214

[Signature]
Signature of Property Owner 2

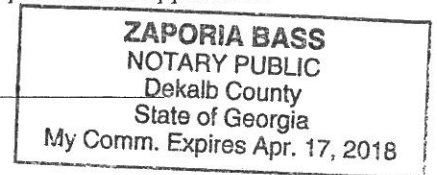
185 White Road, Fayetteville, GA
Address 30214

Oliver DeHart
Signature of Authorized Agent

185 White Rd, Fayetteville, GA
Address 30214

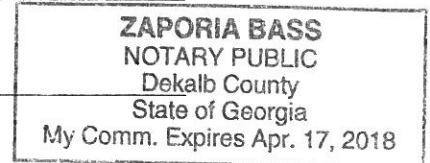
Zaporina Urbano
Signature of Notary Public

3/16/2017
Date



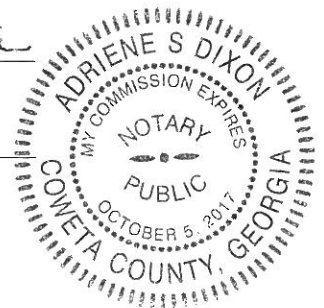
Zaporina Urbano
Signature of Notary Public

3/16/2017
Date



[Signature]
Signature of Notary Public

3-16-2017
Date



PETITION NO. A-651-17
Stuart Jessop
155 Martha's Cove
Fayetteville, GA 30215
Public Hearing Date May 22, 2017

The subject property is located at 1556 Martha's Lane, Fayetteville, GA 30215 in the Windridge subdivision and is zoned Agricultural-Residential (A-R). The applicant is requesting a Variance as follows:

Variance to Sec. 110-125. A-R, (d) (6) to reduce side yard setback from 50 feet to 40 feet to allow the construction of a detached accessory structure.

History: The Final Plat for Windridge Subdivision was recorded on October 21, 1997. Tax Assessor information indicates that the single-family residence was built in 2004

The applicant provides the following information:

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Sec. 110-242. (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist.

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.**

There are exceptional conditions to this property because of its sloping terrain to both east and west as well as existing driveway and septic system that would cause hardship.

- 2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and,**

The application of these regulations would cause for the removal of an entire driveway or re-installation of a complete septic system in order to construct a suitable detached

garage.

3. Such conditions are peculiar to the particular piece of property involved; and,

Due to the current location of the established septic system, and the slope of the existing drive the proposed building would either collect water, or the garage door approach would be too steep to be accessible if the stated setbacks are maintained. The requested decrease in setback is required to reduce the steepness of approach to make the proposed building usable.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land or building or structure that is prohibited by this Ordinance; and,

Relief would not cause detriment to the public good nor impair purpose or intent of these regulations. The proposed location will have a 42' wooded buffer between the property line and closest point of the structure.

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same District are allowed.

A literal interpretation would deprive the applicant of rights others are allowed.

DEPARTMENTAL COMMENTS

ENVIRONMENTAL HEALTH: No objections

ENVIRONMENTAL MANAGEMENT: EMD has no comment

FIRE MARSHAL: The bureau of fire prevention will neither approve nor deny request that fall outside the scope of ISO requirements.

PUBLIC WORKS/ENGINEERING:

WATER SYSTEM: No conflict

**A-561-17
Aerials**

Martha's Cove

**SUBJECT
PROPERTY**



**A-561-17
Topo**

940

942

944

946

944

942

**SUBJECT
PROPERTY**



VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY OWNERS: Stuart Jessop

MAILING ADDRESS: 155 Marthas Cove

PHONE: (301) 748-4643 E-MAIL: pd@rico.org

AGENT FOR OWNERS: Josh Woods

MAILING ADDRESS: 42 Wood Rd. Griffin, Ga. 30223

PHONE: (770) 229-4957 E-MAIL: betterbiltbuildings@comcast.net

PROPERTY LOCATION: LAND LOT 3 & 4 LAND DISTRICT 7 PARCEL 070203003

TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: 5.08

ZONING DISTRICT: A-R

ZONING OF SURROUNDING PROPERTIES: A-R

PRESENT USE OF SUBJECT PROPERTY: Residential

PROPOSED USE OF SUBJECT PROPERTY: Residential

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: A-651-17

Application Insufficient due to lack of:

