



## Planning and Development Department Case Information

Case Number: V26-0082

Meeting Date: Board of Appeals: 04-21-2026

Applicant/Owner:  
Cheryl A Tawney  
4643 Pine Drive  
Loganville, Georgia 30052

Current Zoning: R1

Request: Variance to request a 1,500 sq. ft. accessory building in an R1 zoning for storage. (See attached picture of building).

Address: 4643 Pine Drive, Loganville, Georgia 30052

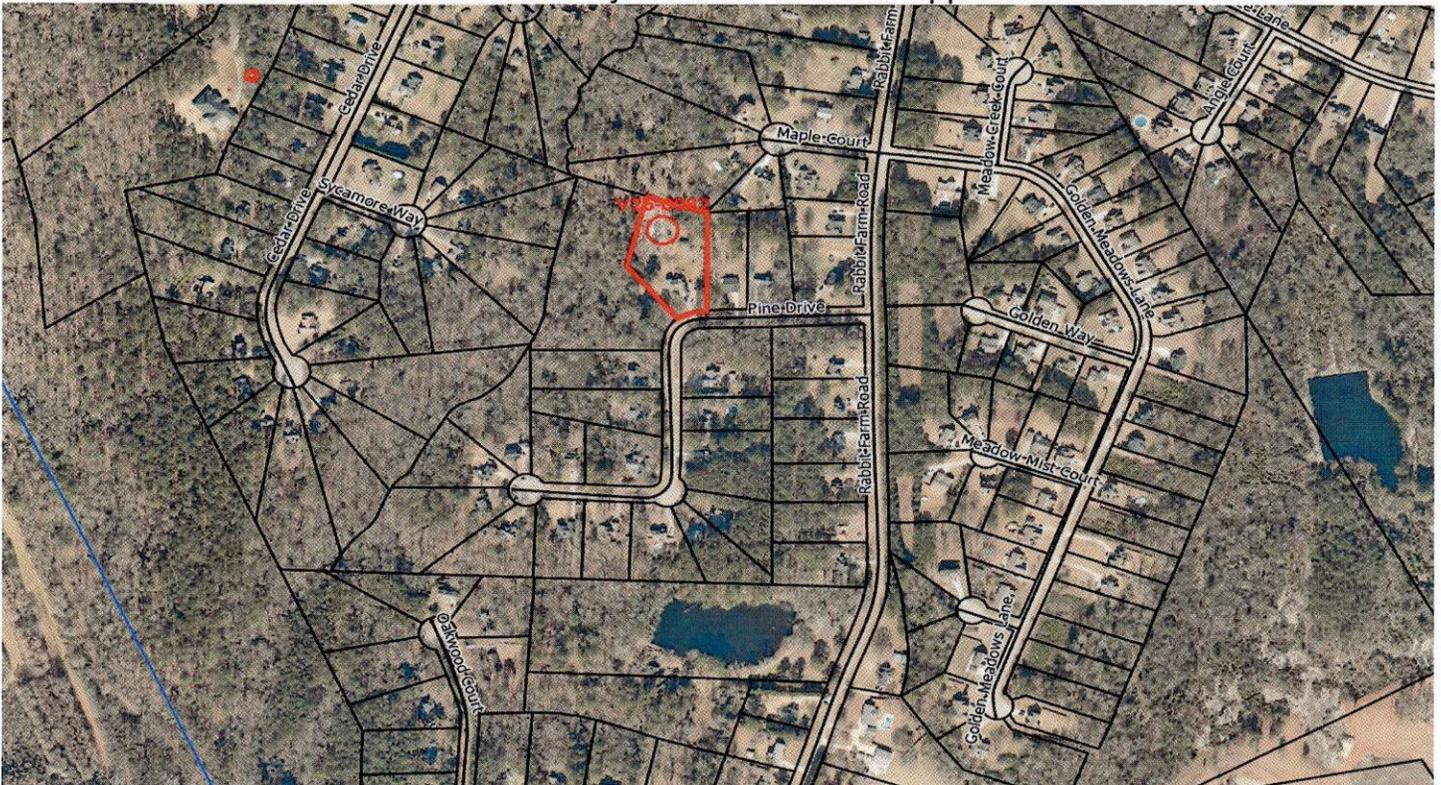
Map Number: N027B075

Site Area: Property is 1.72 acres.

