

where people matter

City of Loganville

Public Utilities
Brandon Phillips
Director

P.O. Box 39
Loganville, GA 30052

Tel: 770-466-3240

Staff Report Department of Public Utilities

To: Honorable Mayor Baliles and Members of the City Council

Through: Danny Roberts, City Manager

From: Brandon Phillips, Director of Utilities

Date: August 10, 2023

Subject: Appeal Request for Fencing in Eleanora Subdivision

REQUEST:

Homeowners in Eleanora Subdivision are requesting an appeal to prevent removal of privacy fencing installed on a drainage easement. The appeal will require the City Council's decision on whether the fencing can remain or needs to be removed.

PROPERTIES IN VIOLATION:

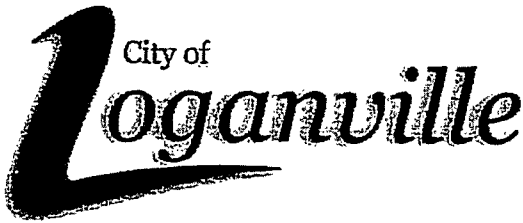
104 Eleanora Park
109 Eleanora Park
111 Eleanora Park
204 Eleanora Way
219 Eleanora Way
227 Eleanora Way
304 Eleanora Crossing
309 Eleanora Crossing

BACKGROUND:

Each property owner installed privacy fencing without a permit and within a stormwater drainage easement. The Utilities Department denied these homeowners their request to keep the fencing within a drainage easement. In section 7.4.6 of the development regulations (see attached) it states "the property owner will be required to keep the easement free of obstruction in such a way as to assure the maximum designed flow at all times." The comment "structures are not allowed in drainage easements" is also noted on the final plat.

City of Loganville Development Regulations

- 7.4.3 Permanent sanitary sewer easements shall be no less than 20 feet in width when no other parallel utilities are located therein. When warranted, temporary construction easement widths shall be determined by the Department. An additional building setback distance of 5 feet shall be provided on all sides of the permanent sanitary sewer easement. Where the easement contains two or more utility lines in the same easement, an additional building setback distance of 10 feet shall be provided on all sides of the permanent easement. *(Amended 03/12/2020)*
- 7.4.4 A common easement for sanitary sewer and drainage purposes may be allowed if the pipes are parallel and at least 10 feet is provided between pipes (on center). The easement width shall be equal to the width shown in Table 7-A plus the width distance separating the pipes (minimum of 10 feet). An additional building setback distance of 10 feet shall be provided on all sides of the common easement for sanitary sewer and drainage purposes. *(Amended 03/12/2020)*
- 7.4.5 Drainage easements shall be provided where a development is traversed by or contains a water course, impoundment, detention facility, improved channel, floodplain, natural stream or channel. It shall conform substantially to the flooding limits of the 100 year storm based on fully developed conditions, but shall be no less than 20 feet in width.
- 7.4.6 Drainage and utility easements off the street right-of-way shall be clearly defined on the Final Plat or Boundary Survey Plat. Such easements are for ingress and egress to reach facilities and for the purposes of installing, servicing, replacing, repairing, removing, maintaining, and improving the drainage facility or underground utility uses as determined by the City. The property owner will be required to keep the drainage easement free of obstruction in such a way as to assure the maximum designed flow at all times. The property owner shall not alter any drainage improvements without the prior written approval from the City. Permanent structures, except paved driveways, shall not be constructed or erected in an easement or any part thereof without the prior written approval from the City. Driveways shall cross an easement as close to perpendicular as practical. Property owners may plant



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

Administrative Modification Appeal Request

Owner / Applicant: Leara and Randy Stokes

Address of Owner: 104 Eleanora Park Loganville, GA 30052

Phone Number: [REDACTED]

Address of Property for Requested Modification Appeal: 104 Eleanora Park Loganville 30052

Project Name: Fence

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

Justification for Appeal of Staff Interpretation of the Development Regulations: Fence is

already constructed. We hired a licensed and insured company doing business in Loganville for years. We also received approval from the HOA and cannot afford to have the fence moved or loose space in my yard which we a taxed for.

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

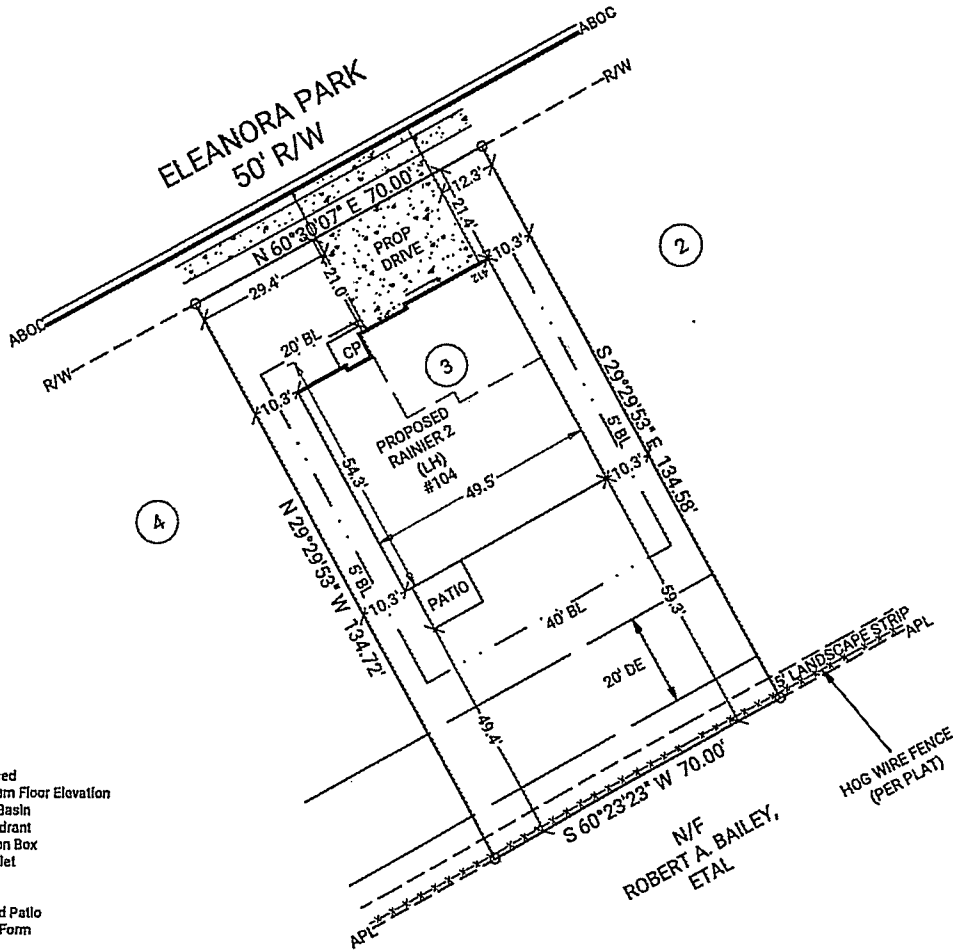
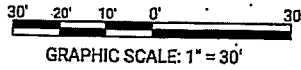
Signature of owner: Leara Menu Stokes Date: 6/27/2023