by Staff: _____ Date: _____

Application and all required supporting documentation is Sufficient and Complete

by Staff: [Signature] Date: 4/18/2017

DATE OF ZONING BOARD OF APPEALS HEARING: May 22, 2017

Received from Josh Woods a check in the amount of \$ 175⁰⁰

for application filing fee, and \$ 20⁰⁰ for deposit on frame for public hearing sign(s).

Date Paid: 4/18/2017 Receipt Number: _____

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Stuart & Tisha Jessop

Please Print Names

Property Tax Identification Number(s) of Subject Property: 070203003

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) of the District, and (if applicable to more than one land district) Land Lot(s) of the District, and said property consists of a total of acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to JOSH WOODS to act as (my) (our) Agent in this request. As Agent, they have the authority to agree to any and all conditions of approval which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

[Signature of Property Owner 1]

Signature of Property Owner 1

[Signature of Notary Public]

Signature of Notary Public

155 Martha's CV Fayetteville 30215

Address

Date

[Signature of Property Owner 2]

Signature of Property Owner 2

[Signature of Notary Public]

Signature of Notary Public

155 Martha's Cove Fayetteville, GA 30215

Address

4/14/17

Date

[Signature of Authorized Agent]

Signature of Authorized Agent

[Signature of Notary Public]

Signature of Notary Public

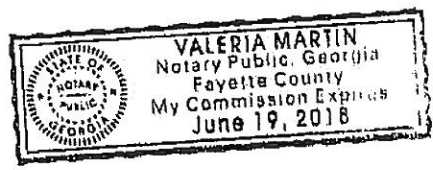
342 KILGORE RD.

Address

4/14/17

Date

GRIFFIN, GA 30223



①

Doc ID: 010012000001 Type: WD
 Recorded: 10/25/2016 at 09:50:00 AM
 Fee Amt: \$589.90 Page 1 of 1
 Transfer Tax: \$579.90
 Fayette, Ga. Clerk Superior Court
 Sheila Studdard Clerk of Court
 BK 4526 PG 563

SLEPIAN SCHWARTZ & LANDGAARD
 42 EASTBROOK BEND
 PEACHTREE CITY, GEORGIA 30269
 (770) 486-1220
 16-1698AA/JULIE

STATE OF GEORGIA
 COUNTY OF FAYETTE

LIMITED WARRANTY DEED

THIS INDENTURE made this 19th day of October, 2016, by and between RALPH M. BULLOCH AND KATHARINE BULLOCH, as party or parties of the first part, hereinafter referred to as "Grantor," and STUART JESSOP AND TISHO HOLTBY JESSOP, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, as party or parties of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 3 AND 4 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 3, OF THE WINDRIDGE SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 30, PAGES 1-3, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.


THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.


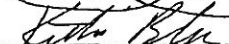
TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee, their heirs, successors and assigns forever, in Fee Simple.

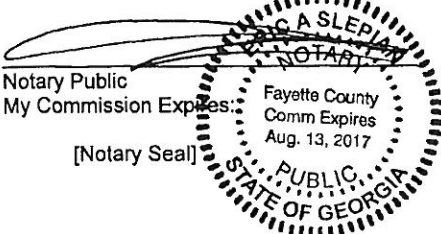
AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor, subject only to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

Signed this 19th day of October, 2016 in the presence of:


 Print Name: Julie Greer
 Unofficial Witness


 RALPH M. BULLOCH

 KATHARINE BULLOCH


 Notary Public
 My Commission Expires: Aug. 13, 2017
 [Notary Seal]

VARIANCE INFORMATION

Complete the chart below with the information pertaining to each request. If additional space is needed, please provide the information on a separate sheet of paper.

