



DEPARTMENT OF UTILITIES
P.O. Box 39
4303 Lawrenceville Road
Loganville, GA 30052

Administrative Modification Appeal Request

Owner / Applicant: Taneshia Knight

Address of Owner: 206 ELEANORA WAY, LOGANVILLE, GA 30052

Phone Number [REDACTED]

Address of Property for Requested Modification Appeal: 206 ELEANORA WAY, LOGANVILLE, GA 30052

Project Name: Fence

District: Land Lot: Parcel Number: 39/R5161269 Current Zoning District: R5

Justification for Appeal of Staff Interpretation of the Development Regulations: Please see justification letter attached.

Additional Justification (attach additional supporting documents or explanation if needed)

Signature of owner: Taneshia L. Knight Date: 09/25/2023

Do not write below this line

Date Received: 9/28/23 Council Meeting Date: 10/12/23

- COUNCIL APPROVED
COUNCIL APPROVED WITH CONDITIONS:
COUNCIL DENIED

Taneshia Knight
206 Eleanora Way
Loganville, GA 30052

September 28, 2023

City of Loganville
4303 Lawrenceville Highway
Loganville, GA 30052

RE: Administrative Modification Request Appeal

Dear City of Loganville Councilmembers,

I am writing this letter of appeal in a hope for reconsideration regarding the denial of my application for an administrative modification to my fence installation.

As a new resident to the city of Loganville and first-time home buyer, my home was purchased here in July 2022. During the purchase process, I often and specifically asked about the use of my lot space as I always knew I would need a fence due to living in the city limits and having a nice size dog and two young kids. I was always told that I was able to erect a fence to my property line as long as I followed HOA regulations and my neighbors were in agreeance with the fence. I was never told or warned about a drain easement. We, the very first owners of Eleanora, have all had surveyors, licensed experts, and contractors out here making sure we were all in good standing with erecting fences. When we started to get approvals for fences, we all followed the same protocol so we would all be on the same page. Fences started going up out here in October 2022. My fence went up November 2022. It wasn't until May 2023 when we all received citations on the same day, as if this was a planned act, that we became aware that we were in violation for the fences.

As a single mother of two and dog mom, I went into debt to have this fence erected because I was told I would be required to have one in the city in order for my dog to live as a dog and my kids enjoy their space while not impeding on my new neighbors; that is what I did. At this time in my life, I do not have the funds to break down the fence; it was expensive for it to go up, but I was told I had to have one by HOA in order to live here. I try my best to be an example for my kids and my community; so, I would never maliciously do something that would be in violation of any rules or regulations.

I am a research type of girl; so, I did my own research to see how other cities handle such situations. Most of the cities have stated they don't have this issue because they don't make t an issue. Other cities stated they allow the fences and grant an indemnification waiver to their residents. So, I am requesting the city of Loganville to help me and my fellow neighbors by coming to some type of compromise with this fencing issue. It has been one of the most stressful issues in my life as anew person to a new area not knowing anyone who can help make this all make sense.

Please consider granting this modification on a set of terms we can all agree on and lets go back to living our lives peacefully in Loganville.