Do not write below this line

Date Received: 6/27/23 Council Meeting Date: 8/10/23

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

ADDRESS: 104 ELEANORA PARK
 AREA: 9,425 SF ~ 0.216 ACRES
 PLAT BOOK 152, PAGES 250-251
 PARCEL #: TBD
 MFE= NO MFE PER FINAL PLAT



- PROP Proposed
- MFE Minimum Floor Elevation
- CB Catch Basin
- FH Fire Hydrant
- JB Junction Box
- DI Drop Inlet
- P Porch
- PAT Patio
- CP Covered Patio
- TOF Top of Form
- X- Fence
- 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
- 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: Eleanor (F.K.A Brand Road)
 LOT: 3

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

PLOT PLAN FOR:

DRB DAN RYAN
DRB GROUP HOMES

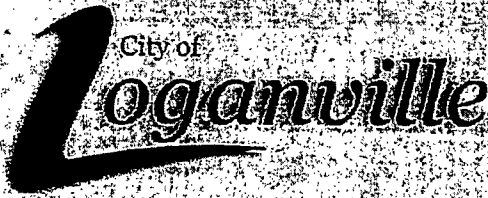
ORDER DATE: 10/07/2021
 20211001776 DRB ATL FC: N/A



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DEPARTMENT OF UTILITIES
P.O. Box 89
4303 Lawrenceville Road
Loganville, GA 30052

Administrative Modification Appeal Request

Owner / Applicant: Tisha & Joshua Sullivan
Address of Owner: 109 Eleanora Park Loganville GA 30052
Phone Number: [REDACTED]

Address of Property for Requested Modification Appeal: 109 Eleanora Park Loganville GA 30052
Project Name: Fence on Property
District/Land Lot/Parcel Number: 161, 101, 63 Current Zoning District: 15

Justification for Appeal of Staff Interpretation of the Development Regulations:

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

Signature of owner: [Signature] Date: 6-20-23

Do not write below this line

Date Received: 7/2/23 Council Meeting Date: 8/10/23

- COUNCIL APPROVED
- COUNCIL APPROVED WITH CONDITIONS
- COUNCIL DENIED

Administrative Modification Appeal Request

Owner/Applicant: Tisha Sullivan; Joshua Sullivan

Re: Appeal request

Address: 109 Eleanora Park Loganville, GA 30052

Legal description of land: Parcel 161 lot # 63

Date: June 29, 2023

To whom it may concern,

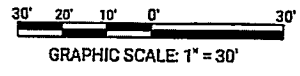
We are writing to request an appeal on the denial of the installation of a structure inside a drainage easement. The land on parcel 161 lot # 63 is currently being used for single family residential housing purposes. The needed structure that is subject to this appeal is a fence that sits six feet high, and 1.5 inches above the ground. Below we have set forth the reasons that this appeal should be granted according to the administrative modification request received on June 19, 2023.

1. The appeal should be granted because there are in fact exceptional conditions that would promote the general welfare warranting approval. When purchasing the home, we assumed that we would have the right of privacy on our land, as provided by the fourth amendment of the constitution. Taking the fence down would deprive us of our liberties, leaving the activities that we partake in on our property to be held open to public view. In addition, there are three minor children living in our residence, of whom we have an obligation to keep safe. Maintaining the fence allows us to ensure that we keep our minors safe and enclosed while playing outdoors. The fact that our neighbors allow their dogs to run through the yards regularly warrants the express exclusion of others upon our property. Not only do their animals frequently trespass on our property, but these animals leave excrement in our yard which have the potential to cause illness in our minors upon contact. Lastly, there have been coyotes spotted across the street from the residence which has caused a heightened fear while outside in our yard during anytime of day.
2. Before constructing the fence, the land was surveyed by Carter & Clarke Surveyors on February 27, 2022. The survey revealed that before the home was constructed there was

an easement on the property, which has since been removed or altered, as its existence could not be verified. The existence of the drainage easement in fact was not verified by the utility company, nor could a land survey reveal its current existence. See exhibit A. Upon reliance on these findings subsequent to the survey, we believed that we were rightfully constructing our fence on our property without any impediments. Had the utility company made the developers or myself aware of the easement, the fence would not have been constructed.