Ordinance/Section	Requirement	Proposed	Variance Amount
Side property line setback <i>Section 110-125 (d)(6)</i>	50'	40'	10'

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

We would like to request a variance applicable to the setback for the stated side property line set

back of 50'. We would like to request positioning such that the proposed garage could be placed 40'

from the property line.

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Section 110-242 (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist. Please read each standard below and then address each standard with a detailed response. Attach additional information/documentation as necessary.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

There are exceptional conditions to this property because of its sloping terrain to both east and west as well as existing driveway and septic system that would cause hardship.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

The application of these regulations would cause for the removal of an entire driveway or re-installation of a complete septic system in order to construct a suitable detached garage.

3. Such conditions are peculiar to the particular piece of property involved.

Due to the current location of the established septic system, and the slope of the existing drive

The proposed building would either collect water, or the garage door approach would

be too steep to be accessible if the stated setbacks are maintained. The requested decrease in

setback is required to reduce the steepness of approach to make the proposed building usable.

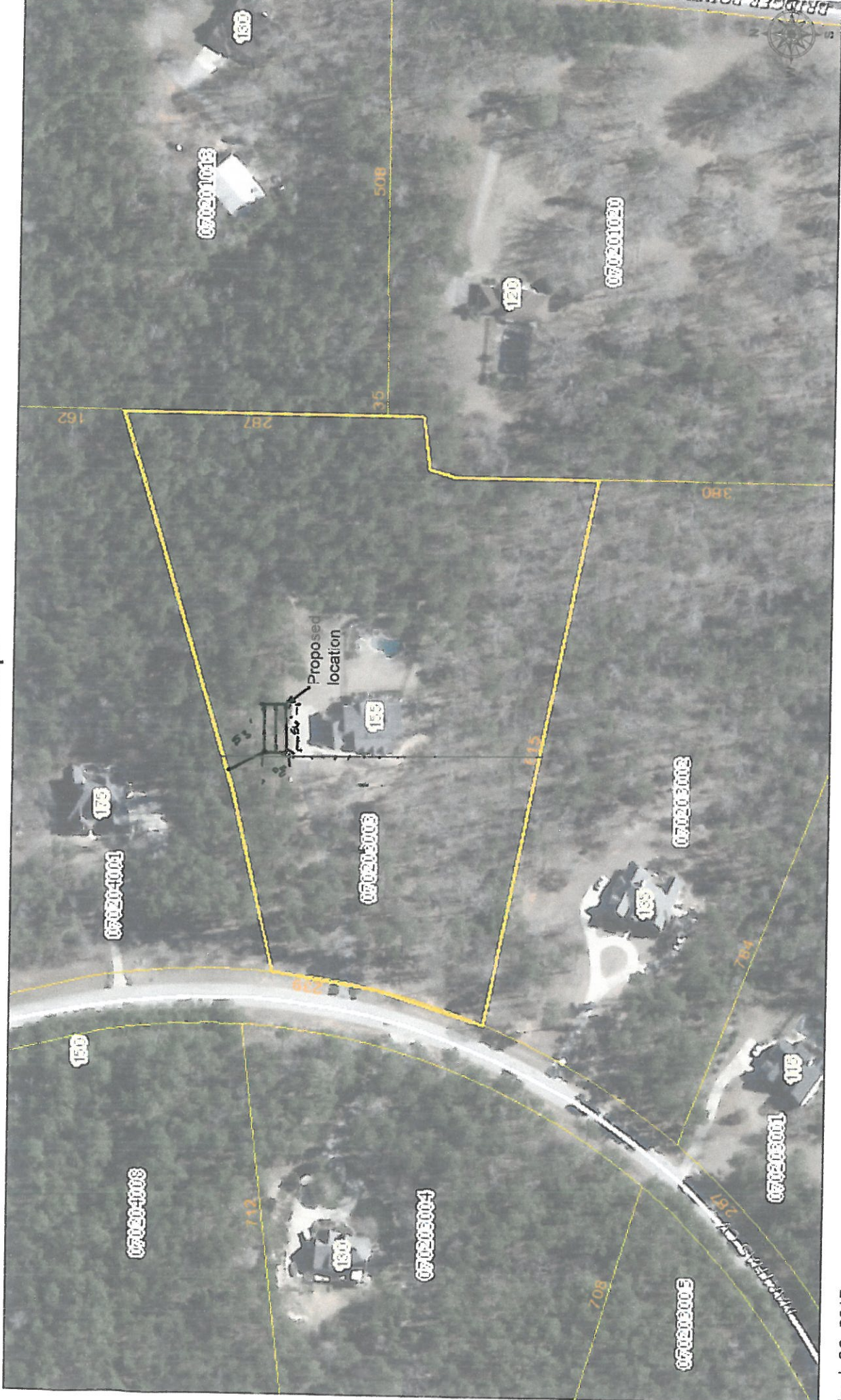
4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land, building, or structure that is prohibited herein.

