



# Planning and Development Department Case Information

Case Number: V25-0223

Meeting Date: Board of Appeals: 07-15-2025

Applicant:  
Patrick Cherry  
2330 Rabbit Farm Circle  
Loganville, Georgia 30052

Owners:  
Patrick & Deanna Cherry  
2330 Rabbit Farm Circle  
Loganville, Georgia 30052

Current Zoning: R1

Request: Variance to request a 3,191 sq. ft. accessory building in an R1 zoning for storage and recreation. (See attached picture of building and plans).

Address: 2330 Rabbit Farm Circle, Loganville, Georgia 30052

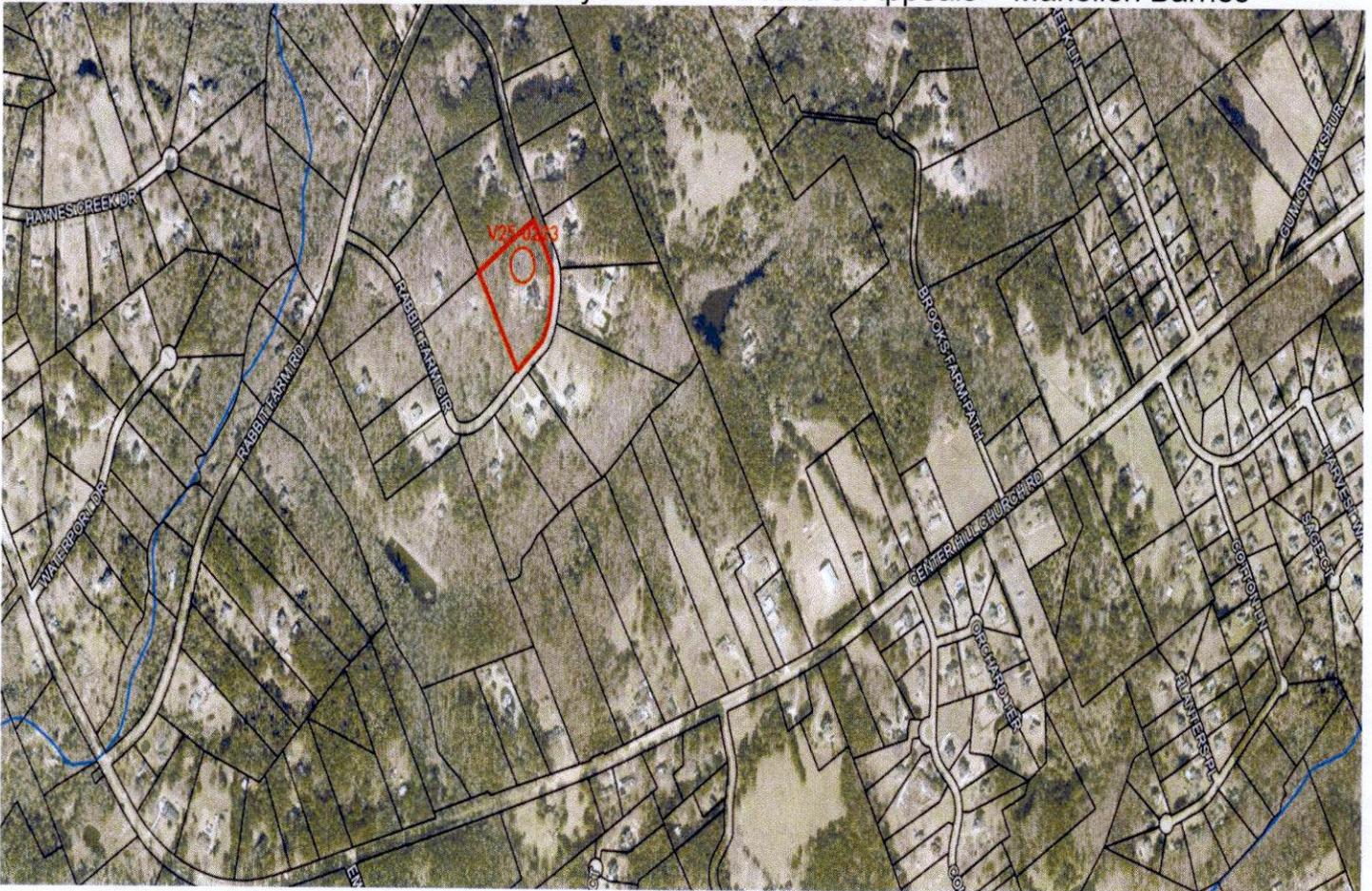
Map Number: N028D015

Site Area: Property is 5.40 acres.

Character Area: Suburban

District 2: Commissioner – Pete Myers

Board of Appeals – Mariellen Barnes



Existing Site Conditions: The property consists of a residential dwelling.

Staff Comments: Property is located in the Rabbit Farm Estate subdivision. There is no homeowner's association.

## Part 2 Accessory Uses

### Section 100 General Standards

A. All accessory buildings, structures, and uses of land, including off-street parking, shall be located on the same lot as the principal building(s) to which they are accessory.

1. All accessory buildings or structures shall be located in the rear yard or in the side yard behind the front yard setback line. Excluded are tracts of land 5 acres or greater, whereas accessory uses shall not be located in the minimum required front yard setback.
2. Except in A, A1 and A2 Districts no accessory building shall be utilized unless the principal structure is also occupied. (1-4-22)
3. No accessory structure shall be closer than five feet from an abutting property line.
4. Temporary buildings used in conjunction with construction work only may be permitted in any district and shall be removed immediately upon completion of construction.
5. The following cumulative square footage restrictions shall apply to accessory buildings within R1 platted subdivisions: (1-4-22)