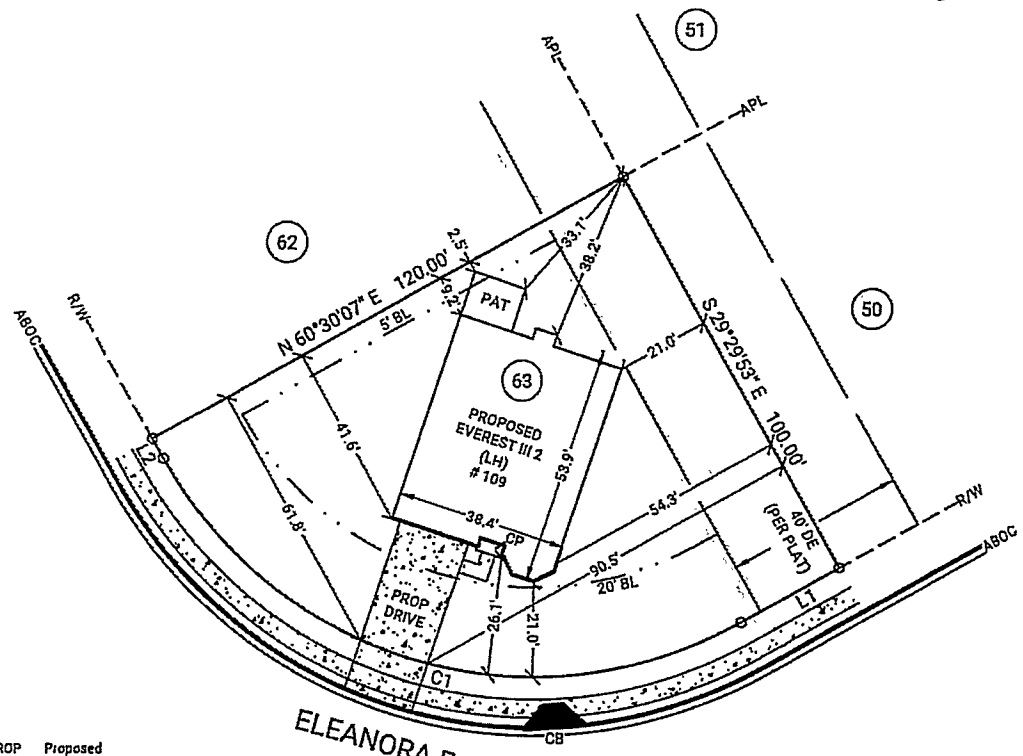
3. The administrative approval request states that there were no apparent topographical conditions warranting approval. However, there is no apparent existing drainage easement on our land. See exhibit A. This is apparent by the frequent flooding that we experience on our land. If a drainage easement existed, the severe flooding that we receive would not exist. See exhibit B. In the event that the drainage easement were to exist, the presence of the fence does not interfere nor prohibit any water entering the drainage easement, as the fence sits approximately two inches off of the ground, avoiding any impediments to the water flow.
4. In addition, while trying to reference Article 7 and 13 of the development regulations, the articles could not be found within the link provided. Please see Exhibit C.

ADDRESS: 109 ELEANORA PARK
 AREA: 10,063 SF ~ 0.231 ACRES
 PLAT BOOK 153, PAGES 77-78
 PARCEL #: 5161-293
 MFE= NO MFE PER FINAL PLAT



Line	Bearing	Distance
L1	S 60°30'07" W	25.00'
L2	N 29°29'53" W	5.00'

Curve	Radius	Length	Chord	Chord Bearing
C1	95.00'	149.22'	134.35'	N 74°29'53" W



- PROP Proposed
- MFE Minimum Floor Elevation
- CB Catch Basin
- FH Fire Hydrant
- CP Covered Porch
- PAT Patio
- CP Covered Patio
- TOF Top of Form
- X- Fence
- 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
- ABOC Approximate Back of Curb
- APL Approximate Property Line

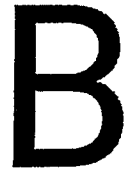
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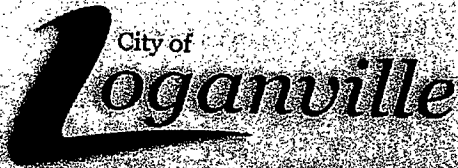
SUB: Eleanora (F.K.A Brand Road)
 LOT: 63
 Land Lot 161, 15th District
 City of Loganville, Gwinnett County, Georgia
PLOT PLAN FOR:
DRB DAN RYAN
DRB GROUP HOMES
 ORDER DATE: 02/07/2022
 20220202109 DRB ATL FC: N/A



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

Administrative Modification Appeal Request

Owner / Applicant: OLU BABATUNDE

Address of Owner: 111 ELEANORA PARK LOGANVILLE GA 30052

Phone Number: [REDACTED]

Address of Property for Requested Modification Appeal: 111 ELEANORA PARK LOGANVILLE GA 30052

Project Name: ADMINISTRATIVE MODIFICATION CHANGE

District: Land lot: Parcel Number: 62 Current Zoning District: ELEANORA

Justification for Appeal of Staff Interpretation of the Development Regulations

- Fence did not obstruct the Survey flow line
- Post did not obstruct any utility lines or piping
- Fence installation allows maximum flow

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

Signature of owner: [Signature] Date: 6/23/2023

Do not write below this line

Date Received: 7/3/23 Council Meeting Date: 8/19/23

- COUNCIL APPROVED
- COUNCIL APPROVED WITH CONDITIONS
- COUNCIL DENIED

Olu Babatunde
111 Eleanor Park
Loganville GA 30052
23rd June 2023

City of Loganville
Public Utilities
P.O. Box 39
Loganville GA 30052

ADMINISTRATIVE MEDIATION APPEAL REQUEST
RE ADMINISTRATIVE MEDIATION DENIAL DATED 6/19/2023

To Whom It May Concern,

We kindly request and wish that you re-consider your decision based on the following:

1. Damage to utility lines of the fence. No utility lines, piping or the Post were erected. The Post was any utility lines or piping.

2. Cross Cut or Obstruct the flow of the fence and material used impede the flow of water. There is a flow of water on and adjacent the fence.

