

**BOARD OF APPEALS**

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

**STAFF**

Pete Frisina, Director of Community Services  
Chanelle Blaine, Zoning Administrator  
Howard Johnson, Planning and Zoning Coordinator

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**AGENDA**

**Fayette County Zoning Board of Appeals  
Fayette County Administrative Complex  
Public Meeting Room  
May 20, 2019  
7:00 P.M.**

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1. Consideration of the Minutes of the Meeting held on April 22, 2019.

**PUBLIC HEARING**

2. Petition No. A-698-19, Nicolas T. Golden, requests the following: Variance to Section 110-136. R-45. (d)(4)(b) to reduce the front yard setback from 40 feet to 30 feet to allow for the construction of a canopy of an existing front porch; and (2) Variance to Section 110-136. R-45. (d) (6) to reduce the east side yard setback from 15 feet to nine (9) feet to allow the existing pool decking to remain. The subject property is located in Land Lot 171 of the 5th District and fronts on Par Court.
3. Petition No. A-699-19, Mariela Villagomez, requests the following: Variance to Sec. 110-137. R-40, (d) (6) to reduce side yard setback from 15 feet to 7 feet to allow the construction of an attached two (2) car garage.

**PETITION NO. A-698-19**  
**110 Par Court**  
**Jonesboro, GA 30238**  
**Public Hearing Date May 20, 2019**

The subject property is located at 110 Par Court Jonesboro, GA 30238 and is zoned C-S. The applicant is requesting a Variance as follows:

- 1) Variance to Section 110-136 (4)(b) R-45, Single Family Residential District to reduce the front yard setback from 40 feet to 30 feet to allow for the construction of a canopy over an existing front porch, and;
- 2) Variance to Section 110-136 (6), Single Family Residential District to reduce the east side yard setback from 15 feet to nine (9) feet to allow the existing pool decking to remain

**History:** Final Plat of Flint Acres Unit One was recorded on May 5, 1986 in Book 16 and Page 187. Tax Assessor's records indicate that the house was built in 1977 and according to the deed the applicant purchased the property in 2016.

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.**

1. Tile existing pool slab was in place when I purchased the property via foreclosure in September 2016. The current slab is 9 feet from the surveyed property line; requirement is 15 feet. Requesting a 6 foot variance to avoid ripping out ½ of the slab on the NE end of the pool.
2. The purchased house had a step up slab between the driveway and the front door. The current slab is 30 feet from property line; versus a requirement of 40 feet. Requesting a 10 feet variance which would allow me to build a canopy over the existing step up slab and join existing house above the front door.

## 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.**

Variance 1: If variance is not granted; 50% of the slab on the NE end of pool would be ripped out and no room for diving board (note; NE end of pool is the deep end 11 feet deep).

Variance 2: The step up slab to the front door looks odd with no canopy.

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

Variance 1: If this variance is not granted and I am forced to rip out the slab (estimated cost 5K) on the NE end of the pool, I would not have a walkway around the pool.

Variance 2: No additional cost if no canopy is added. The canopy will add value to the property. The front of the house looks odd with the step up slab missing the canopy.

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

Variance 1: The pool area will look peculiar (odd) with no diving board and a walkway on the NE end.

Variance 2: The front of the house looks odd (like something is missing) with no canopy over such large (approx. x) slab at the front double door.

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,**

Both variance request are within my surveyed property line. There is no impact to the neighbor property owners.

5. **A literal interpretation of this Ordinance would deprive the applicant of any rights that**

**others in the same District are allowed.**

I am not aware of any other property owner that has been granted a variance for either of my request (#1 or #2).

### **DEPARTMENTAL COMMENTS**

**ENVIRONMENTAL HEALTH:** No comment.

**ENVIRONMENTAL MANAGEMENT:**

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

**WATER SYSTEM:** No conflict.

**A-698-19**

**Par Court**

**Flint Acres Circle**

**SUBJECT  
PROPERTY**



VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY OWNERS: NICHOLAS T. Golden

MAILING ADDRESS: 110 PAR COURT Jonesboro GA

PHONE: 770 833 3064 E-MAIL: \_\_\_\_\_

AGENT FOR OWNERS: Fleming Golden (FATHEL)

MAILING ADDRESS: 280 Good Hope Rd Bluffton, SC 29909

PHONE: 843 422 2404 E-MAIL: Fgolden1947@GMail.com

PROPERTY LOCATION: LAND LOT 171 LAND DISTRICT 5th PARCEL \_\_\_\_\_

TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: 1.02

ZONING DISTRICT: Fayette County

ZONING OF SURROUNDING PROPERTIES: \_\_\_\_\_

PRESENT USE OF SUBJECT PROPERTY: Residence

PROPOSED USE OF SUBJECT PROPERTY: Residence

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: \_\_\_\_\_

[ ] Application Insufficient due to lack of:

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

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

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

DATE OF ZONING BOARD OF APPEALS HEARING: \_\_\_\_\_

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:

Nicholas T. Golden
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 FAYETTE COUNTY GA District, and (if applicable to more than one land district) Land Lot(s) of the District, and said property consists of a total of 1.02 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to Fleming Golden 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.