Character Area: Suburban

District 2: Commissioner – Pete Myers

Board of Appeals – Mariellen Barnes





**Existing Site Conditions:** The property consists of a residential dwelling and a very small accessory building.

**Staff Comments:** Property is located in the Twin Oaks West 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.

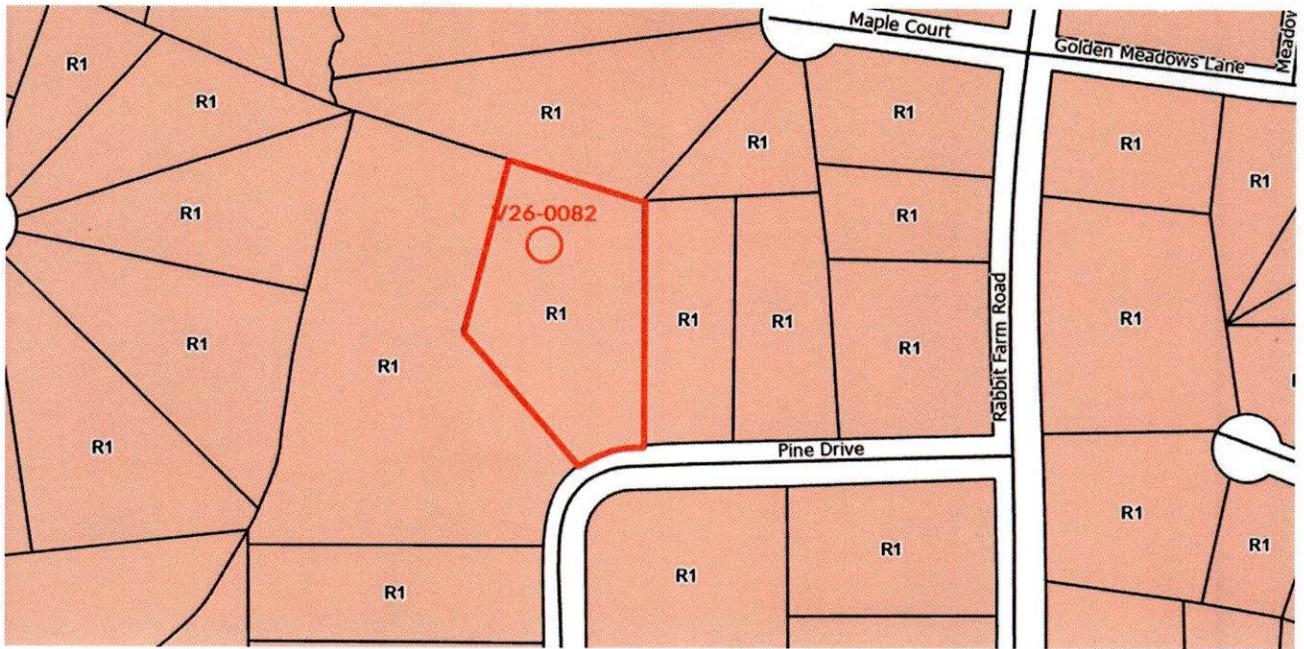
3. No accessory structure shall be closer than five feet from an abutting property line.
4. Temporary buildings used in conjunction with construction work only may be permitted in any district and shall be removed immediately upon completion of construction.
5. The following cumulative square footage 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.