3. Change in the condition of the area and after installation of the fence. Time and Consideration of this matter.

Olu Babatunde
23rd June 2023

ADDRESS: 111 ELEANORA PARK

AREA: 8,400 SF ~ 0.193 ACRES

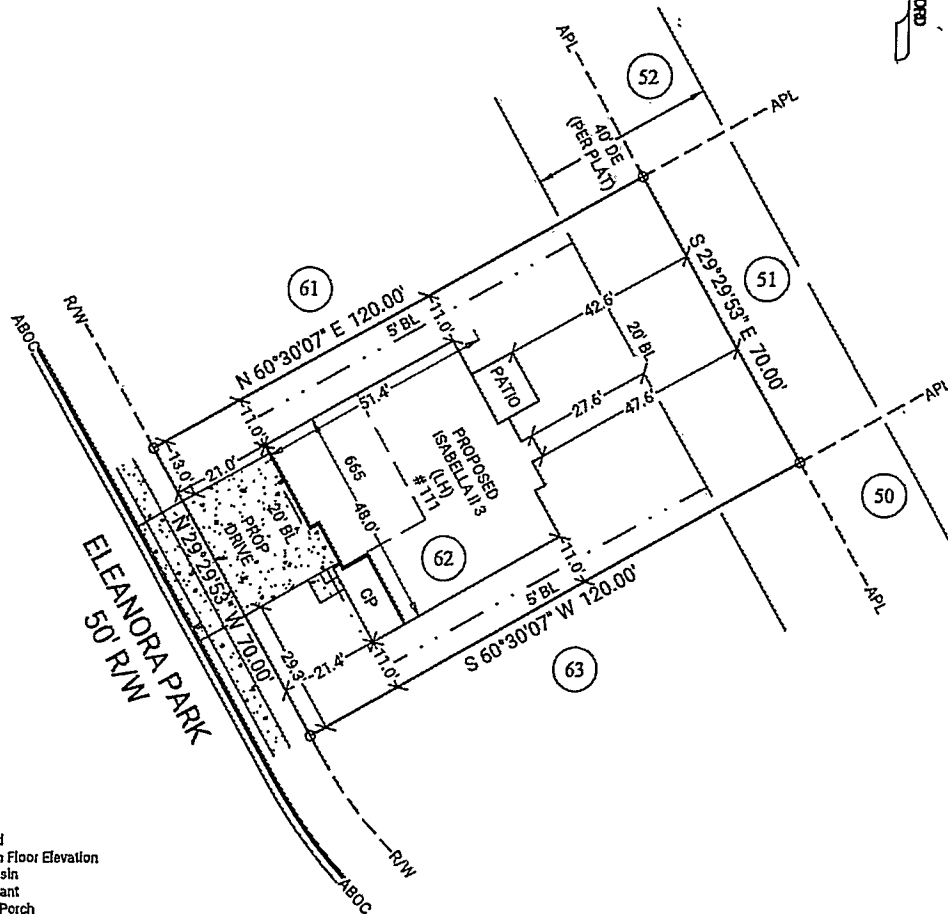
PLAT BOOK 153, PAGES 77-78

PARCEL #: 5161-286

MFE= NO MFE PER FINAL PLAT

30' 20' 10' 0' 30'

GRAPHIC SCALE: 1" = 30'



- PROP Proposed
- MFE Minimum Floor Elevation
- CB Catch Basin
- FH Fire Hydrant
- CP Covered Porch
- PAT Patio
- DE Drainage Easement
- TQF Top of Form
- X- Fence
- 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
- 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: 62
Land Lot 161, 15th District
City of Loganville, Gwinnett County, Georgia

PLOT PLAN FOR:

DRB DAN RYAN
DRB GROUP HOMES

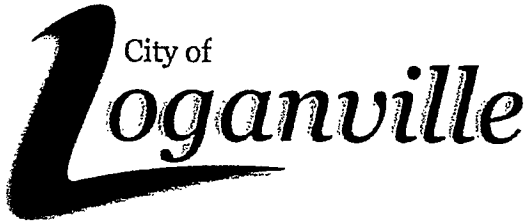
ORDER DATE: 01/12/2022
20220102923 DRB ATL FC: N/A



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

Administrative Modification Appeal Request

Owner / Applicant: Vincent & Nesa Thompson

Address of Owner: 204 Eleanora Way, Loganville, GA 30052

Phone Number: [REDACTED]

Address of Property for Requested Modification Appeal: 204 Eleanora Way, Loganville, GA 30052

Project Name: _____

District: Land Lot: Parcel Number: Lot 38 Current Zoning District: _____

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

Fence installed within drainage easement (lot corners only) without prior knowledge of an easement.

The fence pickets are at least 2" above ground and does not obstruct or impact the flow of water.

Requesting a possible indemnification agreement.

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

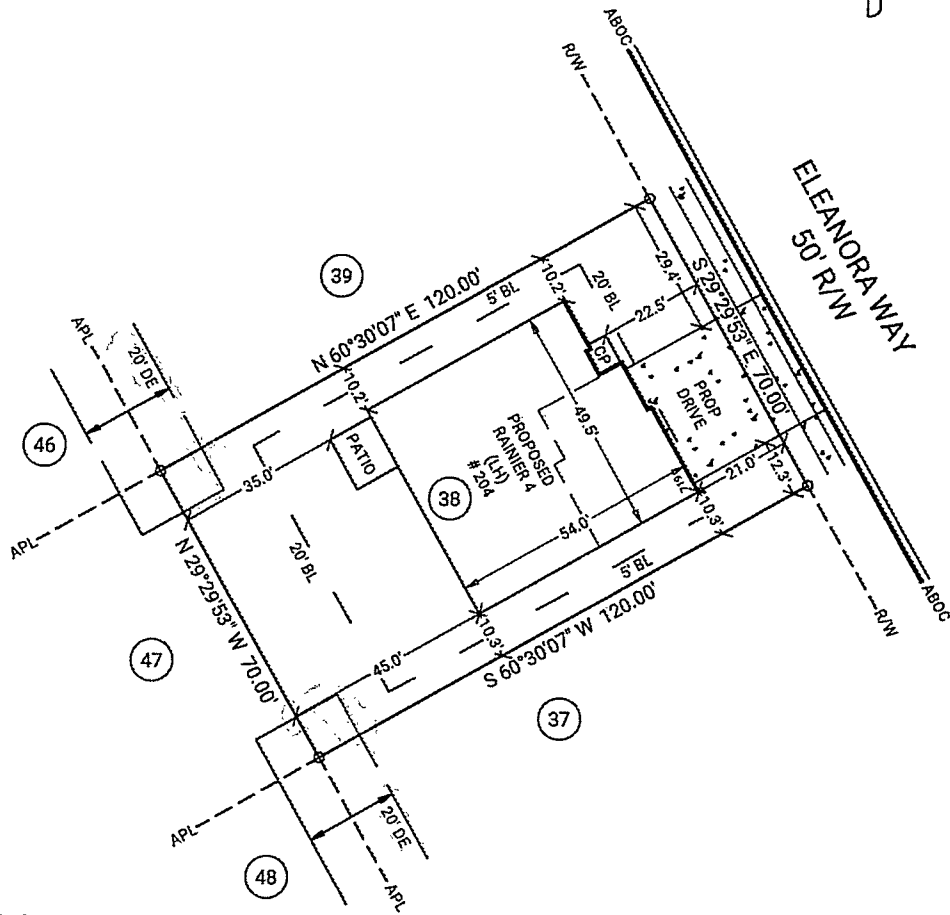
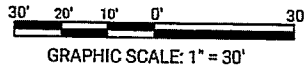
Signature of owner: N. Thompson Date: 7/28/2023

Do not write below this line

Date Received: _____ Council Meeting Date: _____

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

ADDRESS: 204 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
- 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

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SUB: Eleanora (F.K.A Brand Road)
 LOT: 38

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

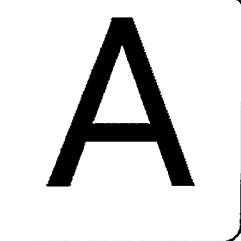
PLOT PLAN FOR:

DRB DAN RYAN
DRB GROUP HOMES

ORDER DATE: 10/07/2021
 20211001871 DRB ATL

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Nesa & Vincent Thompson
204 Eleanora Way
Loganville, GA 30052

July 28, 2023

City of Loganville
4303 Lawrenceville Road
Loganville, GA 30052

Re: Administrative Modification Appeal Request

Dear Mayor and Councilmembers,

We are writing this letter of appeal and reconsideration regarding the denial of our application for an administrative modification to our fence installation. We would like to give a brief summary for our reason for appeal and the circumstances which led to this request.