X [Signature]
Signature of Property Owner 1

110 PAR COURT
Address Jonesboro GA

N/A
Signature of Property Owner 2

N/A
Address

X [Signature]
Signature of Authorized Agent

Fleming Golden
Address 280 Good Hope Rd Bluffton, SC 29909

[Signature] ANTONIO D. COPELAND
NOTARY PUBLIC
FAYETTE COUNTY, GEORGIA
MY COMMISSION EXP. JAN. 11, 2020
04/04/2019
Date

N/A
Signature of Notary Public
Date

[Signature] ANTONIO D. COPELAND
NOTARY PUBLIC
FAYETTE COUNTY, GEORGIA
MY COMMISSION EXP. JAN. 11, 2020
04/04/2019
Date

## 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
Code 1992 20-5-11 ① Ord No 2012-09 3, 5-24-2012 (Section 110-72)	15 FT SET BACK	9 FT SET BACK	6 FT
② Same AS #1 above	40 FT From PROPERTY LINE	30 ft from PROPERTY LINE	10 FT

## VARIANCE SUMMARY

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

① The existing Pool slab was in place when I purchased the property via foreclosure in September 2016. The current slab is 9 ft from the surveyed property line; requirement is 15 ft. Requesting a 6 ft variance to avoid clipping out 1/2 of the slab on the NE end of the pool.

② The purchased house had a step up slab between the driveway and the front door. The current slab is 30 ft from property line; versus a requirement of 40 ft. Requesting a 10 ft variance which would allow me to build a canopy over the existing step up slab and join existing house above the front door.



## 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.

Variance #1 If variance is not granted; 50% of the slab on the NE end of pool would be ripped out and no room for diving board (NOTE; NE end of pool is the deep end 11ft deep)  
Variance #2 The step up slab to the front door looks odd with no canopy

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

Variance #1. If this variance is not granted and I am forced to rip out the slab on the NE end of the pool, I would not have a walkway around the pool.  
(Estimated cost \$K)

Variance #2 No additional cost, if no canopy is added. The canopy will add value to property. The front of house looks odd with the step up slab missing the canopy.

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

Variance #1 - The pool area will look peculiar (odd) with no diving board and a tiny walkway on the NE end.  
Variance #2 The front of the house looks odd (like something is missing) with no canopy over such large (approx. x) slab at the front double door.

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.

Both variance request are within my surveyed property line. There is no impact to the neighbor property owners.

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

I AM NOT aware of any other property owner that has been granted a variance for either of my request (#1 or #2).

2

Return to:  
O'Kelley & Sorohan, Attorneys at Law, LLC  
600 TownPark Lane, Suite 560  
Kennesaw, GA 30144  
File No.: 19-045969-AUC

Doc ID: 009982320001 Type: WD  
Recorded: 09/12/2016 at 10:10:00 AM  
Fee Amt: \$10.00 Page 1 of 1  
Transfer Tax: \$0.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK 4508 PG 346

STATE OF Georgia  
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE, made on 6th day of September, 2016, between

Nicholas T. Golden and Fleming Golden

(hereinafter referred to as "Grantor") and

Nicholas T. Golden

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or Parcel of Land Lying and being in Land Lot 171 of the 5th District of Fayette County, Georgia, Being Lot 10, Flint Acres, Unit one per plat recorded in Plat Book 16, Page 187, Records of Fayette County, Georgia, said plat is incorporated herein and made a part of this description hereof by reference.

