



VAR-25-17

Variance Application

Status: Active

Submitted On: 6/3/2025

Primary Location

335 Old Rail Road
Bloomingdale, GA 31302

Owner

POST WILLIAM JEFFREY AND
KNIGHT KELSEY
OLD RAIL RD 335
BLOOMINGDALE, GA 31302

Applicant

 Kelsey Knight
 404-414-2796
 kmknight1989@gmail.com
 335 Old Rail Road
Bloomingdale, GA 31302

Staff Review

Board of Commissioner Meeting Date*

07/01/2025

Notification Letter Description*

to allow for a decrease in required building setbacks in R-1.

Public Notification Letters Mailed*

06/16/2025

Location Information*

335 Old Rail Road

Staff Description

Section 5.3.3

Board of Commissioner Ads

06/11/2025

Commissioner District*

1st

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

🔒 Map#*

303A

🔒 Parcel#*

173

🔒 Applicant Name*

Kelsey Knight

General Information

Zoning District*

R-1

Map/Parcel Number*

0303A173

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

Corner lot with a side setback requirement of 25ft asking for it to be reduced to 20ft.

How does request meet criteria of Section 7.1.8?

There is currently already a 20 ft buffer from the street to the lot line and the structure will be an additional 20ft back giving approximately 40 ft from the road.

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Kelsey Knight

Applicant Phone Number*

404-414-2796

Applicant Email Address*

kmknight1989@gmail.com

Applicant Address*

335 Old Rail Road

City*

Bloomington

State*

GA

Zip Code*

31302

Signature

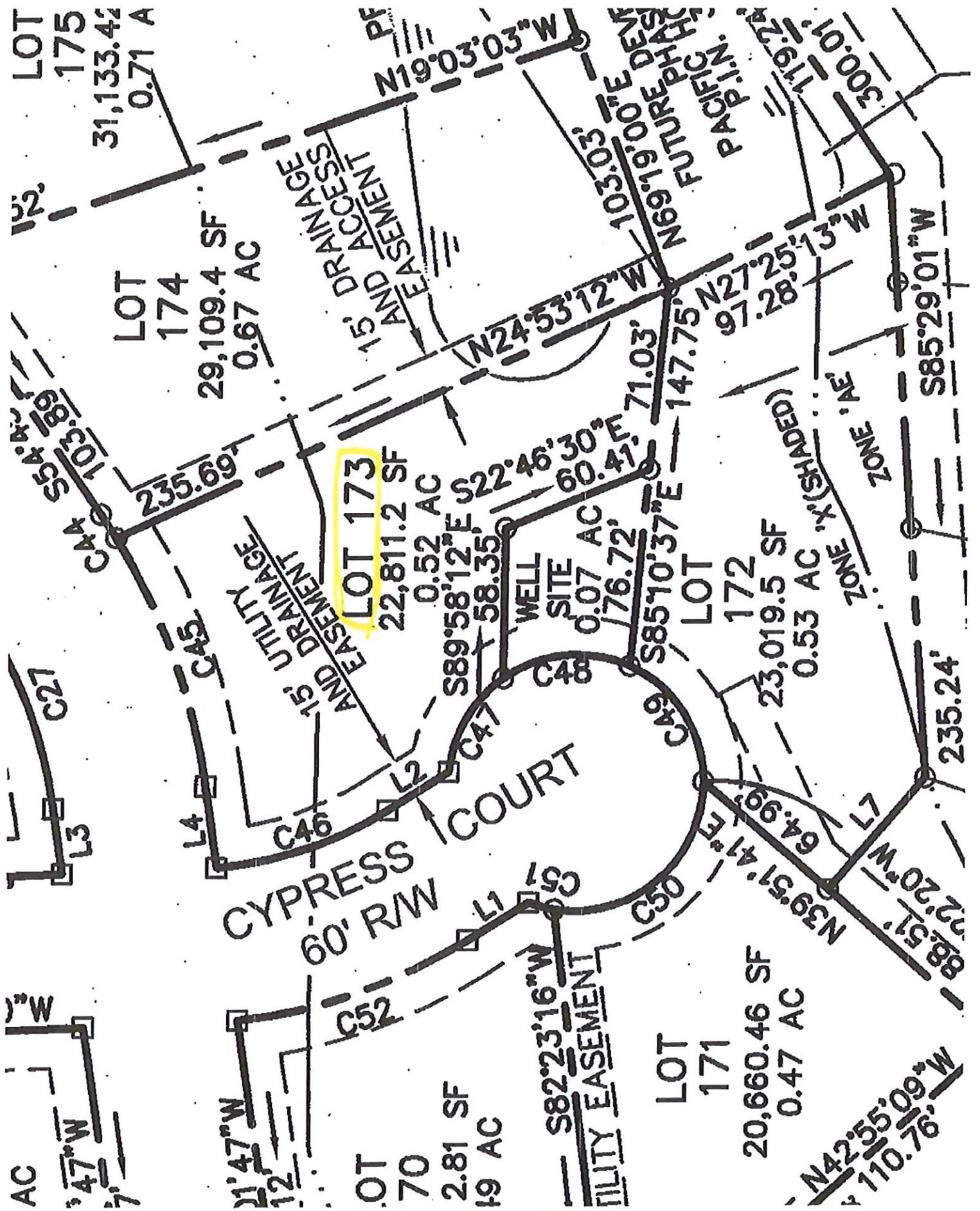
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge,