In February of 2022, my family began our search for our very first home in the Loganville area. We fell in love with the DRB home floor plans and the sizable backyards and went under contract for our home in the Eleanora Park subdivision. By the time of our closing in July 2022, we had no knowledge, nor were we made aware of any drainage easements on the property. Most importantly, we were not informed by any of the parties involved; including, but not limited to our realtor, the builder's agent, other DRB representatives, final inspection agents, nor the closing attorneys.

By late August 2022, we began the process to obtain HOA approval for our fence due to privacy and safety concerns. This process required measurements, a copy of the plat, the fencing type/materials, etc. During this time, we realized that we never received a copy of the plat before or after closing, so we reached out to DRB representatives via email and text for a copy. We then submitted the documents to the HOA and while awaiting a response we had our property staked. We received approval from the HOA within 45 days. The HOA did not question the measurements, so we are assuming that they were also unaware of the easement in question, nor did they state any requirements for a permit.

Therefore, our fence was erected in October 2022, with the fence labor and materials paid for as a housewarming gift from our parents.

We thought we did everything by the book until we received a visit and a Notice of Violation from Code Enforcement in May 2023. Upon filing and being denied a permit, we learned that there is an easement on the property. We later realized that there were two different copies of the plat. The development plans that we initially received did not reflect what we know now as the

easement outlined in the final plat recorded with the County. Nonetheless, we understand that we failed to do our due diligence in obtaining a permit and we take full responsibility. However, we simply did not know what we know now. If we could go back in time, we would've done everything the right way.

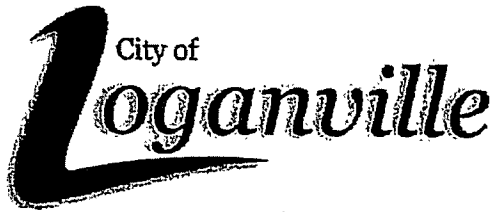
In closing, we are requesting administrative modification for several reasons. The first reason is the cost. The expense to modify the fence is quoted at approximately \$3,000 (labor and materials). Our family cannot afford to make modifications to the fence at this very moment in time. Inflation is at an all-time high. With the rising cost of groceries, gas, and even utilities, my family simply cannot save money as quickly as we're having to spend it on basic necessities. The second reason is because of safety and privacy concerns for our family (specifically our young children) and guests. At one point, we've observed pit bulls and other dogs on the loose and random people walking through open backyards. This is a huge safety concern.

I do not know what the outcome of this appeal request would be. However, I am hoping that the City can offer some type of waiver or indemnification agreement. If a waiver is not feasible, we do hope to be granted a reasonable timeframe to make the necessary repairs.

Thank you for your time and consideration in this matter.

Sincerely,

Vince and Nesa Thompson



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

Administrative Modification Appeal Request

Owner / Applicant: Dwaine + Theresa Smith

Address of Owner: 219 Eleanora Way Loganville 30052

Phone Number: [REDACTED]

Address of Property for Requested Modification Appeal: 219 Eleanora Way Loganville 30052

Project Name: Administrative Modification Appeal Request

District: Land Lot: Parcel Number: 21 Current Zoning District: _____

Justification for Appeal of Staff Interpretation of the Development Regulations: _____

As new residents of Loganville we in good faith thought we were doing our due diligence in abiding by all guidelines to obtain a fence.

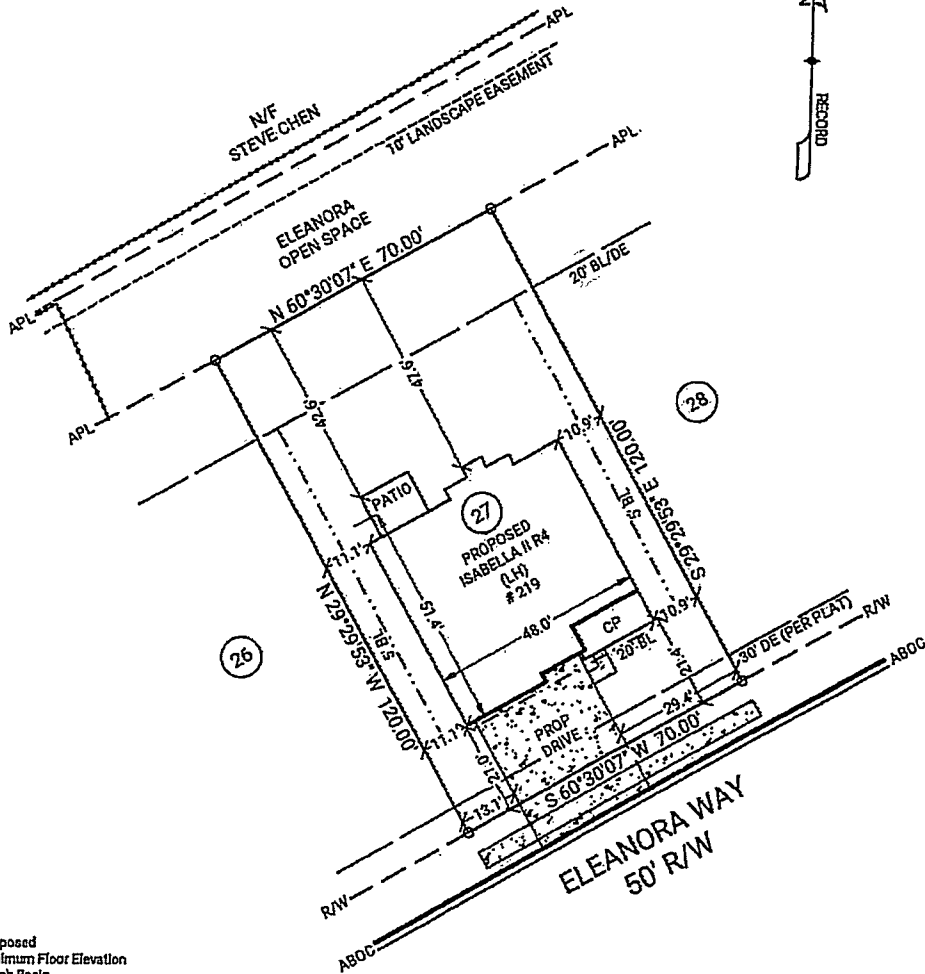
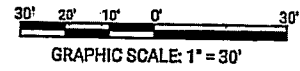
Additional Justification (attach additional supporting documents or explanation if needed) Please see attached letter + images
Signature of owner: [Signature] Date: 6/22/2023