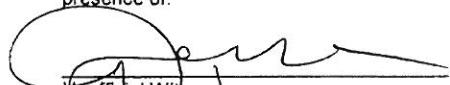
TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

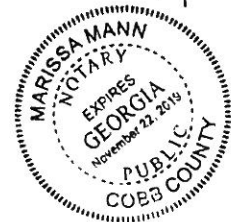
Signed this 6<sup>th</sup> day of September 2016 in the presence of:

  
Unofficial Witness









  
Fleming Golden

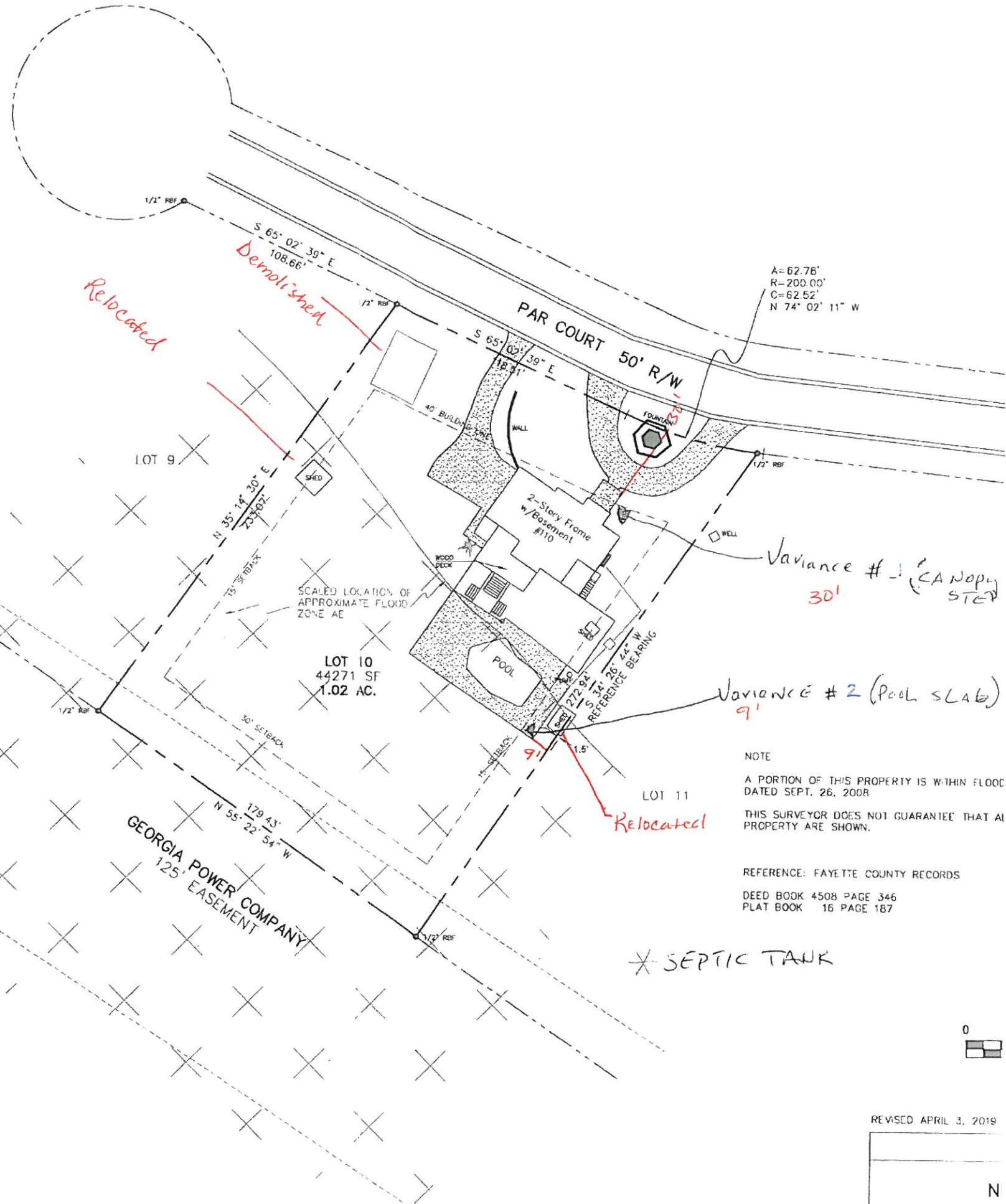
Notary Public  
Commission expires: 11/22/19

  
Nicholas T. Golden



LEGEND

-  BOUNDARY LINE
-  EASEMENT LINE
-  FENCE LINE
-  FLOOD ZONE LINE
-  IRON PIN SET
-  IRON PIN FOUND
-  ASPHALT AREA
-  CONCRETE AREA



A=62.76'  
R=200.00'  
C=62.52'  
N 74° 02' 11" W

Variance #1 (CANOPY STEP)  
30'

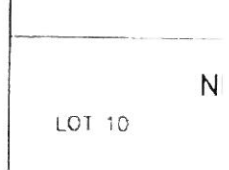
Variance #2 (POOL SLAB)  
9'

NOTE  
A PORTION OF THIS PROPERTY IS WITHIN FLOOD  
DATED SEPT. 26, 2008  
THIS SURVEYOR DOES NOT GUARANTEE THAT ALL  
PROPERTY ARE SHOWN.