Thanks so much for listening (well, reading 🙏),

Taneshia Knight

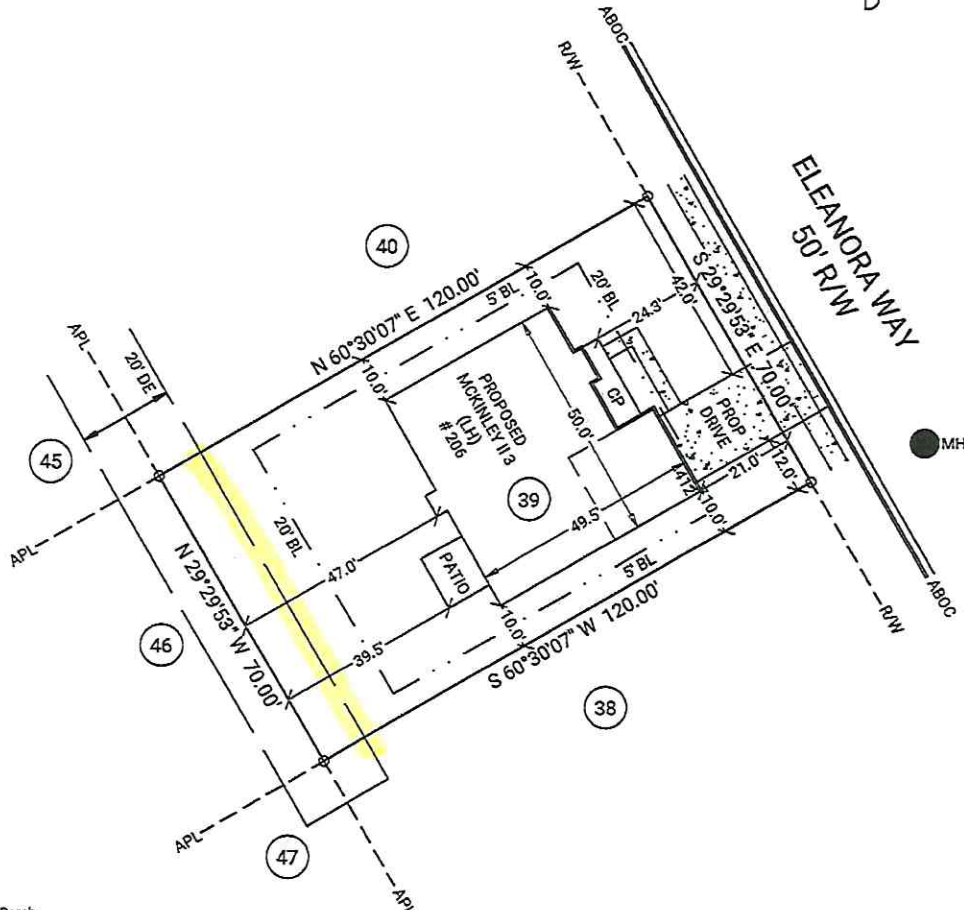
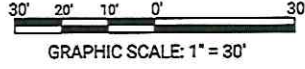
ADDRESS: 206 ELEANORA WAY

AREA: 8,400 SF ~ 0.193 ACRES

PLAT BOOK 152, PAGES 250-251

PARCEL #: TBD

MFE= NO MFE PER FINAL PLAT



- P Porch
- PAT Patio
- X- Fence
- MH Manhole
- PROP Proposed
- CB Catch Basin
- FH Fire Hydrant
- CP Covered Porch
- TOF Top of Form
- RBF Rebar Found
- RBS Rebar Set
- N/F Now or Formerly
- R/W Right of Way
- BL Building Line
- UE Utility Easement
- DE Drainage Easement
- SSE Sanitary Sewer Easement
- MFE Minimum Floor Elevation
- ABOC Approximate Back of Curb
- APL Approximate Property Line

General Notes: No field work has been performed. This property is subject to additional easements or restrictions of record. Carter & Clark Land Surveyors is unable to warrant the accuracy of boundary information, structures, easements, and buffers that are illustrated on the subdivision plat. Utility easement has not been field verified by surveyor. Contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client, use by third parties is at their own risk. Dimensions from house to property lines should not be used to establish fences. City sidewalks, driveway approaches, and other improvements inside the city's right of way are provided for demonstration purposes only. Consult the development plans for actual construction. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

SUB: Eleanora (F.K.A Brand Road)
LOT: 39

Land Lot 161, 15th District, City of Loganville, Gwinnett County, Georgia

PLOT PLAN FOR:

DRB DAN RYAN HOMES
DRB GROUP

ORDER DATE: 10/07/2021
20211001781 DRB ATL



CARTER + CLARK
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3090 Premiere Parkway, Suite 600
Duluth, GA 30097
866.637.1048
www.carterandclark.com
FIRM LICENSE: LSF000244



Administrative Modification Appeal Request

Owner / Applicant: Carmun Martin Bono
Address of Owner: 203 Cleandra Way Loganville Ga 30052
Phone Number: [REDACTED]

Address of Property for Requested Modification Appeal: 203 Cleandra Way Loganville Ga 30052
Project Name: Fence

District: _____ Land Lot: _____ Parcel Number: _____ Current Zoning District: _____

Justification for Appeal of Staff Interpretation of the Development Regulations: I hired a company to construct the fence. In addition an approval from the HOA. It was a gift from my grandparents in which I could not afford at the time. I simply can not afford to reconstruct or take it down 105' x 10' of my yard

Additional Justification (attach additional supporting documents or explanation if needed)
Signature of owner: [Signature] Date: Sept 27 2023