Do not write below this line

Date Received: 6/22/23 Council Meeting Date: 8/10/23

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

ADDRESS: 219 ELEANORA WAY
 AREA: 8,400 SF ~ 0.193 ACRES
 PLAT BOOK 153, PAGES 77-78
 PARCEL #: 5161-257
 MFE= NO MFE PER FINAL PLAT



- PROP Proposed
- MFE Minimum Floor Elevation
- CB Catch Basin
- FH Fire Hydrant
- P Porch
- PAT Patio
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- TOF Top of Form
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SUD: Eleanor (FKA Drend Road)
 LOT: 27

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

PLOT PLAN FOR:

DRB DAN RYAN
DRB GROUP HOMES

ORDER DATE: 3/16/2022
 20220307726 DRB-ATL FC: N/A




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 FIRM LICENSE: LSF000244



Administrative Modification Appeal Request

Dwaine & Theresa Smith
219 Eleanora Way
Loganville, GA 30052
Lot 27



As new residents of Loganville we in good faith thought we were doing our due diligence in abiding by all guidelines to obtain a fence.

When we purchased this home in addition to loving the floorplan, neighborhood and the fact that it was a small subdivision, our back yard was a big selling point. We were excited that the lot was level and to not be backed up against another house.

While we know the yard is not huge it is a great space for us and a nice size space to keep our then fur baby safe. Moving our fence would not only cause more financial burden it would cut off half of our enclosed yard which we thought was ours to use without limitations since this information was never divulged to us and our concerns of getting a fence was clearly addressed during the building process. We made sure to inquire if fences were allowed and the type before signing our contract since getting a fence was one of first items on our agenda after closing since we had a senior blind pet with a lot of medical issues that we wanted to keep safe.

We got HOA approval, and since we don't have knowledge in property markings or Plats, we hired a contractor to stake/Plat for our yard and provided that information to our Fence contractor. (See attachments)

We also relayed the "walk through tips" our builder told us during our walk through. He said if we plan to get a fence make sure we tell the fence company to leave 1/2-1inch gap above of the grass to make sure good flow when it rains. Our Fence company agreed that was normal practice (I have attached pictures of our fence that shows it was built with gaps above the top of the grass)

In doing all the things noted above there was never any discussion or mention of a drain easement on our property by our builder or our contractor or that it would require approval from the city to place a fence on it. If this information was provided to us, we would have made an informed decision whether or not to still purchase and/or would have made sure to obtain the required city approvals prior to getting the fence.

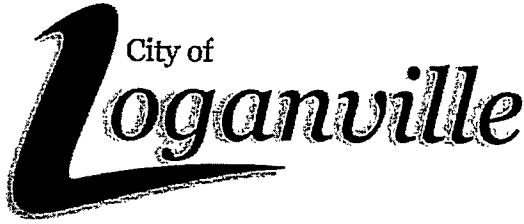
We had a lot of financial pressure in obtaining the fence. \$285 to get our yard staked, plat/property line markings, \$4,480 for the fence and \$1400 to get it stained which was all done to protect our then disabled pet, our property, neighbors & for security and privacy.

It was never our intention to do anything not within city regulations or guidelines or to adversely affect the general public welfare. Ever since the code enforcement officer rang our doorbell this situation has been very stressful and would cause even more to endure if we have to relocate the fence and not be able to use our land how we thought we would when we purchased this property.

We asking that you please reconsider the denial of the Administrative Modification.

Thank you,

Dwaine & Theresa Smith
219 Eleanora Way



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

Administrative Modification Appeal Request

Owner / Applicant: Audrey Harrison and Rupert Harrison

Address of Owner: 227 Eleanora Way Loganville GA 30052

Phone Number: [REDACTED]

Address of Property for Requested Modification Appeal: 227 Eleanora Way Loganville GA 30052

Project Name: Fence

District: Land Lot: Parcel Number: 23 Current Zoning District:

Justification for Appeal of Staff Interpretation of the Development Regulations: Would like to keep our fence up at our home 227 Eleanora way Loganville Ga. We would also ask for our permit for the fence be approved When we orginally bought our home we ask our HOA how to go through the proper procedure of putting up our Fence. We sent all the information to our HOA and it was approved. We hired the contractors to come out and build the fence. We were excited because our toddlers have a safe place to play outside.

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

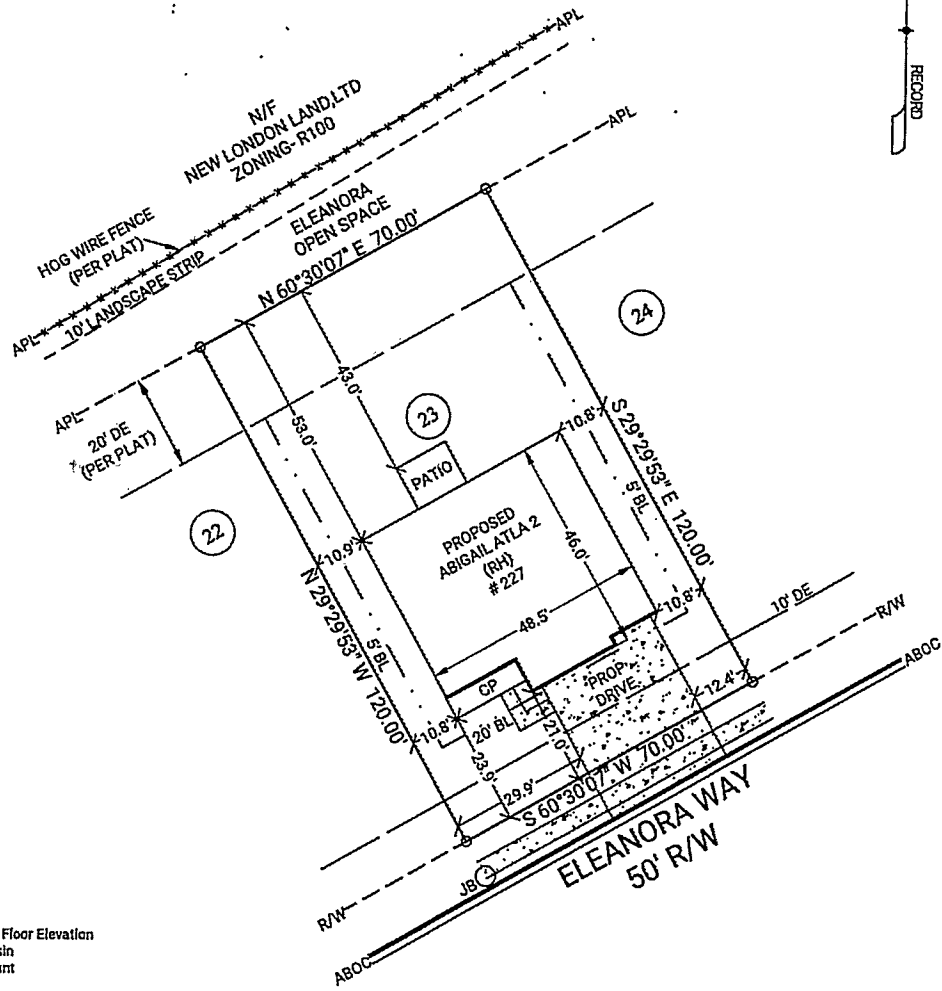
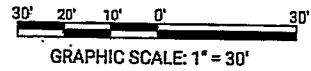
Signature of owner: Audrey Harrison Date: July 26, 2023