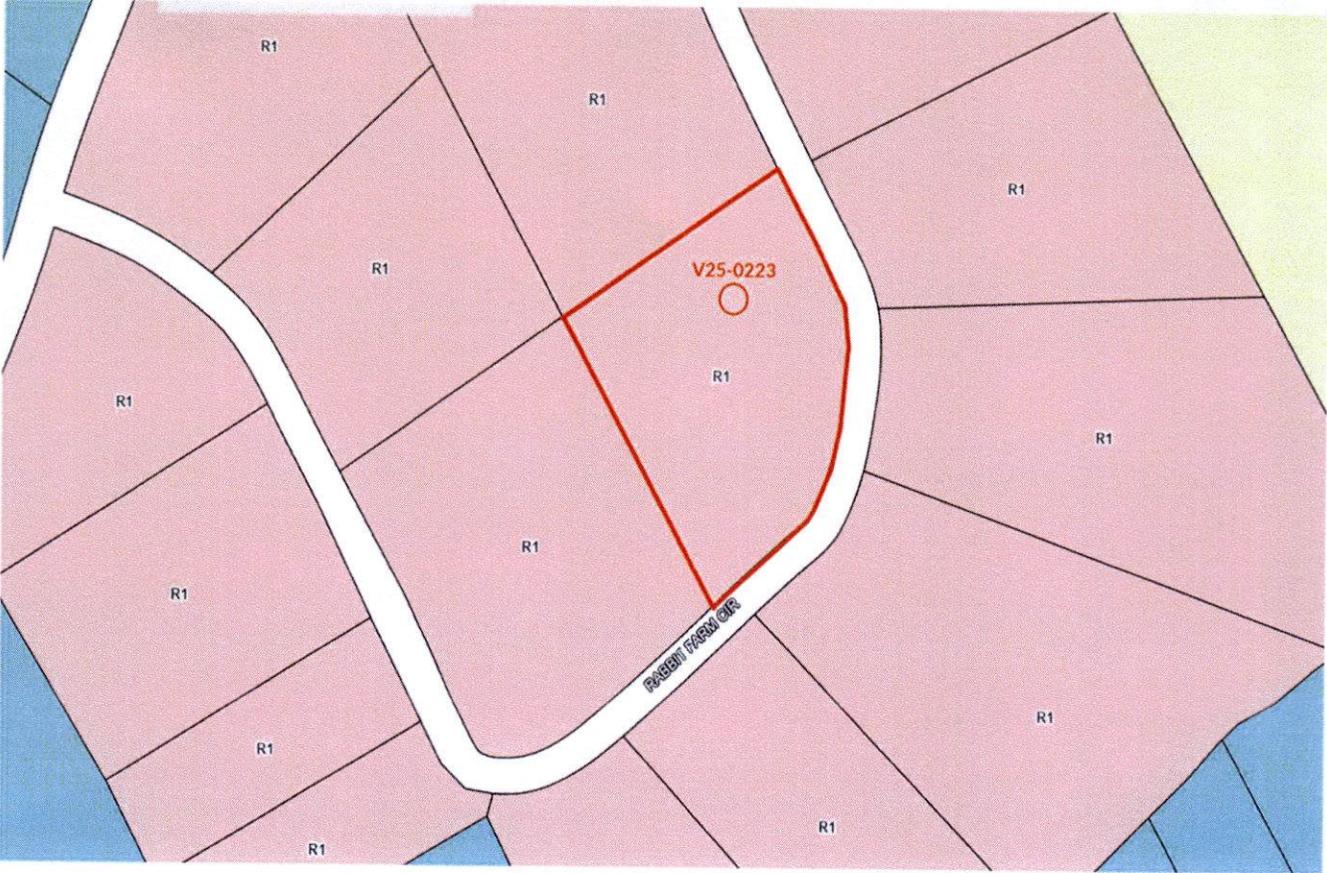
Property Size	Cumulative Area
0 to 0.499 acres	600 sq. ft.
0.5 to 0.999 acres	900 sq. ft.
1 to 4.999 acres	1200 sq. ft.
5 or more acres	2000 sq. ft.

In ruling on any application for a **Variance**, the Board of Appeals shall act in the best interest of the health, safety, morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding that all the following conditions exist:

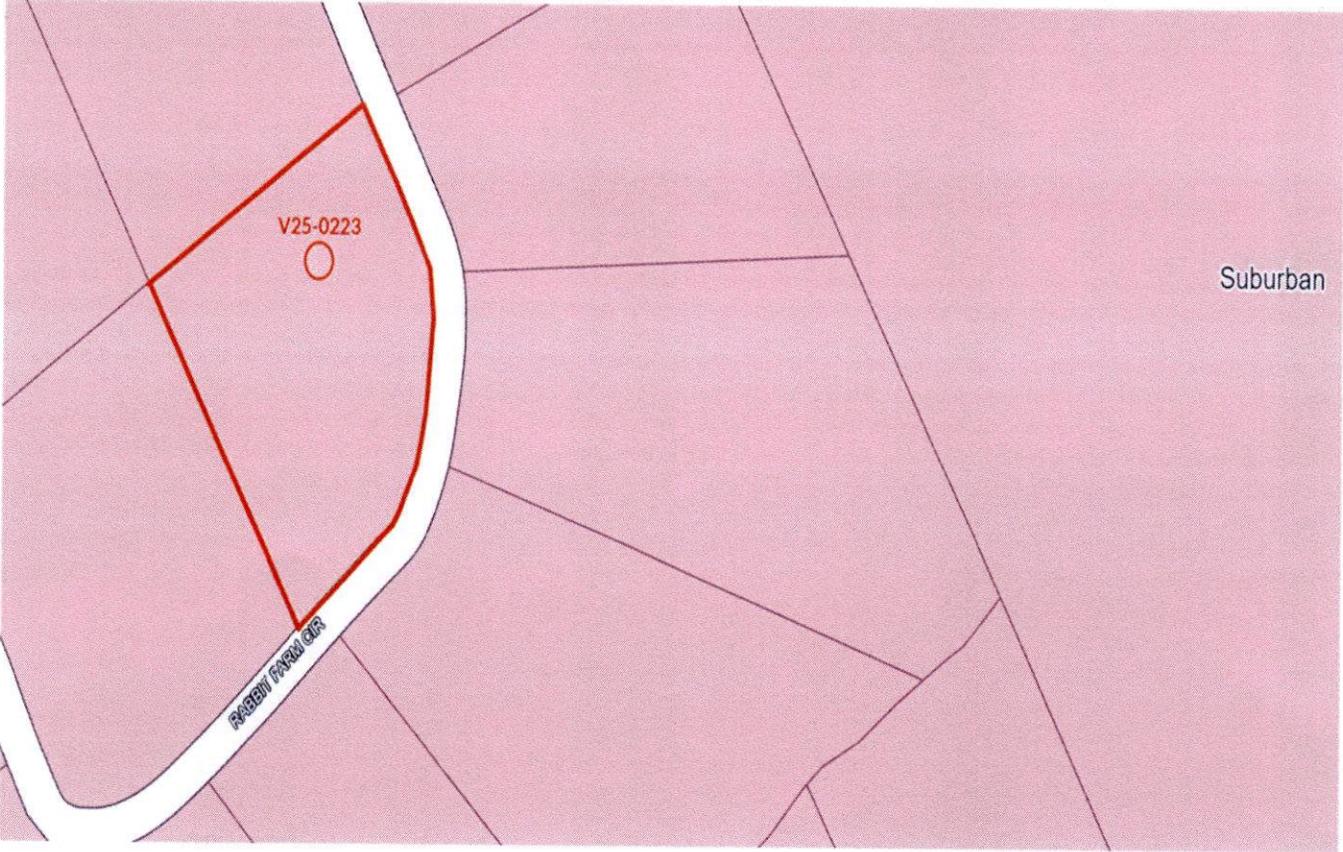
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
2. The strict application of the Ordinance to this particular piece of property would create practical difficulty or unnecessary hardship; and
3. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