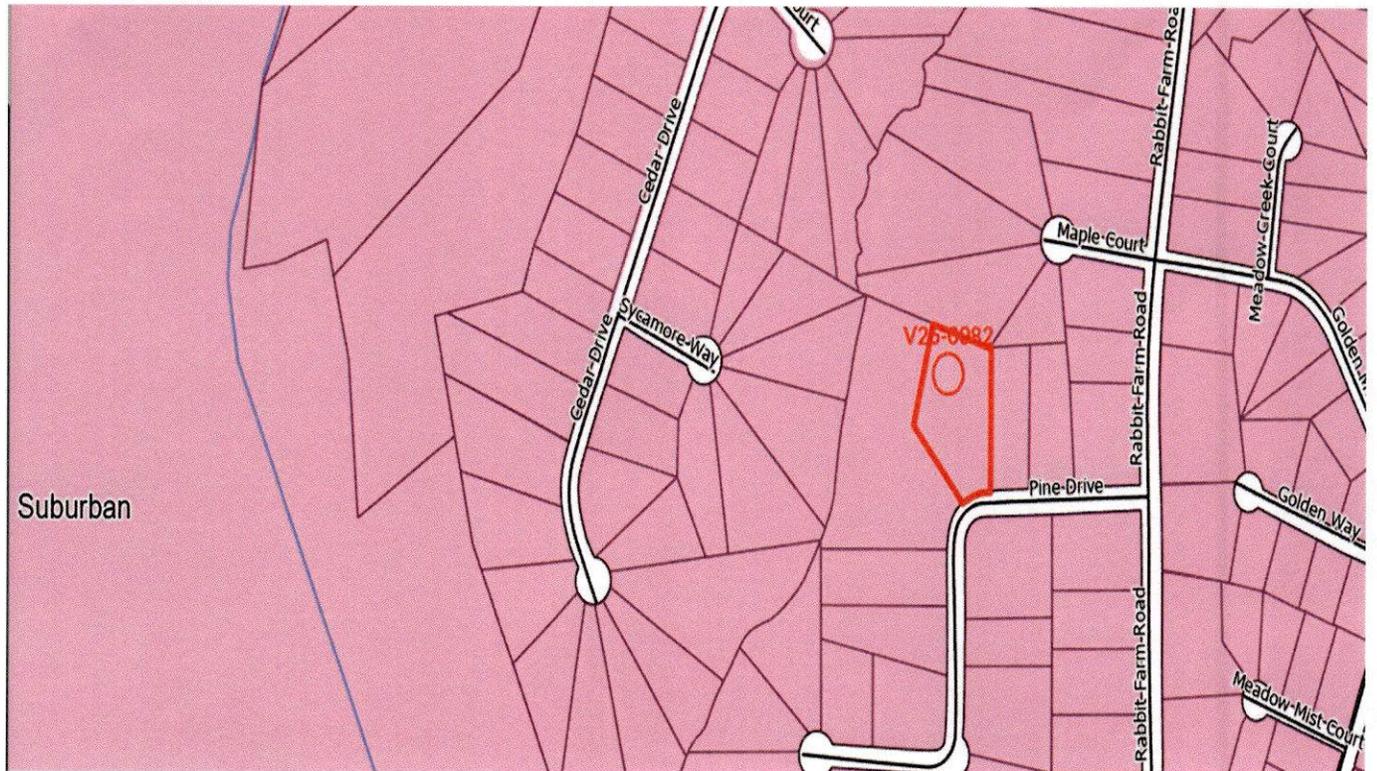
In ruling on any application for a **Variance**, the Board of Appeals shall act in the best interest of the health, safety, morals, and general welfare of the county. In doing so, the Board of Appeals may grant variances in individual cases of practical difficulty or unnecessary hardship upon a finding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

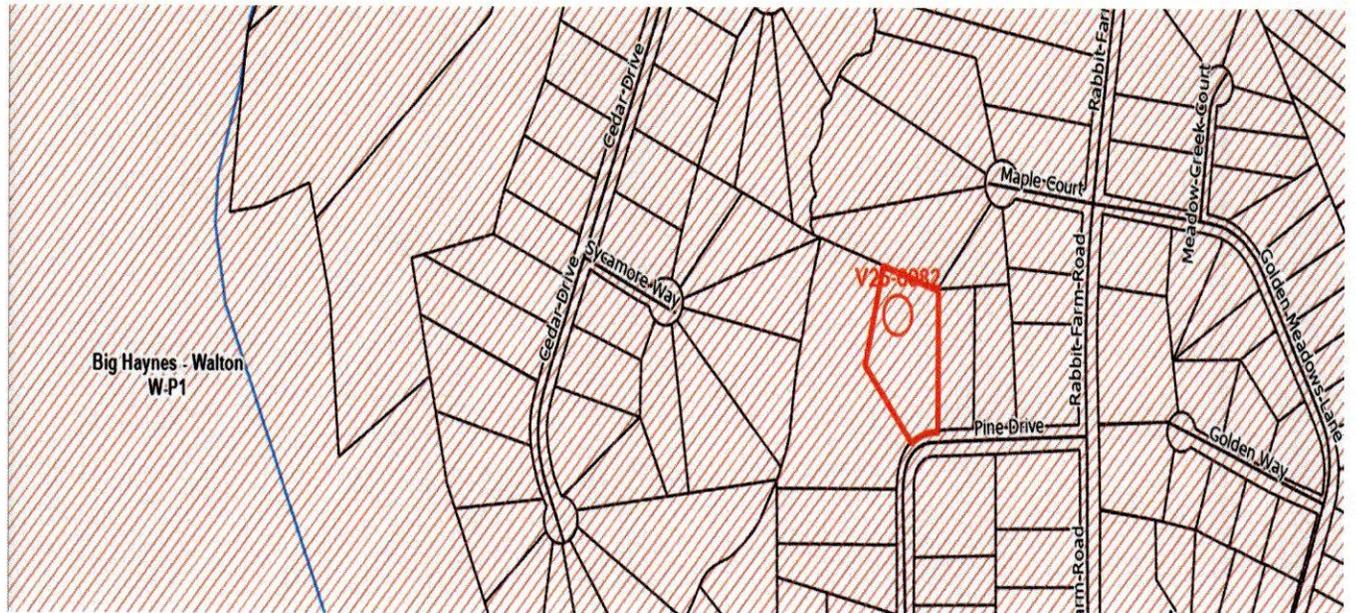
The surrounding properties are zoned R1.