Do not write below this line

Date Received: 7/26/23 Council Meeting Date: 8/10/23

- COUNCIL APPROVED
COUNCIL APPROVED WITH CONDITIONS:
COUNCIL DENIED

ADDRESS: 227 ELEANORA WAY
 AREA: 8,400 SF ~ 0.193 ACRES
 PLAT BOOK 153, PAGES 77-78
 PARCEL #: 5161-253
 MFE= NO MFE PER FINAL PLAT



- PROP Proposed
- MFE Minimum Floor Elevation
- CB Catch Basin
- FH Fire Hydrant
- P Porch
- PAT Patio
- JB Junction Box
- CP Covered Patio
- TOF Top of Form
- X- Fence
- 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
- 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.

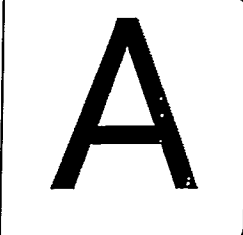
SUB: Eleanor (F.K.A Brand Road)
 LOT: 23
 Land Lot 161, 15th District
 City of Loganville, Gwinnett County, Georgia
PLOT PLAN FOR:

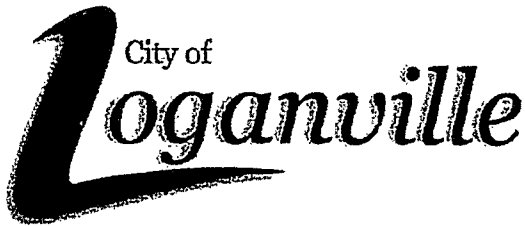
 ORDER DATE: 02/03/2022
 20220200522 DRB ATL FC: N/A

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

Administrative Modification Appeal Request

Owner / Applicant: Rufus Robertson

Address of Owner: 304 Elegara Crossing, Loganville GA 30052

Phone Number: [REDACTED]

Address of Property for Requested Modification Appeal: SEE ABOVE

Project Name: FENCE PERMIT

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

Justification for Appeal of Staff Interpretation of the Development Regulations: _____

SEE letter Attached.

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

Signature of owner: [Signature] Date: 07/30/2023

Do not write below this line

Date Received: 7/30/23 Council Meeting Date: 8/10/23

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

30 July 2023

To: City of Loganville, GA

From: Rufus Robertson
304 Eleanora Crossing
Loganville, GA 30052

Re: Fence Permit

To Whom It May Concern:

This letter is to request an appeal for the fence that I installed at my home, 304 Eleanora Crossing, Loganville, GA 30052. I purchased the home in December of 2022 and immediately begin to build a fence around the backyard of the home. I received permission from the HOA and I was given the okay to proceed. It was quite an expensive job to complete, for materials I paid over three thousand dollars. If I must change the fencing, it will most likely change the shape of my yard and cost me additional funds to make the adjustments and right now, financially I just don't have it in the budget to do so. The yard is well kept, and I can assure you that it is not obstructing anything, crossing over into anyone else's yard or lines of sight. I enjoy this community and I really enjoy living in the City of Loganville.

Please consider granting this appeal so that I may continue to enjoy my new home peacefully, amongst my new neighbors in the Eleanora community.

Thank you,

Rufus Robertson

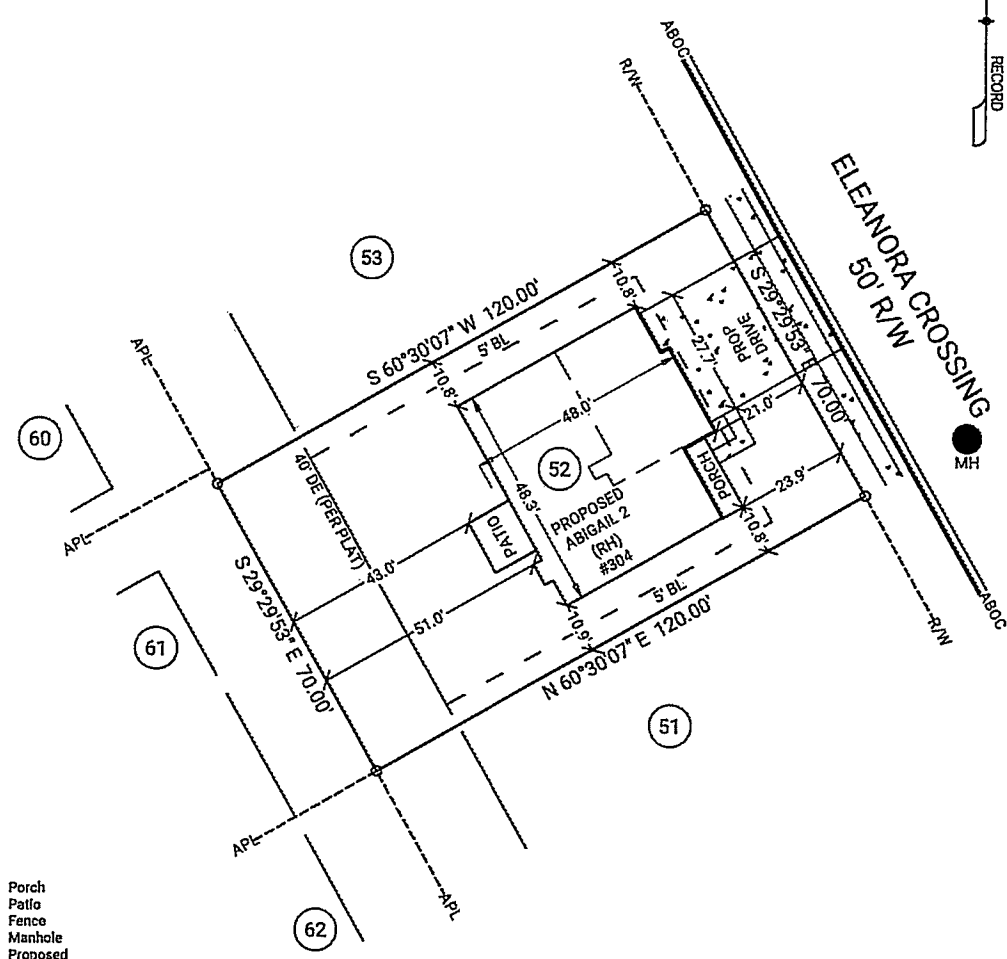
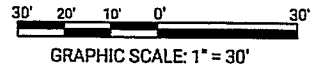
ADDRESS: 304 ELEANORA CROSSING