4. No variance may be granted for a use of land or buildings or structure that is prohibited by this Ordinance or to change the density of a use allowed by this ordinance or to grant a development right or standard in conflict with a condition of zoning imposed by the Board of Commissioners.

The surrounding properties are zoned R1.



The Future Land Use Map for this property is Suburban.



The property is in the Big Haynes Watershed Protection Area.



Surrounding Subdivisions.



**History:** No History

Walton County Board of Appeals Application  
\*\*\*Please Type or Print Legibly\*\*\*

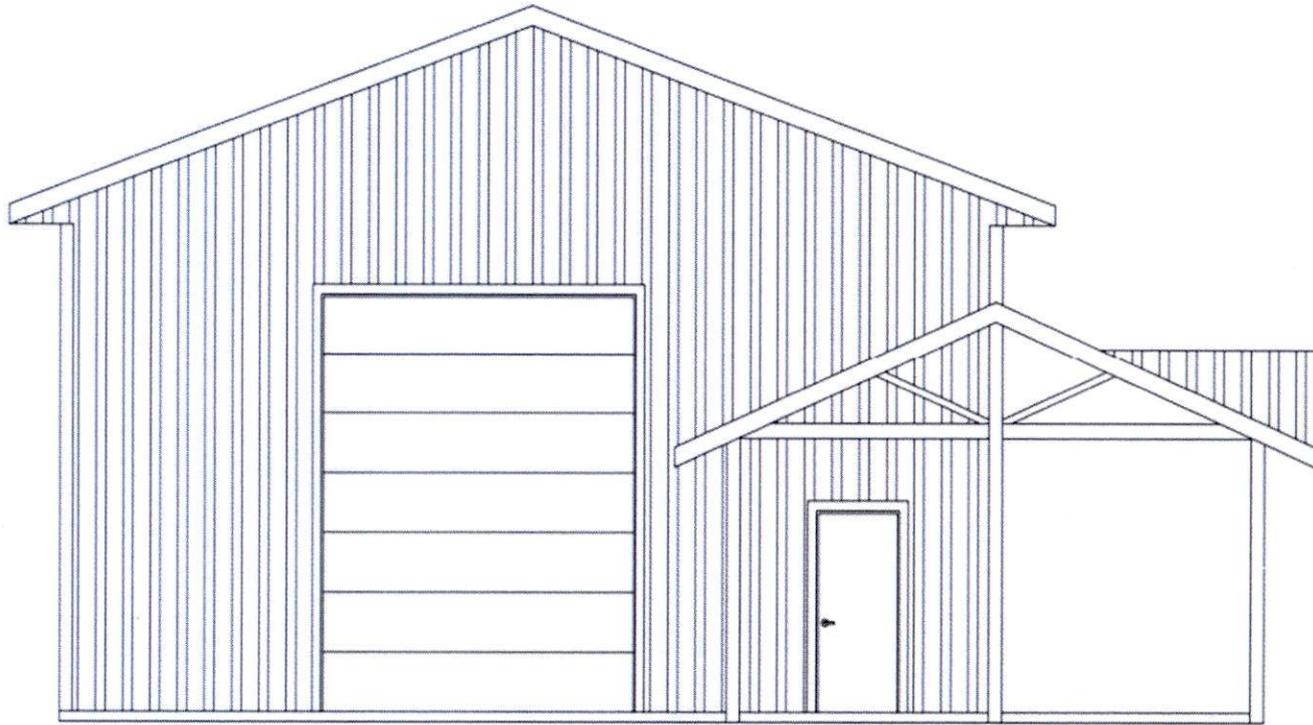
Variance/Special Exception/Appeal # V25-0223

Board of Appeals Meeting Date 7-15-2025 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2<sup>nd</sup> Floor)