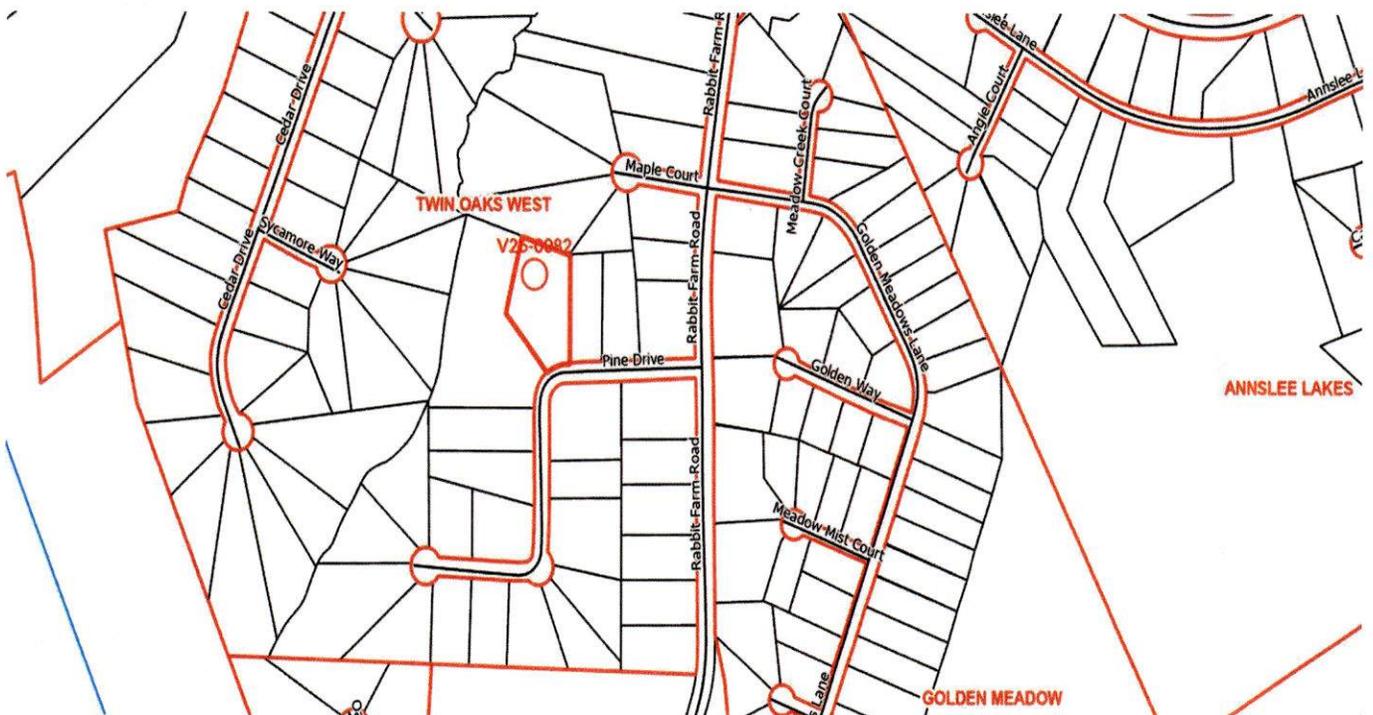
The Future Land Use Map for this property is Suburban.