Digital Signature*



Kelsey Knight

Jun 2, 2025





NOTES AND LIMITATIONS TO DESIGNER SCOPE OF SERVICES.

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LOGICAL CORRECTIONS, STRUCTURAL INTEGRITY & BALANCE
THOSE ARE THE RESPONSIBILITY OF THE CONTRACTOR

GENERAL CONTRACTOR NOTE
 REPAIRS TO EXISTING ROOF SHALL BE LIMITED TO REPAIRS TO ROOF FLASHINGS, WALLS, AND ROOF BEAMS. NO NEW ROOFING SHALL BE INSTALLED. REPAIRS TO EXISTING ROOF SHALL BE LIMITED TO REPAIRS TO ROOF FLASHINGS, WALLS, AND ROOF BEAMS. NO NEW ROOFING SHALL BE INSTALLED.

DIMENSION NOTES
ALL MEASURES ARE TO THE EDGE OF FOUNDATION
AND FINISHING U.O.M. DO NOT SCALE DRAWINGS.
CONTACT DESIGNER WITH ANY DISCREPANCIES.

FOUNDATION NOTES
STRUCTURAL ENGINEERING DOCUMENTS:
DRAWINGS OF DESIGN DOCUMENTS, AND
SCHEDULES WITH REGARD TO SIZE OF
STRUCTURAL MEMBERS, PLACEMENT, AND
CONNECTION DETAILS.

AREA CALCULATIONS	
FIRST FLOOR COND. JAWALI	= 76.6 = 56.2
SECOND FLOOR COND.	= 62.9
TOTAL CONDITONERS	= 70.3
TOTAL UNDER ROOF	= 125.6