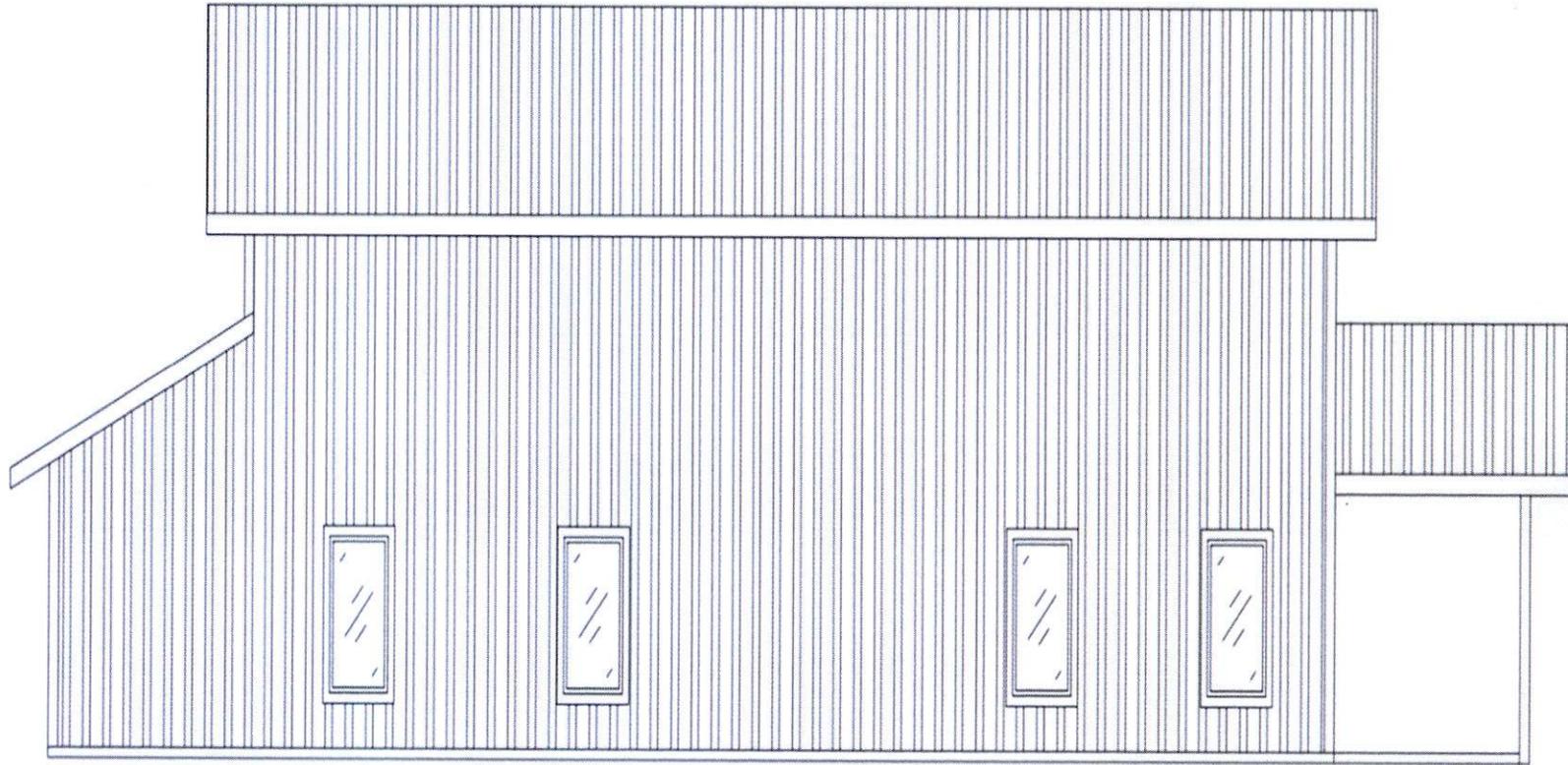
<b>DOCUMENTS TO BE SUBMITTED WITH APPLICATION</b>			
Recorded Deed <input checked="" type="checkbox"/>	Survey Plat <input checked="" type="checkbox"/>	Site Plan <input checked="" type="checkbox"/>	Proof of Paid Property Taxes <input checked="" type="checkbox"/>
**Drawn by Design Professional			

Map/Parcel N028D015 Zoning District: R1 Commission District: 2 - Pete Myers

<b>Applicant Name/Address/Phone #</b> <u>Patrick Cherry</u> <u>2330 Rabbit Farm Cir.</u> <u>Loganville, GA 30052</u> Phone # <u>770 601 1981</u> E-mail: <u>patrick@environmentalcleanair.com</u>	<b>Property Owner Name/Address/Phone</b> <u>Patrick Cherry</u> <u>2330 Rabbit Farm Cir</u> <u>Loganville, GA 30052</u> Phone # <u>770 601 1981</u>
Type Request: <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> APPEAL	
Property Location <u>2330 Rabbit Farm Circle</u> Acreage <u>5.40</u>	
Describe Variance/Special Exception/Appeal: <u>Larger accessory building to be in R1 zoning - Building will be 3,191 sq. ft. In R1 zoning 2,000 sq. ft. is allowed.</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>Looking to Build a shop/garage for RV storage and recreation.</u>	
Public Water: <input checked="" type="checkbox"/> Well: <input type="checkbox"/> Public Sewer: <input type="checkbox"/> Septic Tank: <input checked="" type="checkbox"/>	
The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.	
Signature <u>[Signature]</u> Date <u>6/4/25</u> Fee Paid: \$ <u>200.00</u>	
<b>PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P &amp; D OFFICE</b>	
Administrative Variance granted per Article 14 Section 180 P & D Official: _____ Date: _____	
I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____	