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 # V26-0082

Board of Appeals Meeting Date 4-21-2026 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2<sup>nd</sup> Floor)

**DOCUMENTS TO BE SUBMITTED WITH APPLICATION**

Recorded Deed  Survey Plat  Site Plan  Proof of Paid Property Taxes

\*\*Drawn by Design Professional

Map/Parcel 20218073 Zoning District: R1 Commission District: 2 - Pete Myers

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

Cheryl A Tawney  
4643 Pine Dr Loganville GA  
30052  
678-618-8205

Same

Type Request:  VARIANCE  SPECIAL EXCEPTION  APPEAL

Property Location 4643 Pine Drive, Loganville Acreage 1.72

Describe Variance/Special Exception/Appeal: Adding a 30'x50' enclosed shed in back right of property

State Reason for request and how these reasons satisfy Article 14 Standards of Review:

Need a place to house tractors, farm equipment or motorcycle collection

Public Water:  Well:  Public Sewer:  Septic Tank:

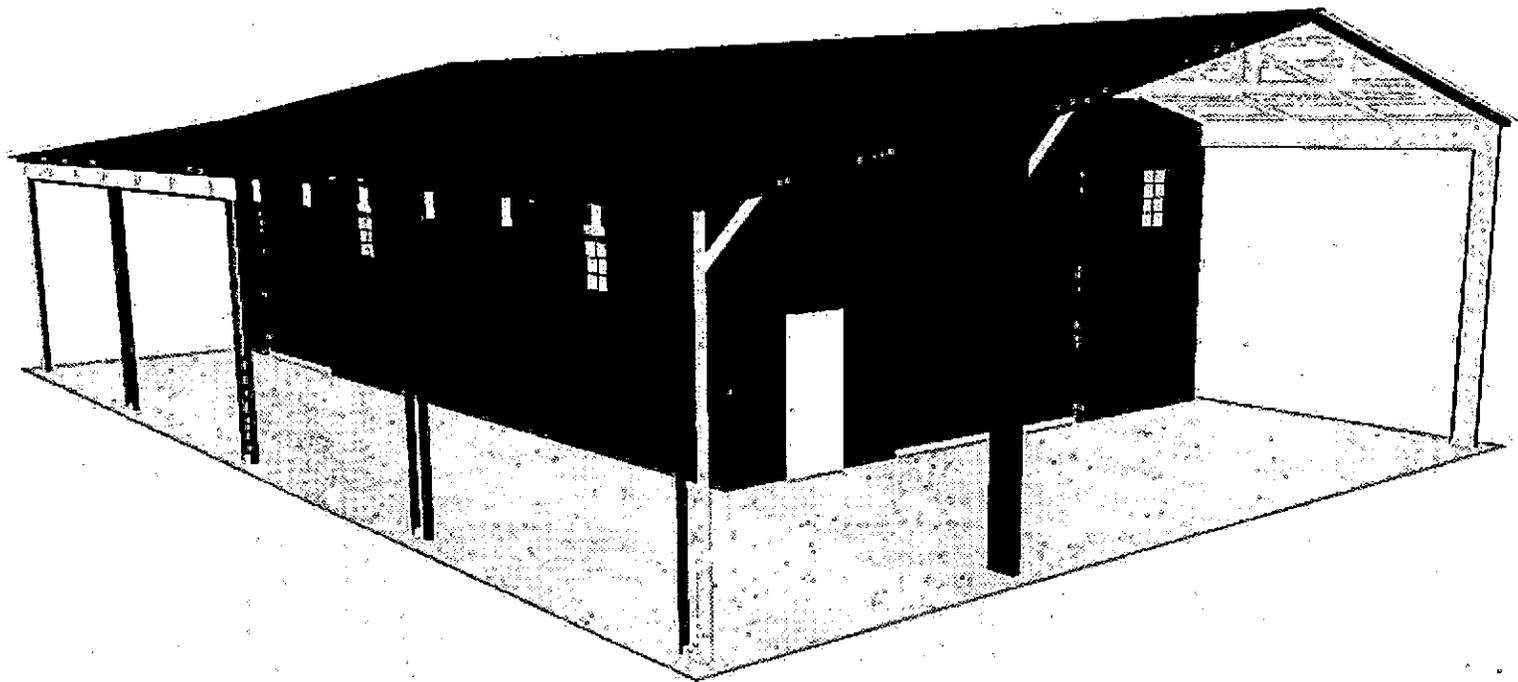
The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

