



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: 3/8/24

Application # V 24-016

APPLICATION FOR MAJOR VARIANCE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Southern / Ankee</u>	NAME: <u>Ann R. Jones</u>
ADDRESS: <u>4411 Sulfur Dam Rd.</u>	ADDRESS: <u>DD Bay Lf 08</u>
CITY: <u>Suwanee</u>	CITY: <u>Loganville</u>
STATE: <u>GA</u> Zip: <u>30518</u>	STATE: <u>GA</u> Zip: <u>30052</u>
PHONE: <u>404-791-0468</u>	PHONE: <u>678-858-1766</u>

(*attach additional pages if necessary to list all owners)

Applicant is: Property Owner Contract Purchaser Agent Attorney

CONTACT PERSON: Zeb Barbee PHONE: 404-791-0468
 EMAIL: Zebbarbee@Yahoo.com FAX: _____

PROPERTY INFORMATION

MAP & PARCEL # LG11008A PRESENT ZONING: R44 ACREAGE: 6.86
 ADDRESS: SW Corner of Covington St and Hodges St COUNTY: _____
 Ordinance and Section from Which Relief is Sought: Section 119-208.c - Minimum Lot Width
 Description of Request: Request to reduce minimum lot width of proposed lots 1,2,4 &5 from 150' to 140'.

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: _____

Accepted by Planning & Development: Sam Black DATE: 3/8/24 FEE PAID: \$500.00

CC# 9110 CHECK# _____ RECEIPT# 20067009 TAKEN BY: SB DATE OF LEGAL NOTICE: 4/3/2024 NEWSPAPER: THE WALTON TRIBUNE

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

Commission Chairman: _____ DATE: _____

CITY COUNCIL ACTION: Approved Approved w/conditions Denied Tabled to _____
 Referred Back to Planning Commission Withdrawn

 Mayor City Clerk Date

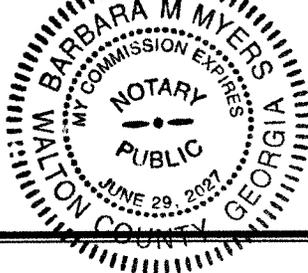
Applicant's Certification

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.

[Signature]
Applicant's Signature 3/8/24
Date

Zeb Barber
Print Name and Title
GADL 055059363 exp. 8-27-2025

Sworn to and subscribed before me this 8th day of March, 2024.

(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)

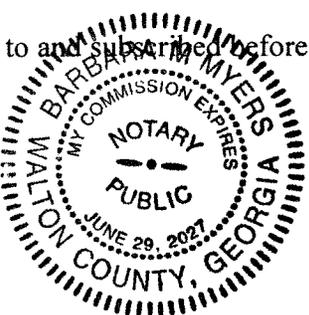
- a) the owner of record of property contained in this application, and/or
- b) the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

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

Ann R. Jones
Owner's Signature 3-8-2024
Date

Ann R. Jones, Owner
Print Name and Title

Sworn to and subscribed before me this 8th day of March, 2024.

(Seal)  [Signature]
Signature of Notary Public

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?

Due to lay out this is the
Best use of Property.

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

We are trying to make use of
the property.

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

We are trying to get the
Best use out of the
Property.

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

From: Brian Hughes brian.hughes@rwsdesignbuild.com
Date: Mar 18, 2024 at 6:26:13 AM
To: Zeb Barbee zeb.zbhomes@yahoo.com

3/14/20024

City of Loganville
P.O. Box 39
Loganville, GA 30052

Request for Variance on property located on corner of Covington and Hodges Street.

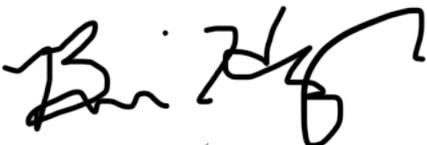
Greetings:

This variances requests concerns two tracts of tract of land located at the corner of Hodges Street and Covington Street. The property will be developed for a minor single family subdivision under the R-44 zoning. The homes in the development will have brick, stone, stucco or masonry siding..

There

is a pocket part of open space behind the lots and between the lots and adjoining property owners.

The variance request is to reduce the lot width from 150 feet to 140 feet. Based on the shape of the property and existing road frontage this is the only way to make the property economically viable.