REFERENCE: FAYETTE COUNTY RECORDS  
DEED BOOK 4508 PAGE 346  
PLAT BOOK 16 PAGE 187


\* SEPTIC TANK

REVISED APRIL 3, 2019



CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

  
GARY W. THERINGTON, GA. PLS #1930



The term "Certification" as used in Rule 180-6-09(2) and (3) and

CERTIFICATION

**PETITION NO. A-699-19**  
**374 Highway 279**  
**Fayetteville, GA 30214**  
**Public Hearing Date May 20, 2019**

The subject property is located at 374 Highway 279 Fayetteville, GA 30214 and is zoned R-40. The applicant is requesting a Variance as follows:

Variance to Sec. 110-137. R-40, (d) (6) to reduce side yard setback from 15 feet to 7 feet to allow the construction of an attached two (2) car garage over the existing driveway next to the house.

**History:** Final Plat of Country Manor Unit 4 was recorded on August 29, 1978 in Book 10 and Page 202. Tax Assessor's records indicate that the house was built in 1979 and according to the deed the applicant purchased the property in 2010.

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.**

I would like to build an addition / two car garage that is 24 x 44. This garage is for me and my husband. Our neighborhood has had a string of break-ins (see attached police report), and we think the garage will deter criminals from stealing our tools and vehicles. We think the side yard is the best fit because there is already an available concrete pad and the backyard has a major drop off.

**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.**

Yes, there is an exceptional condition pertaining to the topography of the lot. The backyard has a major drop-off. There is no room to put the garage on the opposite side of the house and it cannot be placed in the front yard (see attached traffic report).

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

Yes, this regulation would create a difficulty or unnecessary hardship because it will not allow me to add on to the house. The house is old and small and we would like to the opportunity to build an addition.

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

The lot is not flat and that makes it difficult to do a simple addition.

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,**

This addition will not be a detriment to the public good and will not negatively affect my neighbors.

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

Yes, the literal interpretation of this ordinance would deprive me of any rights that others in the same zoning districts are allowed.

#### **DEPARTMENTAL COMMENTS**

**ENVIRONMENTAL HEALTH:** No comment.

**ENVIRONMENTAL MANAGEMENT:**

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

**WATER SYSTEM:** No conflict.

**A-699-19**

**SR 279**

**SUBJECT  
PROPERTY**



VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY OWNERS: MARIELA VILLALOMEZ

MAILING ADDRESS: 374 HWY 279, FAYETTEVILLE WA 30214

PHONE: 404-397-6339 E-MAIL: pupa2004@live.com

AGENT FOR OWNERS: N/A

MAILING ADDRESS: N/A

PHONE: N/A E-MAIL: \_\_\_\_\_

PROPERTY LOCATION: LAND LOT 250 LAND DISTRICT 13 PARCEL \_\_\_\_\_

TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: 3+ 1.98±

ZONING DISTRICT: R-40

ZONING OF SURROUNDING PROPERTIES: R-40, A-R

PRESENT USE OF SUBJECT PROPERTY: RESIDENTIAL

PROPOSED USE OF SUBJECT PROPERTY: RESIDENTIAL

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: A-697-19

Application Insufficient due to lack of:

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

Application and all required supporting documentation is Sufficient and Complete

by Staff: [Signature] Date: 4/14/2019

DATE OF ZONING BOARD OF APPEALS HEARING: May 20, 2019

Received from Mariela Villalomez a check in the amount of \$ 175.00

for application filing fee, and \$ 20.00 for deposit on frame for public hearing sign(s). \$195.00 Total

Date Paid: April 19, 2019 Receipt Number: 6753061-518

6743026-application



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:

MARIELA VILLAGOMEZ
Please Print Names

Property Tax Identification Number(s) of Subject Property: 1304032

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) of the 13 District, and (if applicable to more than one land district) Land Lot(s) 250 of the District, and said property consists of a total of 3+ (3+) acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to NO APPLICABLE 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: Mariela Villagomez

Address: 374 HWY 279, Fayetteville, Ga. 30214

Signature of Property Owner 2

Address

Signature of Authorized Agent

Address

Signature of Notary Public: [Signature]

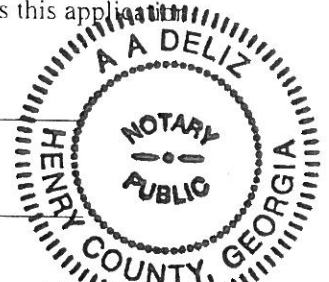
Date: 4-16-19

Signature of Notary Public

Date

Signature of Notary Public

Date



My Commission Expires

May 22, 2020



## 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.

Yes, there is <sup>an</sup> exceptional conditions pertaining to the topography of the lot. The backyard has a major drop off. There is no room to put the garage on the opposite side of the house & it cannot be placed ~~in~~ the front yard. Please see attached traffic report.