Relief would not cause detriment to the public good nor impair purpose or intent of these regulations. The proposed location will have a 42' wooded buffer between the property line and closest point of the structure.

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same zoning district are allowed.

A literal interpretation would deprive the applicant of rights others are allowed.

GoMaps



March 30, 2017

1:2,065
0 0.0175 0.035 0.055 0.07 mi
0 0.0275 0.055 0.11 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

N/F
 CHARLES D. &
 MARY J. FELKER
 DB 985, PG 650

275 South Lee Street
 P.O. Box 708
 Fayetteville, GA 30214
 (770) 461-4292

118 N. Expressway
 P.O. Box 789
 Griffin, GA 30224
 (770) 412-7700

Southwestern ENGINEERS

planning • engineering • surveying

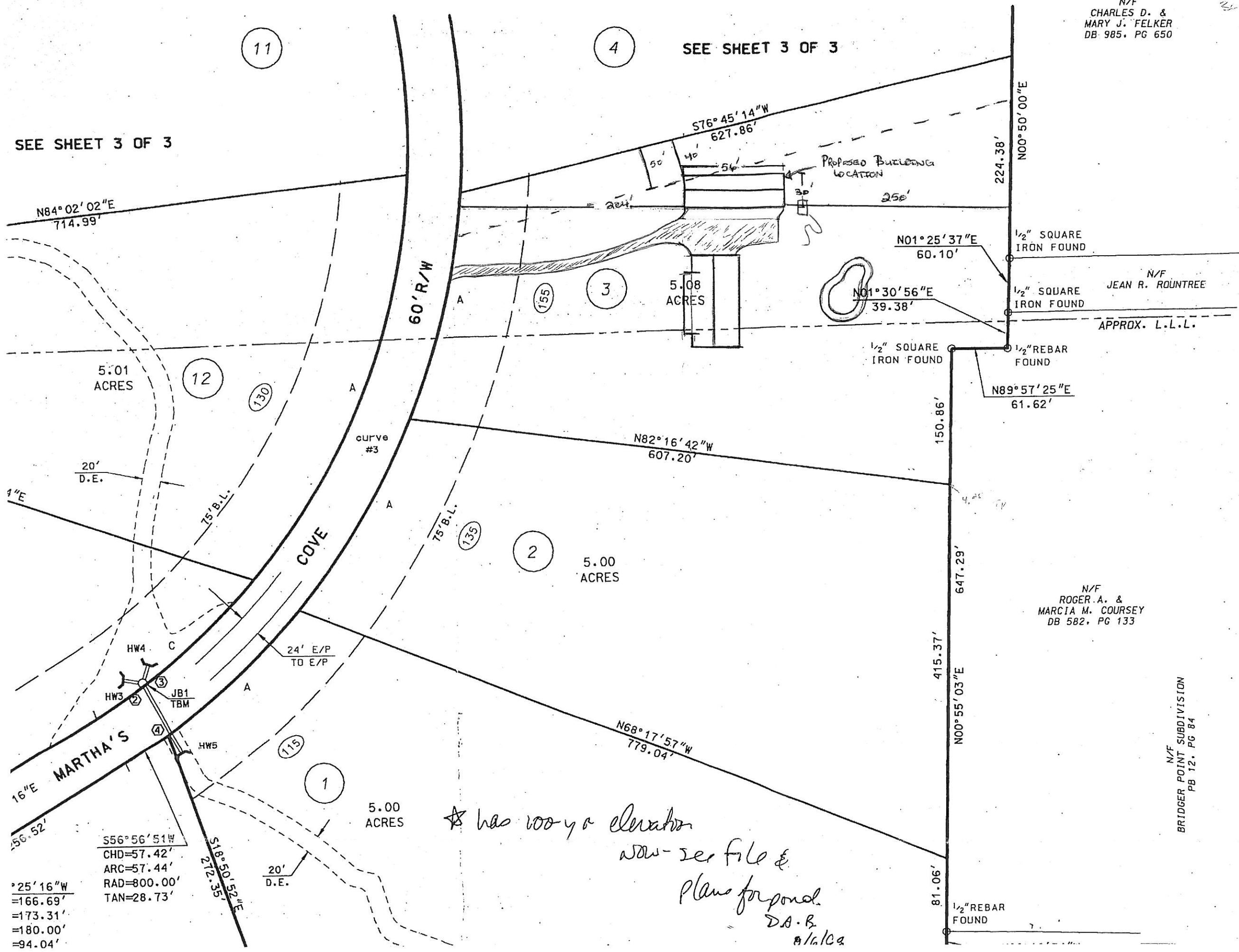
FINAL PLAT OF DRIDGE

FAYETTE COUNTY, GA.

7TH DISTRICT

SEE SHEET 3 OF 3

SEE SHEET 3 OF 3



** has 100 yd elevation
 now - see file &
 plans for pond
 DA-B
 8/16/02*

N/F
 BRIDGE POINT SUBDIVISION
 PB 12, PG 84

N/F
 ROGER A. &
 MARCIA M. COURSEY
 DB 582, PG 133

$\angle 25' 16'' W$
 $=166.69'$
 $=173.31'$
 $=180.00'$
 $=94.04'$

$S56^{\circ}56'51''W$
 CHD=57.42'
 ARC=57.44'
 RAD=800.00'
 TAN=28.73'

$S18^{\circ}50'52''E$
 $272.35'$

20' D.E.

12

11

4

155

3

2

1

60' R/W

COVE

curve #3

PROPOSED BUILDING LOCATION

N/F
 JEAN R. ROUNTREE

APPROX. L.L.L.

1/2" REBAR FOUND

1/2" SQUARE IRON FOUND

1/2" REBAR FOUND

1/2" SQUARE IRON FOUND

1/2" SQUARE IRON FOUND

5.08 ACRES

5.00 ACRES

5.00 ACRES

5.01 ACRES

$N84^{\circ}02'02''E$
 $714.99'$

$S76^{\circ}45'14''W$
 $627.86'$

$N01^{\circ}25'37''E$
 $60.10'$

$N01^{\circ}30'56''E$
 $39.38'$

$N89^{\circ}57'25''E$
 $61.62'$

$N82^{\circ}16'42''W$
 $607.20'$

$N68^{\circ}17'57''W$
 $779.04'$

415.37'

647.29'

150.86'

224.38'

$N00^{\circ}50'00''E$

81.06'

20' D.E.

75' B.L.

75' B.L.

$16^{\circ}E$

24' E/P TO E/P

20' D.E.

HW4

HW3

JB1 TBM

HW5

130

135

115

A

A

A

A

A

A

A

A

A

A

A

A

A