Brian Hughes
Southern Yankee Capital
678-315-4551
Brian.Hughes@rwsdesignbuild.com

LAND DESCRIPTION

All the tract or parcel of land lying and being in Land Lot 155 of the 4th District, City of Loganville, Walton County, Georgia and being more particularly described as follows:

To find the **POINT OF COMMENCEMENT**, begin at a Mag Nail Found at the Centerline Intersection of Hodges Street (Apparent 40' R/W) and Covington Street (Apparent 40' R/W); THENCE leaving said intersection, South 52 degrees 01 minutes 54 seconds West for a distance of 24.27 feet to an Iron Pin Set at the intersection of the Westerly Right-of-Way of Hodges Street and the Southerly Right-of-Way of Covington Street, said point being THE POINT OF BEGINNING.

THENCE from said Point as thus established and continuing along aforesaid Westerly Right-of-Way of Hodges Street, South 26 degrees 37 minutes 27 seconds East for a distance of 544.61 feet to a Point; THENCE leaving said Right-of-Way, South 43 degrees 54 minutes 15 seconds West for a distance of 190.11 feet to a ½" Rebar Found; THENCE North 65 degrees 39 minutes 15 seconds West for a distance of 270.26 feet to a ½" Rebar Found; THENCE North 67 degrees 50 minutes 40 seconds West for a distance of 348.96 feet to a ½" Rebar Found (Disturbed); THENCE North 14 degrees 31 minutes 08 seconds East for a distance of 507.21 feet to a ½" Rebar Found on the aforesaid Southerly Right-of-Way of Covington Street; THENCE continuing along said Right-of-Way, South 71 degrees 32 minutes 14 seconds East for a distance of 347.94 feet to an Iron Pin Set, said point being THE POINT OF BEGINNING.

Said property contains 6.864 Acres.

Adjacent Property Owners Info for Covington & Hodges Street Project

139 Hodges St, Loganville, GA 30052-3365, Loganville, Walton County ☆

APN LG1100000016000 CLIP 4542158859 Expired Listing Print Email

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Beds	Full Baths	Half Baths	Sale Price	Sale Date	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type
N/A	N/A	N/A	\$240,000	07/29/2022	3,222	36,155	1983	OFC BLDG

Owner Information

Owner Name	Beautiful Weddings Limited Liability Company	Tax Billing Zip	30052
Tax Billing Address	4054 Bay Creek Rd	Tax Billing Zip+4	8611
Tax Billing City & State	Loganville, GA	Owner Occupied	No

4580 Atlanta Hwy, Loganville, GA 30052-2640, Loganville, Walton County ☆

APN LG1100000012000 CLIP 9332592537 Print Email

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Beds	Full Baths	Half Baths	Sale Price	Sale Date	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
N/A	N/A	N/A	\$184,816	02/01/1996	9,976	55,321	N/A	AUTO SALES

Owner Information

Owner Name	Moseley Elaine F	Tax Billing Zip	65801
Tax Billing Address	Po Box 9167	Tax Billing Zip+4	9167
Tax Billing City & State	Springfield, MO		

4577 Atlanta Hwy, Loganville, GA 30052-2636, Loganville, Walton County ☆

APN LG1100000011000 CLIP 2966432558 Print Email

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Beds	Full Baths	Half Baths	Sale Price	Sale Date	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
N/A	N/A	N/A	N/A	00/1974	4,967	122,839	N/A	FIN'L BLDG

Owner Information

Owner Name	Athens First Bank &	Tax Billing Zip	30655
Tax Billing Address	140 E Washington St	Tax Billing Zip+4	1618
Tax Billing City & State	Monroe, GA	Owner Occupied	No

299 Covington St, Loganville, GA 30052, Loganville, Walton County ☆

APN LG1100000007000 CLIP 1192957435 Print Email

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Beds	Full Baths	Half Baths	Sale Price	Sale Date	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type
N/A	1	N/A	N/A	00/1978	2,084	168,577	1925	SFR

Owner Information

Owner Name	Jones Ann R	Tax Billing Zip	30052
Tax Billing Address	Po Box 408	Tax Billing Zip+4	0408
Tax Billing City & State	Loganville, GA		

