

RECEIVED
4/30/26
MR

CITY OF LOGANVILLE
Department of Planning & Development
P.O. Box 39 • 4303 Lawrenceville Road
Loganville, GA 30052
770.466.2633 • 770.466.3240 • Fax 770.554.5556

Date:

7/2/26

Application # V

26-008

APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Katie Bullard</u>	NAME: <u>Scott Stephens - Estate of Barbara Stephens</u>
ADDRESS: <u>21078 Highway 93N</u>	ADDRESS: <u>3627 Natalie Court</u>
CITY: <u>Monticello</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>31064</u>	STATE: <u>GA30052</u> Zip: <u></u>
PHONE: <u>706-474-4541</u>	PHONE: <u>404.643.8718</u>
(*attach additional pages if necessary to list all owners)	
Applicant is: ☒ Property Owner ☐ Contract Purchaser ☒ Agent ☐ Attorney	
CONTACT PERSON: <u>Scott Stephens</u> PHONE: <u>404.643.8718</u>	
EMAIL: <u>tlynn964@yahoo.com</u> FAX: <u></u>	
PROPERTY INFORMATION	
MAP & PARCEL # <u>LG060046</u> PRESENT ZONING: <u>R22</u> ACREAGE: <u>.55</u>	
ADDRESS: <u>0 N. Sharon Church Road Loganville, GA 30052</u> COUNTY: <u>Walton</u>	
Ordinance and Section from Which Relief is Sought: <u>100 feet build line in lieu of 125 feet build line</u>	
Description of Request: <u>according to City of Loganville, lot doesn't meet size requirements to build. Approval of variance will allow reasonable use of property consistent with surrounding development. Request 100 feet build line.</u>	

You must attach: ☒ Application Fee ☒ Legal Description ☒ Plat of Property ☒ Letter of Intent
☒ Site Plan ☒ Names/Addresses of Abutting Property Owners ☒ Justification Analysis

Pre-Application Conference Date: N/A

Accepted by Planning & Development: Mary Pross

DATE: 6/30/26

FEES PAID: \$500.00

CHECK # X

RECEIPT #

TAKEN BY:

DATE OF LEGAL NOTICE:

NEWSPAPER: THE WALTON TRIBUNE

PLANNING COMMISSION RECOMMENDATION: ☒ Approve ☐ Approve w/conditions ☐ Deny ☐ No Recommendation

Commission Chairman: Michael Jagers

DATE: 27 August 2026

CITY COUNCIL ACTION:

☐ Approved

☒ Approved w/conditions

☐ Denied

☐ Tabled to

☐ Referred Back to Planning Commission

☐ Withdrawn

Brian Whiffen
Mayor

Dan Plaut
City Clerk

9/10/26
Date

Application # V 26-008

Applicant's Certification

The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

Kira Burkard
Applicant's Signature

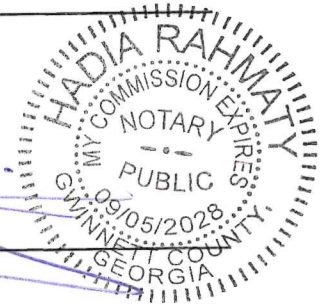
5/29/26
Date

Kerthany Burkard (wife)
Print Name and Title

Sworn to and subscribed before me this 29 day of June, 2026.

(Seal)

[Signature]
Signature of Notary Public



Property Owner's Certification (complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a) ☒ the owner of record of property contained in this application, and/or
- b) ☐ the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

that all information contained in this application is complete and accurate to the best of their knowledge.

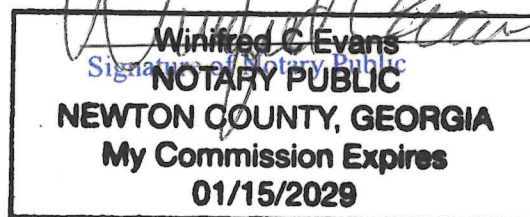
Billy Scott Stephens
Owner's Signature

6.26.26
Date

Billy Scott Stephens
Print Name and Title

Sworn to and subscribed before me this 26 day of June, 2026.

(Seal)



FORM 892

QUITCLAIM DEED

State of Georgia, WALTON County

THIS INDENTURE, made the 20th day of January in the year 1989, between one thousand nine hundred and eighty-nine

FIRST NATIONAL BANK OF ATLANTA

of the County of Walton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

PHIJTT, INC.

of the County of Walton, and State of Georgia, 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee

All that tract or parcel of land lying, situate and being in the County of Walton, State of Georgia, in the Corporate City Limits of Monroe, 419 G.M.D., containing 2.331 Acres, being Lot #3 according to a plat of survey entitled "Final Plat of Monroe West-- A Professional Business Park", dated February 15, 1988, recorded in the Office of the Clerk of Superior Court at Plat Book 44, p. 44 on April 15, 1988, which plat is specifically incorporated herein by reference for a more complete description.

This deed is given for the purpose of releasing the above referenced lot from that certain deed to secure debt between the parties recorded in Deed Book 259, pages 340-343, Walton County Records.

89 JAN 27 PM 3:22
KATHY M. ROBERTS
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA.

206

FILED
JAN 30 1989

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in the presence of:

By [Signature] (Seal)
City Assistant Vice President
Attest [Signature] (Seal)
City Assistant Vice President

[Signature]
Witness
[Signature]
Notary Public
1-26-89

Notary Public, Walton County, Georgia
My Comm. Expires 12/31/93

TO HAVE AND TO HOLD the said tract or parcel of land, 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 whomsoever.

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

Signed, sealed and delivered in the presence of:

John R. Myers
(Unofficial witness)

Gene Gravette (Seal)
GENE GRAVETTE

John C. Brown
(Notary Public)

____ (Seal)

____ (Seal)



WARRANTY DEED

FROM

TO

GEORGIA, _____ County,
Clerk's Office Superior Court

Filed for Record at _____ o'clock _____ M.

Recorded Book _____ Page _____

_____, 19 _____, 19 _____
Clerk

SORRELLS, HEARN & CHILDERS
139 East Highland Avenue
Monroe, Georgia 30655

227

PROTECTIVE COVENANTS

1. LOTS SHOWN ON THIS PLAN ARE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH ARE COVENANTS RUNNING WITH THE LAND AND MAY BE ENFORCED BY THE OWNER OF ANY LOT IN THE SUBDIVISION AND SHALL REMAIN IN FORCE AND EFFECT UNTIL THE 15th DAY OF MAY, 1975.
2. LOTS SHOWN SHALL BE FOR SINGLE FAMILY RESIDENCE PURPOSES ONLY.
3. NO LOT SHALL BE SUBDIVIDED NOR SHALL MORE THAN ONE HOUSE BE ERRECTED ON ANY ONE LOT.
4. NO HOUSE SHALL BE DEEPER THAN TWO FEET DEEPER THAN SHOWN ON PLAN, NOR NEARER TO ANY SIDE STREET THAN SHOWN AND SHOWN ON PLAN, NOR NEARER THAN 10' TO ANY SIDE OF LOT, THE SUM OF THE 2 SIDE YARDS ON ANY LOT SHALL NOT BE LESS THAN 25'.
5. NO BUILDING SHALL BE ERRECTED ON ANY LOT TO BE USED AS A SCHOOL, CHURCH OR PARISH.
6. NO TEMPORARY HOUSE, SHED, LOT OR TRAILER SHALL BE ERRECTED OR OCCUPY ANY LOT AS A RESIDENCE, SCHOOL, CHURCH OR PARISH.
7. NO RESIDENCE SHALL BE ERRECTED ON ANY LOT NEARER THAN 10' TO ANY SIDE OF LOT.
8. STREETS TO BE PAVED BY OWNER.

OWNER'S ACKNOWLEDGMENT

STATE OF GEORGIA
COUNTY OF WALTON
I, the undersigned, the owner of the above described land, do hereby certify that the above described land is being subdivided into lots as shown on the above described plan and that the same are being subdivided for the purpose of selling the same as single family residential lots.

SURVEYOR'S CERTIFICATE

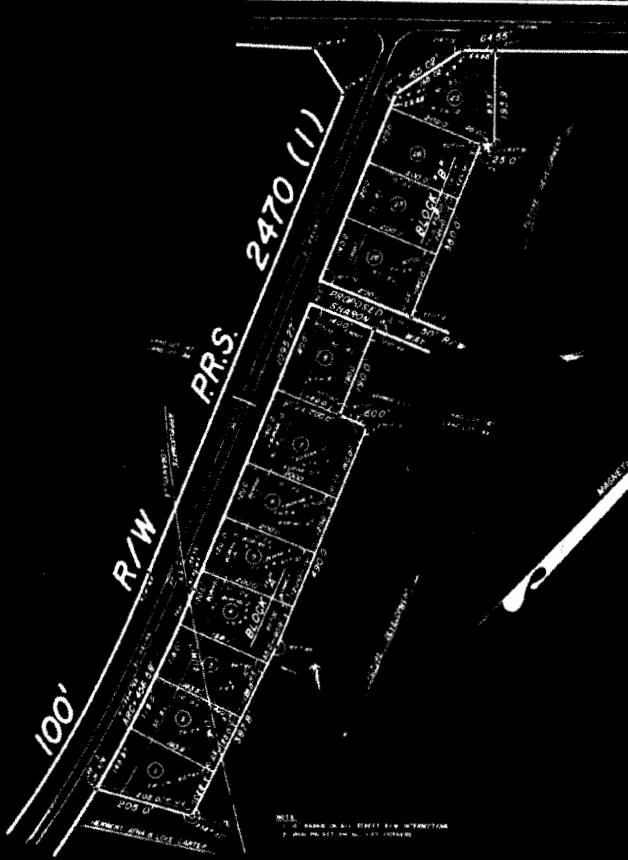
I, the undersigned, a duly licensed and qualified surveyor of the State of Georgia, do hereby certify that the above described land has been surveyed and that the same are being subdivided into lots as shown on the above described plan and that the same are being subdivided for the purpose of selling the same as single family residential lots.

HANNON, MECKS & BAGWELL,
SURVEYORS & ENGINEERS, INC.

IN PRESENCE OF
WITNESSES
COUNTY OF WALTON

Sub No. 100-10

100' R/W GA. HWY. NO. 20



LEGEND

- 1. BOUNDARY LINE
- 2. EASEMENT
- 3. RIGHT OF WAY
- 4. LOT
- 5. STREET
- 6. ALLEY
- 7. FENCE
- 8. DRAINAGE
- 9. UTILITY
- 10. ELEVATION
- 11. AREA
- 12. DISTANCE
- 13. BEARING
- 14. CURVE
- 15. POINT
- 16. CORNER
- 17. MONUMENT
- 18. ADJACENT
- 19. ROAD

CERTIFICATION BY

COUNTY HEALTH DEPARTMENT
I, the undersigned, the health officer of the County of Walton, Georgia, do hereby certify that the above described land is being subdivided into lots as shown on the above described plan and that the same are being subdivided for the purpose of selling the same as single family residential lots.

BLOCK & LOT CHART

BLOCK	LOTS
1	1
2	2
TOTAL	2

APPROVAL OF THE CITY OF LOGANVILLE

I, the undersigned, the mayor of the City of Loganville, Georgia, do hereby certify that the above described land is being subdivided into lots as shown on the above described plan and that the same are being subdivided for the purpose of selling the same as single family residential lots.

DATE: 15th day of May, 1975

BY: [Signature]

APPROVAL OF THE BOARD AND COUNCIL OF THE CITY OF LOGANVILLE

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DATE: 15th day of May, 1975

BY: [Signature]

Letter of Intent

City of Loganville- letter of intent for requested variance located at 0 North Sharon Church Road, Loganville GA.

On behalf of Billy Scott Stephens – Estate of Barbara Stephens

Variance requested to reduce requirements of build line from 125 to 100 feet on said property. Property was purchased with 3 other lots all part of Overlook subdivision. All 3 lots have homes built on them. LG060046 was part of the Estate of Barbara Stephens. At her death, heir to the estate, wishes to sale property. To sell property, variance needs to be approved for 100 feet build line per City of Loganville.

Present zoning R22 complies with residential building.

Not approving the variance becomes a hardship on sale of property. Property is zoned R22, thus deemed residential build.

Current owner, Billy Scott Stephens, does not have intent to build on property. Parties interested in buying property have expressed intent to build on property. At this time there is not a plan in hand for home to be placed on property. The only intent for requested variance is to meet requirements to sale property.

Britt W H
108 N Sharon Church Rd

Ricky Rudasill
1095 Echo Valley Ct

N+L Real Estate Ventures
9780 Congers Rd.

Barbara Stephens
118 N Sharon Church Rd.

APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

In the space provided or in a separate attachment, provide responses to the following questions:

1. What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?

Build line requested to be 100'

2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?

none

3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?

Cannot sale property without variance
Approval for 100' build line

4. Would the requested relief, if granted cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?

no

5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance?

no

Sec. 119-209. - R-22 single-family suburban residential district.

- (a) *Scope and purpose.* The provisions of this section apply to the R-22 single-family suburban residential district. The R-22 single-family suburban residential district is intended to provide suitable open areas for single-family, detached dwellings located in a suburban setting at low to moderate densities, with access to public water and sewer.
- (b) *Permitted uses.*
- (1) Single-family detached dwellings, but not including mobile homes. Customary residential accessory buildings or uses, provided such shall be permitted only in the rear yard and shall be situated not less than ten feet from any property line; and further provided that in case of corner lots such buildings or structures shall be set back at least 40 feet from any side street right-of-way line.
 - (2) Noncommercial horticulture or agriculture.
 - (3) Home occupations.
 - (4) Signs. See chapter 111.
 - (5) Parking. See section 119-380.
- (c) *Space limits.* Following are the space limits for the R-22 single-family suburban residential district:

Minimum lot area	22,000 sq. ft. for single-family residence
Minimum lot width	125 feet at the building line
Minimum front yard	40 feet for major collector street 35 feet for minor collector streets
Minimum rear yard	40 feet from property line
Minimum side yard	20 feet from the property line
Maximum building height	3 stories
Minimum floor area (excluding garages, carports, porches, patios and basements)	1,600 square feet of heated floor space

(Ord. of 9-18-2014(2))



road

Loganville