AREA: 8,400 SF ~ 0.193 ACRES

PLAT BOOK 153, PAGES 77-78

PARCEL #: 5161-282

MFE= NO MFE PER FINAL PLAT



- P Porch
- PAT Patio
- X- Fence
- MH Manhole
- PROP Proposed
- JB Junction Box
- 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

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SUB: Eleanora (F.K.A Brand Road)
LOT: 52

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

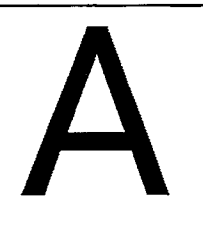
PLOT PLAN FOR:

DRB DAN RYAN HOMES
DRB GROUP

ORDER DATE: 11/21/2021
20211108168 DRB ATL FC:N/A

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

Administrative Modification Appeal Request

Owner / Applicant: BAYO OSHUNLALU

Address of Owner: 309 ELEANORA XING, LOGANVILLE GA 30052

Phone Number: [REDACTED]

Address of Property for Requested Modification Appeal: 309 ELEANORA XING.

Project Name: YARD FENCE

District: Land Lot: Parcel Number: 45 Current Zoning District: UNKNOWN

Justification for Appeal of Staff Interpretation of the Development Regulations: PLEASE SEE
attached drawing for proper fence measurement.
previous measurement was done in error.

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

Signature of owner: Bonnie Ann Date: 06/27/2023

Do not write below this line

Date Received: _____ Council Meeting Date: _____

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

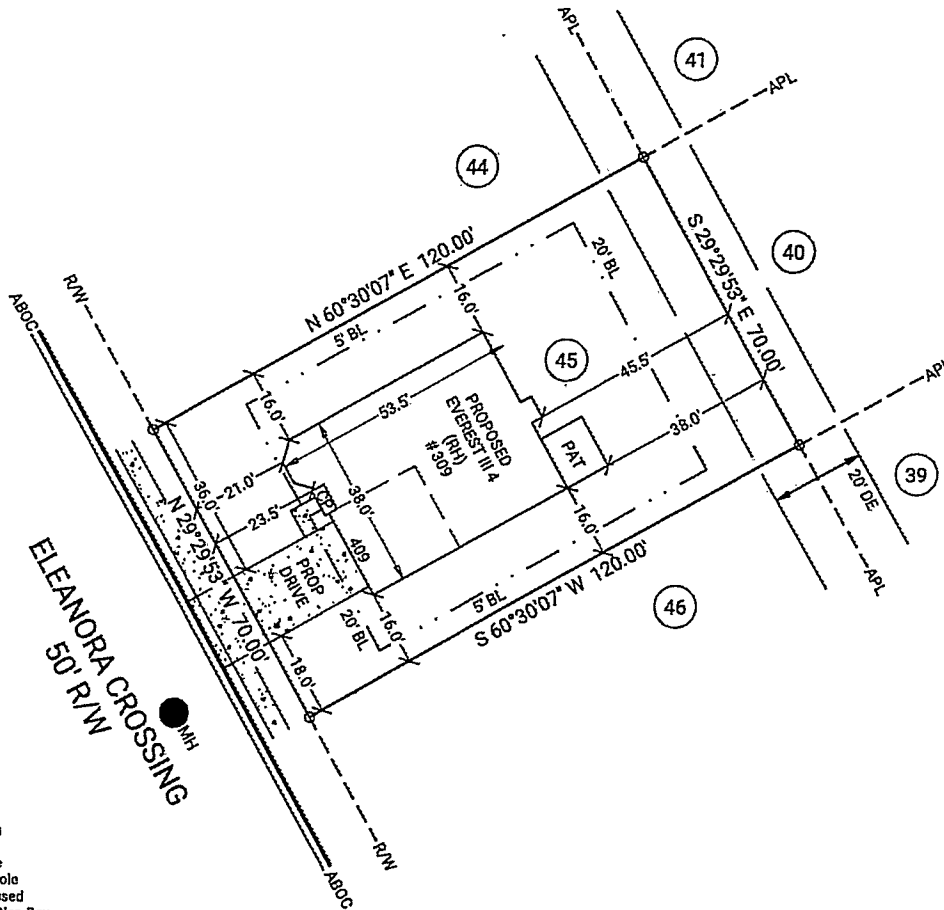
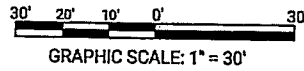
ADDRESS: 309 ELEANORA CROSSING

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
- JB Junction Box
- CB Catch Basin
- FH Fire Hydrant
- CP Covered Porch
- TOF Top of Form
- RBF Rebar Found
- RBS Rebar Set
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SUB: Eleanor (F.K.A Brand Road)
 LOT: 45
 Land Lot 161, 15th District, City of Loganville, Gwinnett County, Georgia

PLOT PLAN FOR:

 DRB GROUP

ORDER DATE: 10/07/2021
 20211001794 DRB ATL

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