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

Yes this regulation would create a difficulty or unnecessary hardships because it will not allow me to add on to the house. The house is <sup>old</sup> ~~small~~ & small <sup>build</sup> ~~an~~ addition. ~~we~~ we would like opportunity to ~~add~~.

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

The lot is not flat and that makes it difficult to do a simple addition.

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.

This addition will not be a detriment to the public good & ~~will~~<sup>will</sup> not negatively affect my neighbor.

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

Yes, the literal interpretation of this Ordinance would deprive me of any rights that others in the same zoning district are allowed.

Return to:  
Morris|Hardwick|Schneider, LLC  
120 Howard Lane  
Fayetteville, GA 30215  
File #: FAY-1011006135

WARRANTY DEED

State of Georgia  
County of Fayette

THIS INSTRUMENT made this 3rd day of December, 2010, between

**Gerardo Villagomez**

as party or parties of the first part, hereinafter called Grantor, and

**Mariela Villagomez**

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)

W I T N E S S E T H that Grantor, for and in consideration of the sum of TEN AND 00/100 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 to the survivor of them, forever in FEE SIMPLE, the following described property:

All that tract or parcel of land lying and being in Land Lot 250 of the 13th District of Fayette County and being Lot 18, Block A, Country Manor, Unit Four, as per plat recorded in Plat Book 10, Page 202, in the Office of the Clerk of the Superior Court of Fayette County, Georgia, which plat is incorporated herein and made a part hereof by reference. Being improved property known as: 374 Highway 279 Fayetteville, Georgia 30214

Subject to all easements and restrictions of record

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, 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 whomsoever

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written

Signed, sealed and delivered in the presence of

Melissa Guebert  
Witness

Gerardo Villagomez (Seal)  
Gerardo Villagomez

[Signature]  
Notary Public  
My Commission Expires

\_\_\_\_\_ (Seal)

April 30, 2019

Fayette County Zoning Board of Appeals

140 Stonewall Avenue, West,

Suite 202

Fayetteville, Georgia 30214

Dear Zoning Board of Appeals:

My name is Donald Hale, and I am the legal guardian of Mr. Garland Hale Jr., who owns and resides at 378 Highway 279, Fayetteville, Georgia 30214.

I hereby give my consent and authorization for the construction plan that our next door neighbor, Mrs. Mariela Villagomez has for building a new two car garage addition to their property at 374 Highway 279, Fayetteville, Georgia 30214.

I understand that she is asking to expand the new garage up to seven (7) feet of the property line which is shared with our property at 378 Highway 279, Fayetteville, Georgia.

Sincerely,

Donald Hale, Legal Guardian for

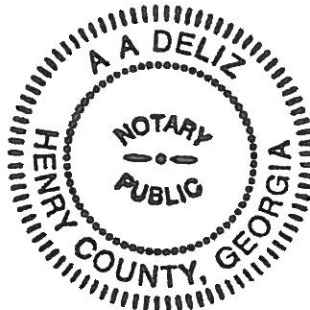
Garland H. Hale, Jr, Owner

378 Highway 279

Fayetteville, Georgia 30214

Garland H, Hale Jr by: Donald Hale, POA.

Garland H. Hale Jr By  
Donald R Hale POA



*Dele*

My Commission Expires :

May 22, 2020



(19)

100' R/W

87' 9"

GA. STATE HIGHWAY

GA. STATE

125.0' drive way

324' HWY 279

(18)

water system

33'

91'

7'

new purpose

grass

house

door

75' 3"

29' 7"

22'

642.7'

septic tank

grass

trees

1560

side yard setback

(17)

NOTES:

→ DRIVE WAY

→ New PURPOSE

→ trees

→ door

→ grama

side yard setback

new purpose

septic tank

house

door

75' 3"

29' 7"

22'

642.7'

grass

trees

1560

side yard setback

(17)

water system

33'

91'

7'

new purpose

grass

house

door

75' 3"

29' 7"

22'

642.7'

septic tank

grass

trees

1560

side yard setback

(17)

water system

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91'

7'

new purpose

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house

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75' 3"

29' 7"

22'

642.7'

septic tank

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