FRONT ENDWALL



**LEFT SIDEWALL**



**RIGHT SIDEWALL**

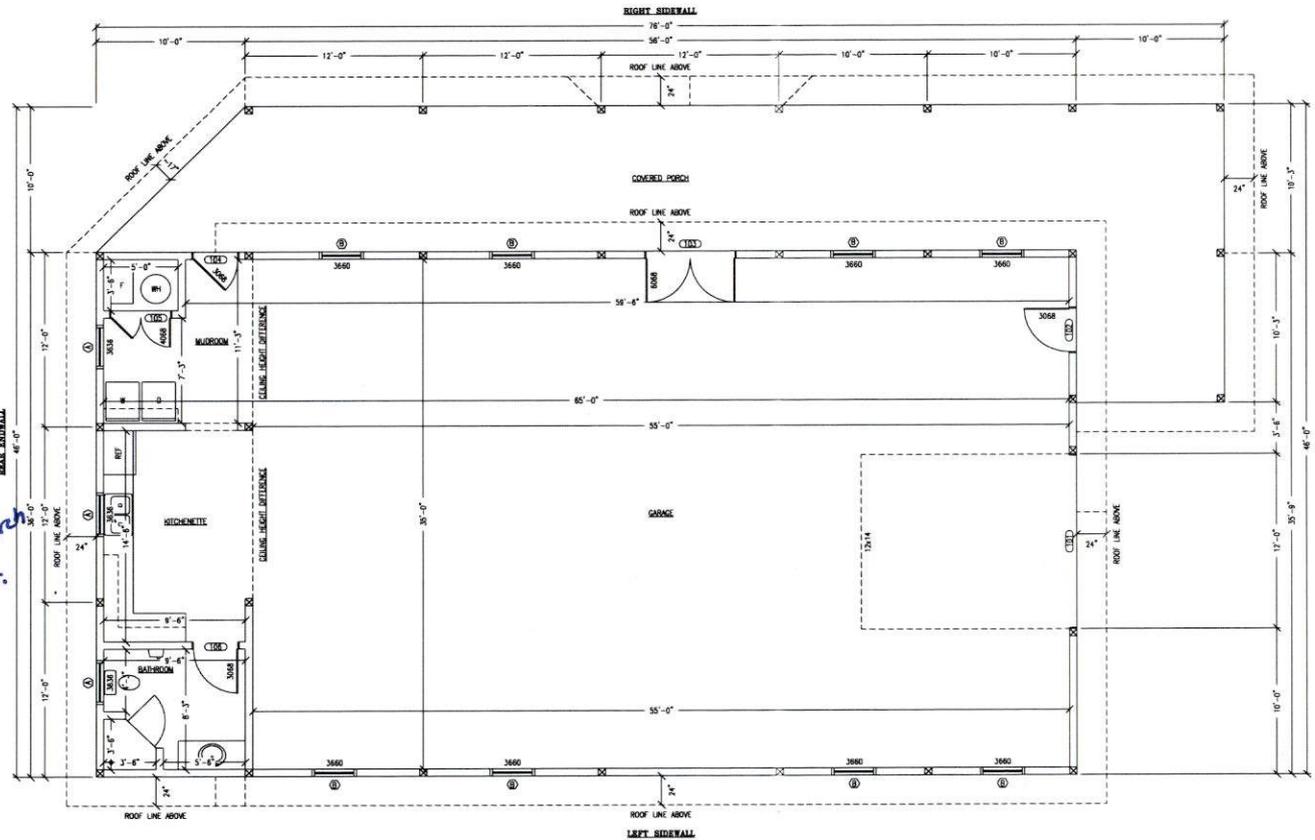
**FLOOR PLAN NOTES:**

1. ALL STRUCTURAL INFORMATION SHOWN ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL REVIEW AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS ALL FRAMING WALLS, BEAMS, CONNECTIONS, HEADERS, JOISTS AND RAFTERS AS PER INTERNATIONAL BUILDING CODE.
2. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. ALL DIMENSIONS ARE FROM FACE OF NOMINAL GYPSUM BOARD/STUCCO TO FACE OF NOMINAL GYPSUM BOARD/STUCCO UNLESS OTHERWISE NOTED.
3. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN.
4. FOLLOW ALL CODE REQUIREMENTS FOR INSULATION R-VALUES FOR ROOF, CEILING, WALLS, FLOOR, FOUNDATION, AND WATER EQUIPMENT/LINES.
5. SPECIFICS OF HEATING AND VENTILATION EQUIPMENT ARE TO BE COORDINATED BETWEEN OWNER AND CONTRACTOR, AND SHALL SATISFY CODE REQUIREMENTS.
6. ALL FURNACES, AIR HANDLERS, DUCTS, AND FILTER BOXES SHALL BE ADEQUATELY SEALED, TESTED, AND/FOR INSULATED PER MANUFACTURER'S INSTALLATION AND LOCAL CODES.
7. WALLS AND DOORS COMMON TO GARAGE AND HOUSE, AS WELL AS CAVITY AREAS BETWEEN FLOORS, SHALL HAVE A FIRE BARRIER IN ACCORDANCE WITH CODE REQUIREMENTS.
8. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE AND ARE FOR REFERENCE PURPOSES ONLY. ACTUAL WINDOW SIZES AND TYPES ARE DETERMINED BY OWNER AND CONTRACTOR.
9. EACH BEDROOM SHALL HAVE AT LEAST ONE WINDOW MEETING EMERGENCY EGRESS WITH A 5.7 SQ. FT. CLEAR OPENING, 24" CLEAR HEIGHT, 20" CLEAR WIDTH, AND THE WINDOW SHALL BE 44" OR LESS ABOVE THE FLOOR. ALWAYS CHECK WITH CODE REQUIREMENTS PRIOR TO INSTALLATION.
10. ALL GLAZES LOCATED WITHIN 18" OF FLOOR, 24" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHROOMS, KITCHENS, SHOWERS, SAUNAS, STEAM ROOMS OR HOT TUBS SHALL BE TEMPERED.
11. ALL BATHROOMS WITHOUT OPERABLE WINDOWS AS WELL AS CLOTHES DRYERS AND RANGES ARE TO HAVE AN EXHAUST FAN DAMPER FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.
12. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND BACK DAMPER FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.
13. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
14. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.

SQUARE FOOTAGE	
INTERIOR	2376 SQ. FT.
COVERED PORCH:	815 SQ. FT.
<b>TOTAL:</b>	<b>3191 SQ. FT.</b>

INTERIOR CLEARANCE HEIGHTS (APPROX.)	
INTERIOR:	9'-2"
GARAGE:	16'-8"
COVERED PORCH:	9'-2"

*2376 sq. ft. inters  
815 front porch  
3,191 sq. ft.*



DOOR SCHEDULE				
MARK	WIDTH x HEIGHT	OPERATION	DESCRIPTION	COMMENTS
101	12'-0" x 14'-0"	OVERHEAD SECTIONAL	STANDARD METAL DOOR	EXTERIOR DOOR
102	3'-0" x 6'-8"	R-SWING	STANDARD METAL DOOR	EXTERIOR DOOR - THRESHOLD
103	6'-0" x 6'-8"	FRENCH	STANDARD METAL DOOR	EXTERIOR DOOR - THRESHOLD
104	3'-0" x 6'-8"	R-SWING	STANDARD METAL DOOR	EXTERIOR DOOR - THRESHOLD
105	4'-0" x 6'-8"	FRENCH	STANDARD METAL DOOR	UTILITY DOOR - THRESHOLD
106	3'-0" x 6'-8"	L-SWING	STANDARD WOOD DOOR	

WINDOW SCHEDULE			
MARK	QUANTITY	WIDTH x HEIGHT	DESCRIPTION
A	3	3'-0" x 3'-0"	STANDARD DOUBLE PANE W/SCREEN
B	8	3'-0" x 5'-0"	STANDARD DOUBLE PANE W/SCREEN

NOTE: DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONNEL AND ON SITE SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCAL BUILDING CODE AND WEATHER CONDITIONS, HANSEN POLE BUILDINGS ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES, OMISSIONS OR ERRORS IN THE DESIGN OR STRUCTURAL BLUEPRINTS. ALL FOOTING DESIGN, STRUCTURAL MEMBER SIZING, OR ANY OTHER STRUCTURAL INFORMATION ARE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

**FLOOR PLAN - MAIN LEVEL**

SCALE: 1/4" = 1'-0"

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CLIENT: PATRICK CHERRY JOB SITE ADDRESS: 2330 RABBIT FARM CIRCLE, LOGANVILLE, GA 30052

Hansen Pole Buildings, LLC  
12167 Lake Road  
Browns Valley, MN 56219-4064  
Ph (701) 404-2600 Fax (605) 694-2806

Drafter: James Kenney  
Email: James.Kenney@hansenpolebuildings.com

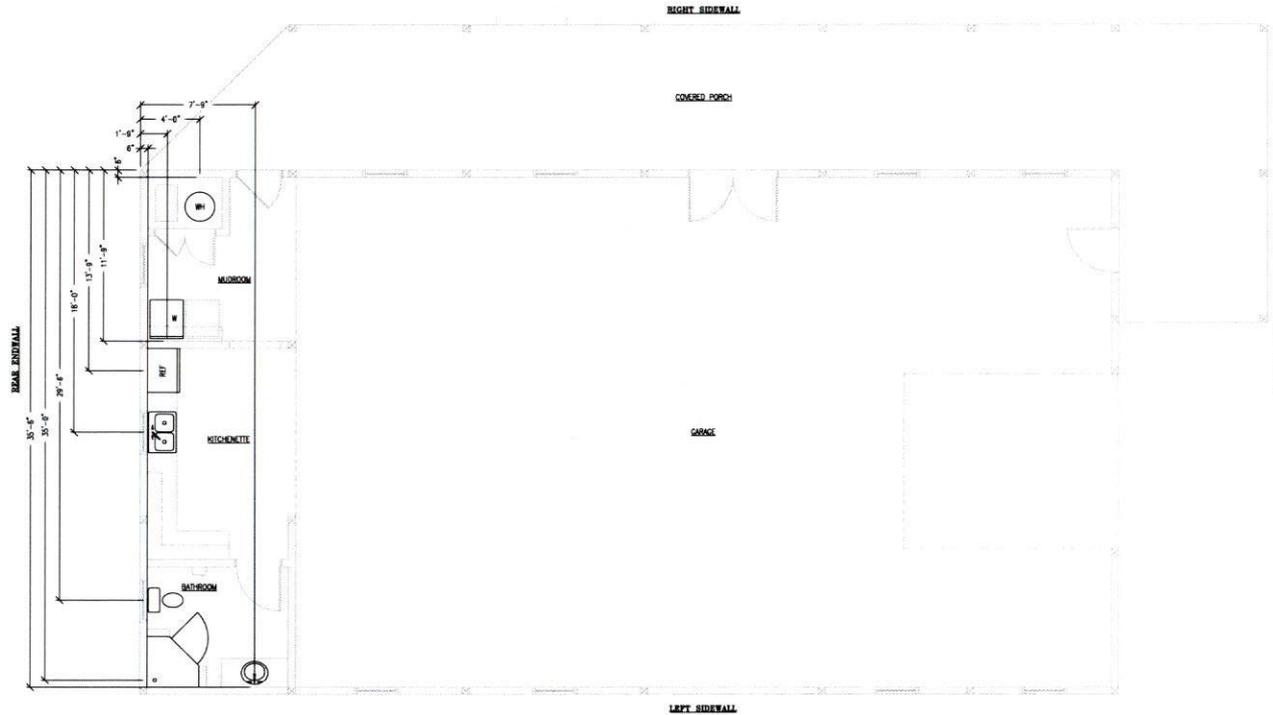
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F-1

**PLUMBING NOTES:**

1. PLUMBING SHALL MEET ALL LOCAL CODES.
2. PROVIDE INSIDE MAIN WATER CUT-OFF.
3. PROVIDE BLOCKING IF WALL PLATES OR JOISTS ARE CUT INTO.
4. IF WATER HEATER IS LOCATED ANYWHERE, EXCEPT GARAGE OR BASEMENT, PROVIDE METAL DRAIN PAN WITH AUXILIARY DRAIN TO EXTERIOR.
5. ALL GAS WATER HEATERS SHALL BE VENTED AT TOP/OUT.

NOTE: THIS LAYOUT IS PROVIDED TO ASSIST THE PLUMBING CONTRACTOR IN LAYING OUT THE ROUGH IN PLUMBING. IT IS INTENDED AS A GUIDE ONLY. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO VERIFY ALL DIMENSIONS WITH THE FLOOR PLAN, THE ACTUAL SLAB, AND ALL LOCAL PLUMBING CODES.



NOTE: DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONNEL AND ON SITE SUPERVISION AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCE IN LOCAL BUILDING CODE REQUIREMENTS AND OTHER LOCAL BUILDING CODE AND WEATHER CONDITIONS, HANSEN POLE BUILDINGS ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCLUDING STRUCTURAL FAILURES DUE TO ANY DEFICIENCIES OMISSIONS OR ERRORS IN THE DESIGN OR STRUCTURAL BLUEPRINTS. ALL FOOTING DESIGN, STRUCTURAL MEMBER SIZING, OR ANY OTHER STRUCTURAL INFORMATION ARE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER.

**PLUMBING - MAIN LEVEL**

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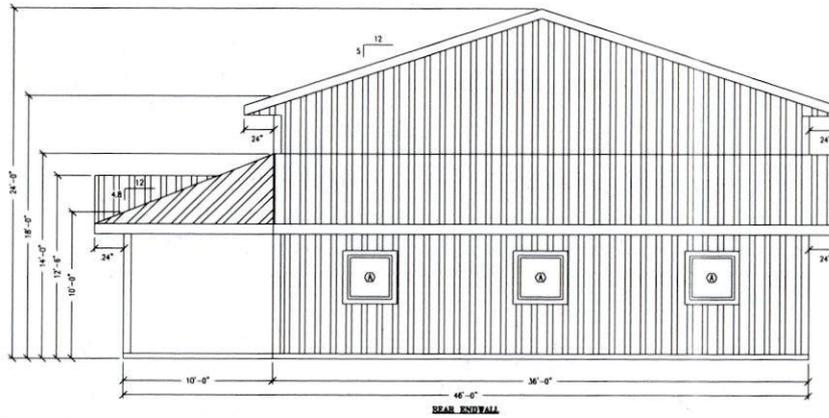
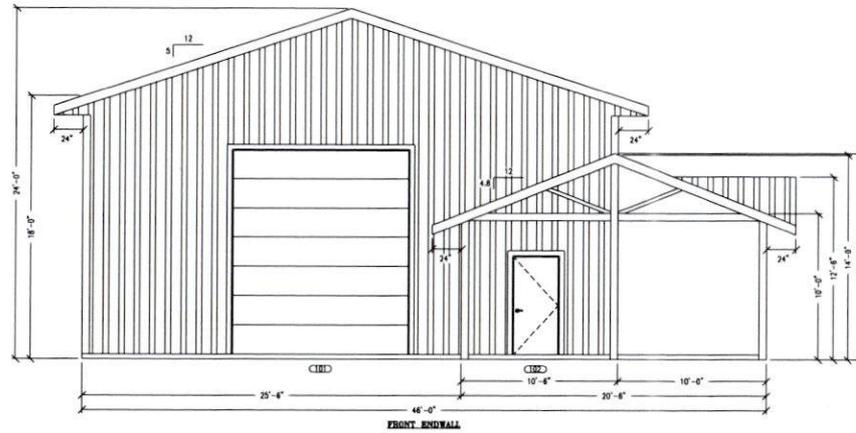
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F-2

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## EXTERIOR ELEVATIONS - FRONT & REAR

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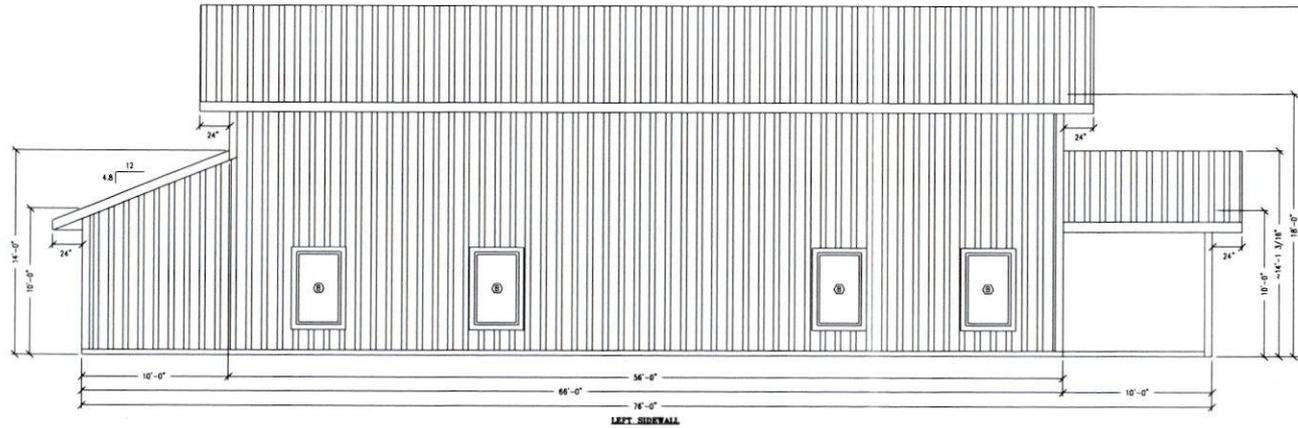
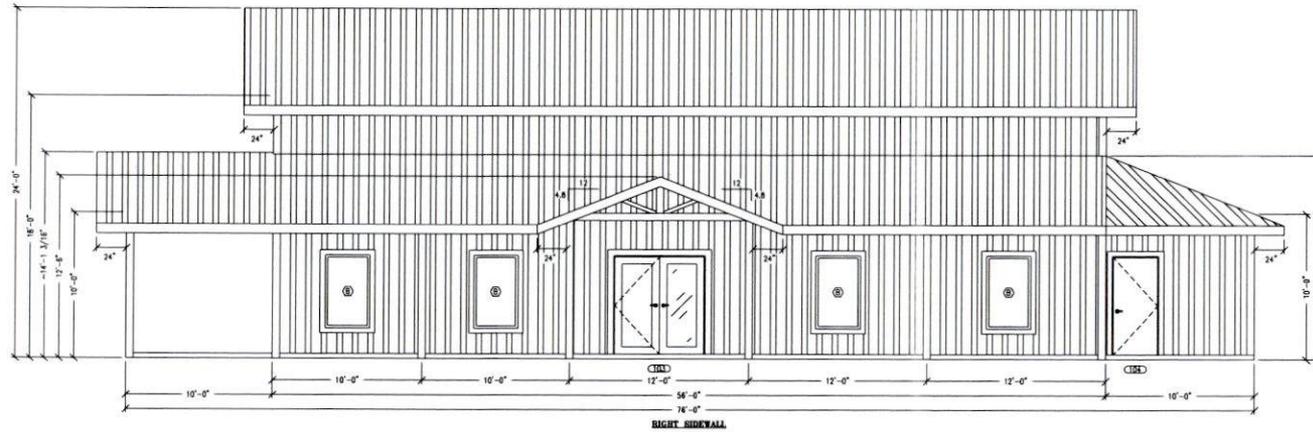
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Email: James.Kenney@hansenpolebuildings.com