PROJECT STATUS

PRELIMINARY CONCEPT NOT
RELEASED FOR CONSTRUCTION

KNIGHT-POST

STAINESBORO, GEORGIA

SITE PLAN

PROJECT NUMBER	(a)
DATE	06/22/2010
DESIGNED BY	HA
DRAWN BY	HA

KNIGHT-POST

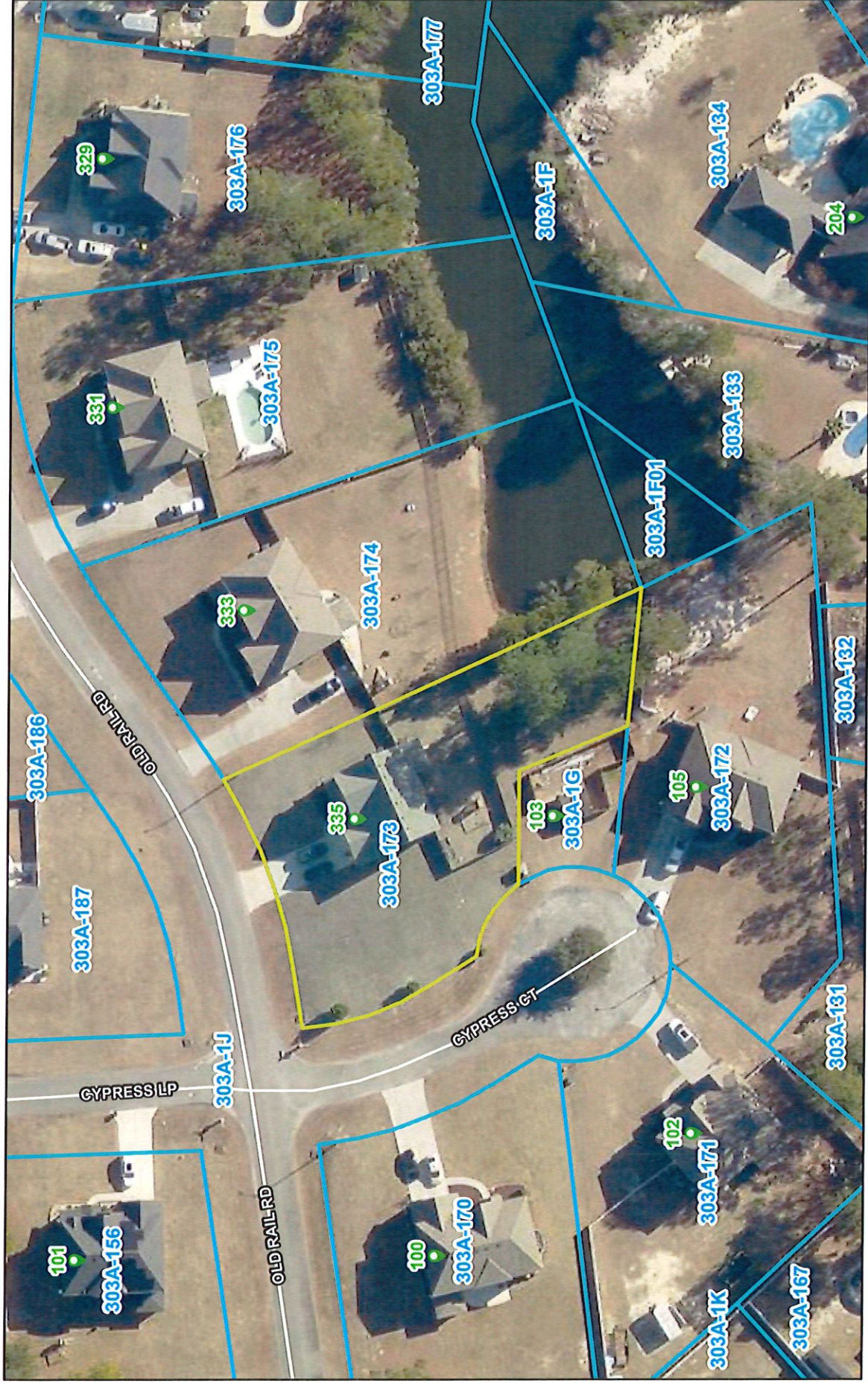
STATESBORO, GEORGIA

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Al.O

303A-173



6/3/2025

1:1,003

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Addresses  Parcels

Roads Citations

303A-173



6/3/2025

1:1,003

0 0.01 0.01 0.02 0.02 mi 0.04 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA