



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: 3/18/2024

Application # V 24-017

APPLICATION FOR ADMINISTRATIVE VARIANCE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Kensey Cous</u> ADDRESS: <u>2624 Heltonwood Court</u> CITY: <u>Ruford</u> STATE: <u>Georgia</u> Zip: <u>30519</u> PHONE: <u>678-739-5312</u>	NAME: <u>Kensey Cous</u> ADDRESS: <u>2624 Heltonwood Court</u> CITY: <u>Ruford</u> STATE: <u>GA</u> Zip: <u>30519</u> PHONE: <u>678-739-5312</u> (*attach additional pages if necessary to list all owners)

Applicant is: Property Owner Contract Purchaser Agent

CONTACT PERSON: Kensey Cous PHONE: 678-739-5312
 EMAIL: Kencey@yahoo.com FAX: NA

PROPERTY INFORMATION

MAP & PARCEL # _____ ADDRESS: 214 Covington Street, Loganville, GA

Description of Request: Extending the existing porch from 26 ft x 8 ft to the existing width 38 ft x 10 ft

VARIANCE REQUEST

Existing 26x8
 New 38' x 10'

- Front yard or yard adjacent to public street : 10 ft. (Not to exceed ten feet)
- Left Right Rear yard setback: _____ ft. (Variance not to exceed five feet)
- Distance between buildings on the same lot: _____ ft. (Variance not to exceed five feet)
- Height of building: _____ ft. (Variance not to exceed five feet.)
- Parking spaces: _____ ea. (Not to exceed ten percent of that required. Handicapped parking is excluded)
- Buffer Reduction: _____ ft. (May reduce by 25 percent where the intent of the required buffer can be equally or otherwise achieved, if buffer is not a condition of zoning.)

You must attach: Site Plan Plat of Property Letter of Intent

ACTION: Approved Approved w/conditions Denied Reason for Denial: _____

Director of Planning & Development _____ Date _____

2624 Heltonwood Court
Buford Georgia 30519

March 18, 2024

Planning and Development
4303 Lawrenceville Road
P.O. Box 39
Loganville, GA 30052

Dear Mr. Perri:

I am writing this letter to inform the City of Loganville of my desire to extend and rebar the existing porch from 26' x 8' to 38' x 10'. The property in concern is at 214 Covington Street, Loganville, Georgia, 30052.

Upon any questions, you may call me at 678-739-5312.

Sincerely,



Rensley Cew

Walton County, GA

Summary

Parcel Number LG050044
Location Address 214 COVINGTON ST
Legal Description LOT(.26AC)
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R16
Tax District Loganville (District 03)
Millage Rate 44.425
Acres 0.26
Neighborhood LOGANVILLE LOTS 40000 BASE-00010 (00010)
Homestead Exemption No (S0)
Landlot/District 154 / 4

[View Map](#)



Owner

HODGES MORGAN H (DECEASED)
 1190 W SPRING ST
 MONROE, GA 30655

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	00010-LT - \$40,000 BASE LOGANV	Lot	0	0	0	0.26	1

Residential Improvement Information

Style Single Family
Heated Square Feet 1336
Exterior Walls Wood Siding
Foundation Masonry
Basement Square Feet 0
Year Built 1890
Roof Type Asphalt Shingles
Heating Type Baseboard
Number Of Full Bathrooms 1
Number Of Half Bathrooms 0
Value \$40,700
Fireplaces\Appliances Standard Fireplace 1
House Address 214 COVINGTON ST

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
SV/BLDG	1900	1x250 / 0	1	\$50

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/19/2017	4022 027	NPR	\$0	Deed of Gift	HODGES MORGAN &	HODGES MORGAN H
	130 635	NPR	\$0	Unqualified Sale		HODGES MORGAN &

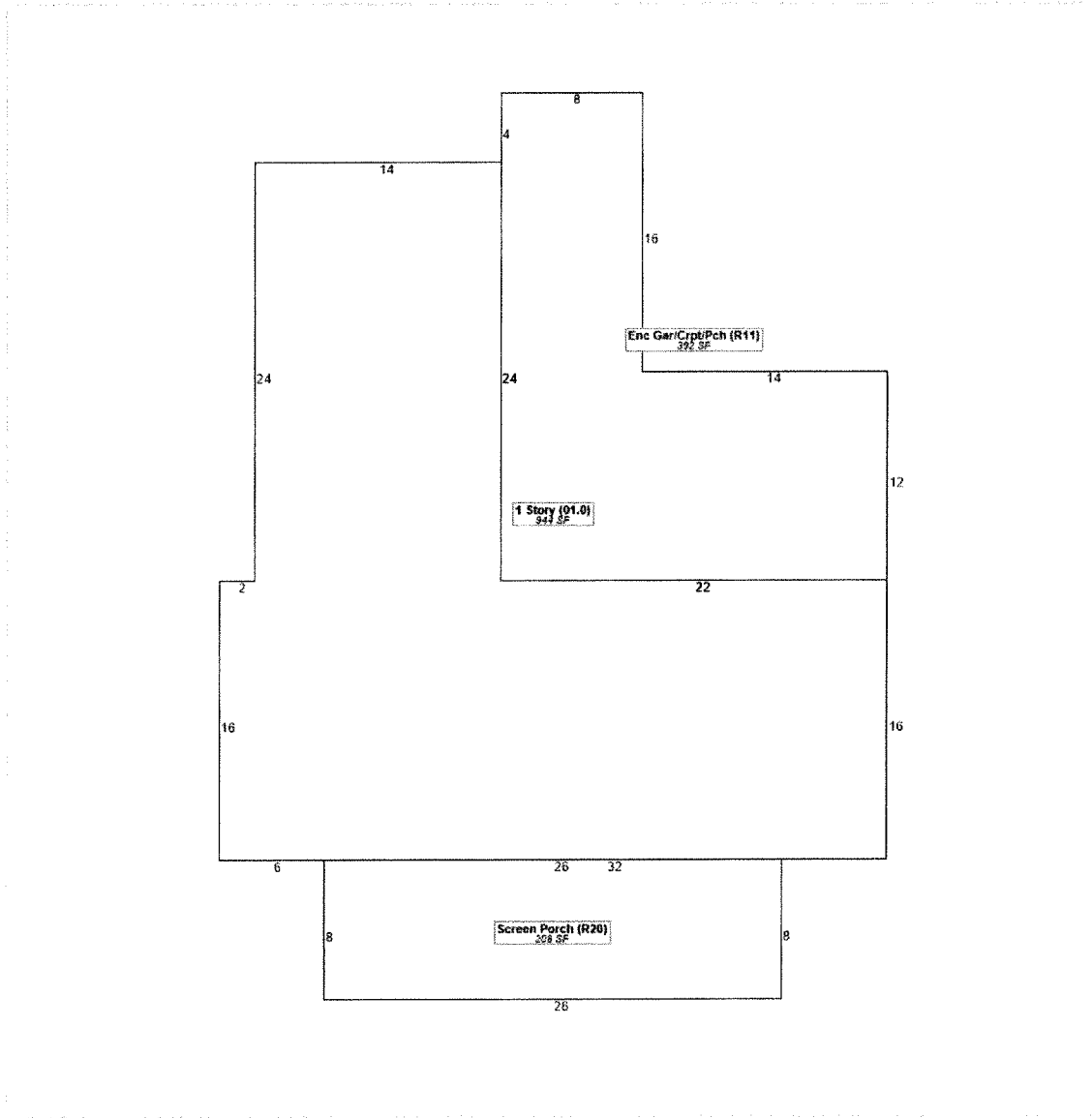
Valuation

	2023	2022	2021	2020
Previous Value	\$72,550	\$66,550	\$60,850	\$54,750
Land Value	\$40,000	\$34,000	\$34,000	\$30,000
+ Improvement Value	\$40,700	\$38,500	\$32,500	\$30,800
+ Accessory Value	\$50	\$50	\$50	\$50
= Current Value	\$80,750	\$72,550	\$66,550	\$60,850

Photos



Sketches



No data available for the following modules: Rural Land, Commercial Improvement Information, Manufactured Homes, Prebill Mobile Homes, Permits.

This information was generated by a system that uses data from public records and other sources. It is provided as a service to our users and is not intended to be used for legal or other purposes. The information is provided as is and we do not warrant its accuracy or completeness. For more information, please contact our support team.

User Privacy Policy | GDPR Privacy Notice
 Last Data Upload: 3/18/2024, 8:00:11 PM



Mail body: Fwd:

Sent from my iPhone

Begin forwarded message:

From: Kencey Ceus <kencey@yahoo.com>
Date: March 19, 2024 at 11:26:01 PM EDT
To: kencey@yahoo.com
Subject: Fwd:

📎

Sent from my iPhone

Begin forwarded message:

From: 6787395312@nms.cricketwireless.net
Date: March 19, 2024 at 9:08:01 PM EDT
To: kencey@yahoo.com

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