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F-3

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## EXTERIOR ELEVATIONS - RIGHT & LEFT

SCALE: 1/4" = 1'-0"

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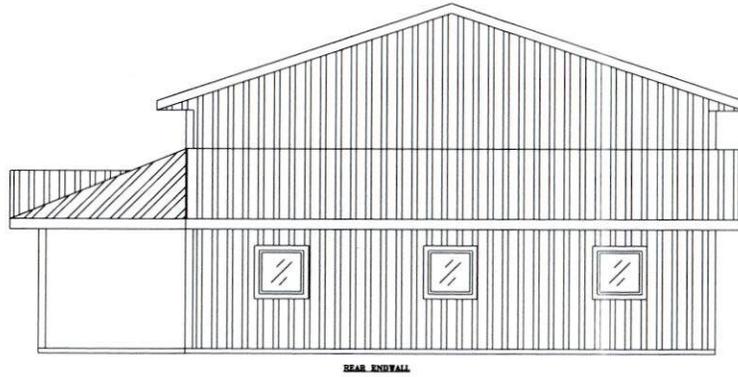
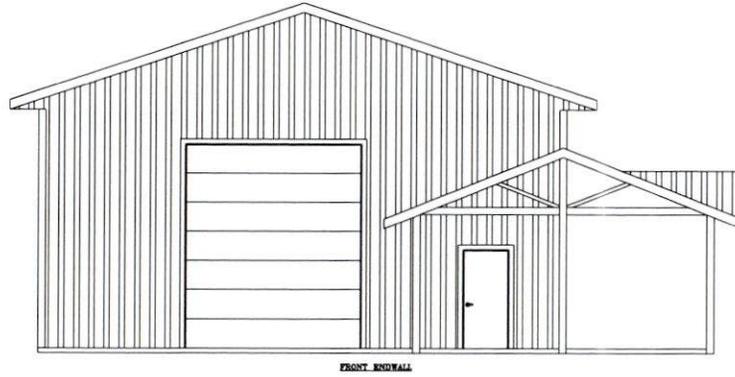
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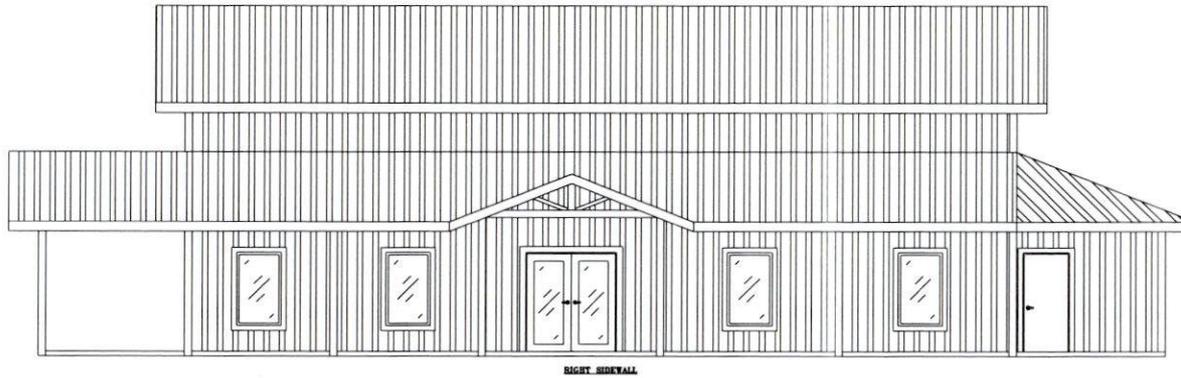
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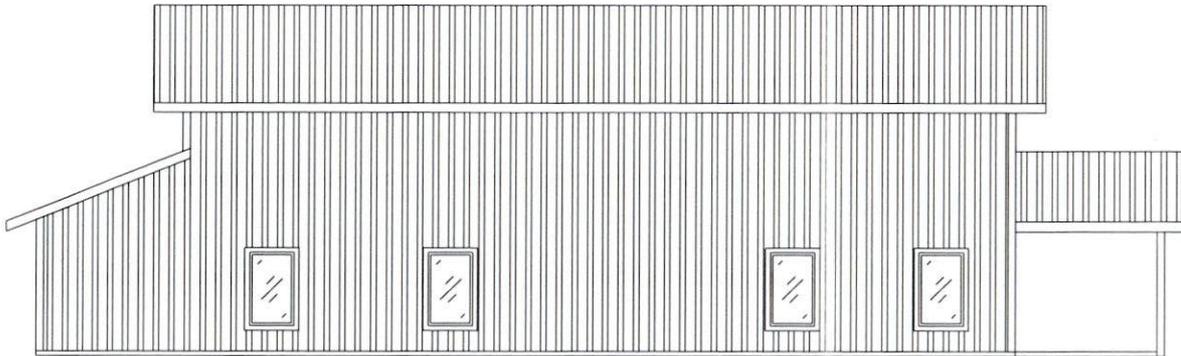
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RIGHT SIDEWALL



LEFT SIDEWALL

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