Do not write below this line

Date Received: 9/27/23 Council Meeting Date: 10/12/23

- COUNCIL APPROVED
- COUNCIL APPROVED WITH CONDITIONS:
- COUNCIL DENIED

Carmyn Martin-Boone
208 Eleanora Way
Loganville GA 30052

September 27, 2023

City of Loganville
4303 Lawrenceville Road
Loganville GA 30052

Re: Administrative Modification Appeal Request

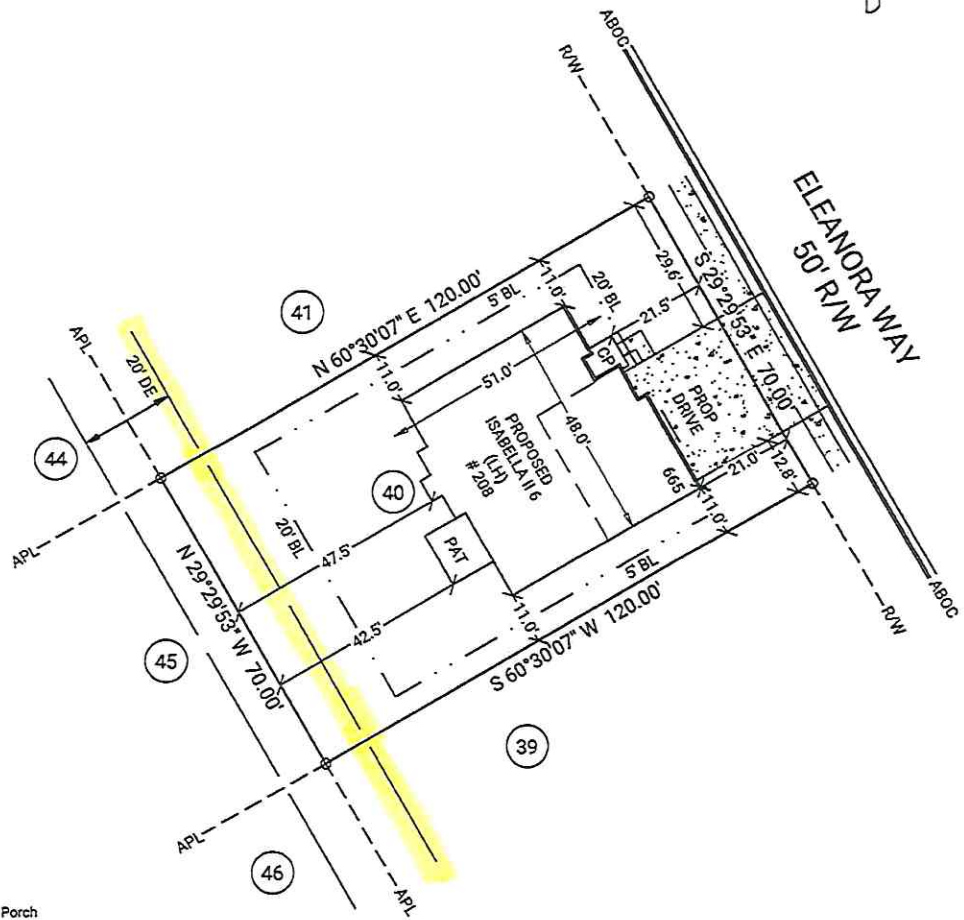
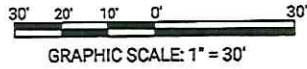
To Whom It May Concern

I am writing this letter of appeal and reconsideration regarding the denial of my application for an administrative fence installation. As a new resident of Loganville I in good faith thought I was following all the rules and regulations required in abiding to obtain a fence.

When I purchased this house, I immediately fell in love with my floorplan as well as the backyard. It was perfect for a family of four and a small dog to enjoy summer backyard fun. During my walk through with DRB I was never informed about an easement being in my backyard. I even asked about a fence since I have small children and a miniature poodle. Had I been informed I would have declined this property and chosen another home in the independence community of which was my initial first choice.

I had originally planned to construct my fence next year before summer of 2024, but I was forced to build sooner due to some renters that lived behind me that violated my property and allowed their pit bull to roam our neighborhood. It simply was not safe for my children and my dog at the time, nor could I financially afford to start a 5k project after closing on my home. The fence was gifted to me as a housewarming present from my godparents after hearing the horrible stories about these renters and my dog being attacked. Even in distress I followed the proper procedure by contacting HOA and providing all the necessary documents needed to obtain a fence. The application was approved, and no one reached out to say hey you have an easement, and you need to come in 10ft. For me personally it's a lot of land to lose and not have access to and would not have purchased this property. To make a long story short I simply cannot afford to reconstruct this fence at this time. It isn't obstructing anything or crossing over into someone else's yard. I really enjoy this community its peaceful, I have great neighbors. So many of us have been affected by this situation due to lack of knowledge.

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 PLAT BOOK 152, PAGES 250-251
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