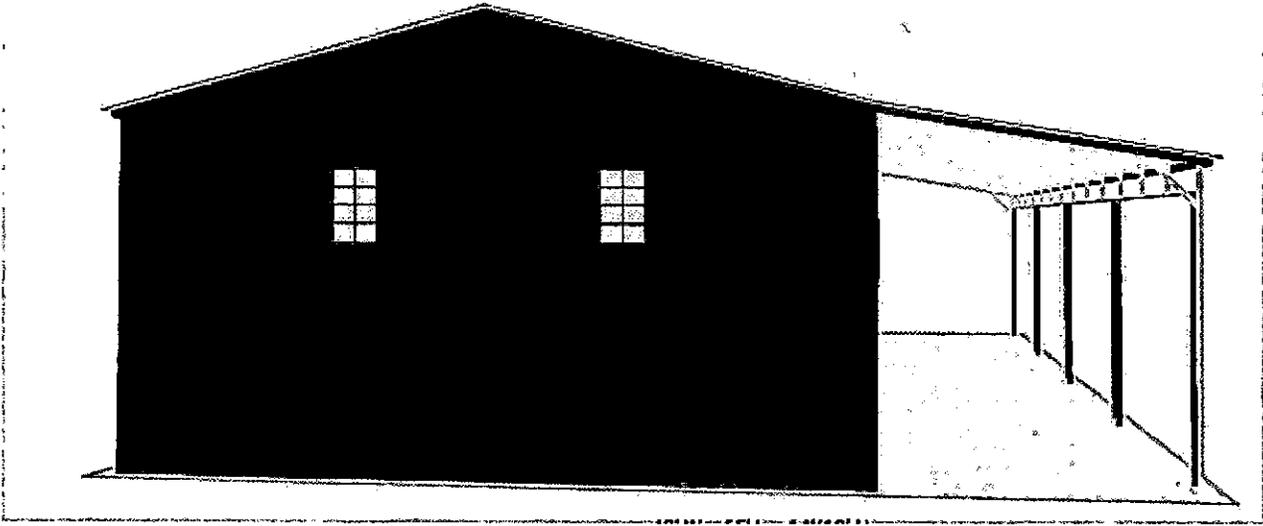
Signature Cheryl A Tawney Date 3/17/2026 Fee Paid: \$ 500.00

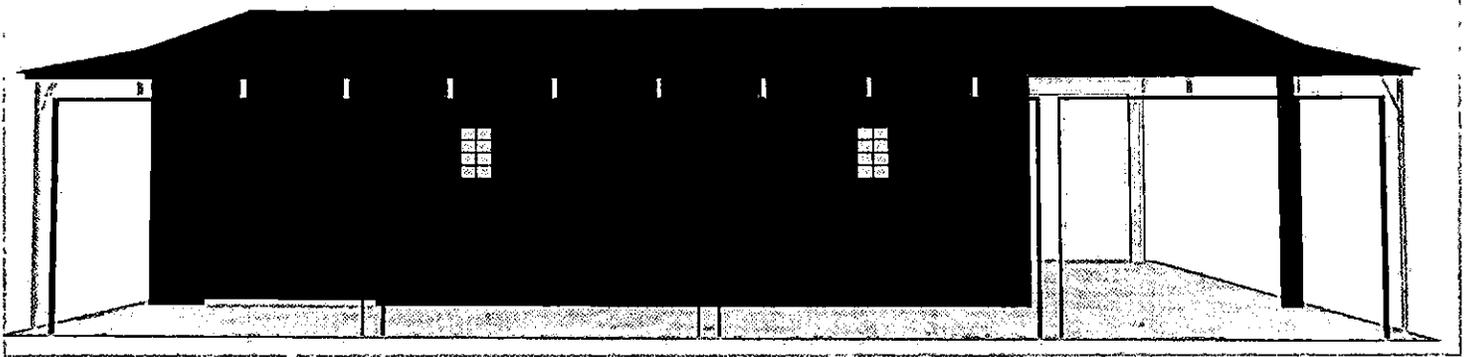
**PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE**

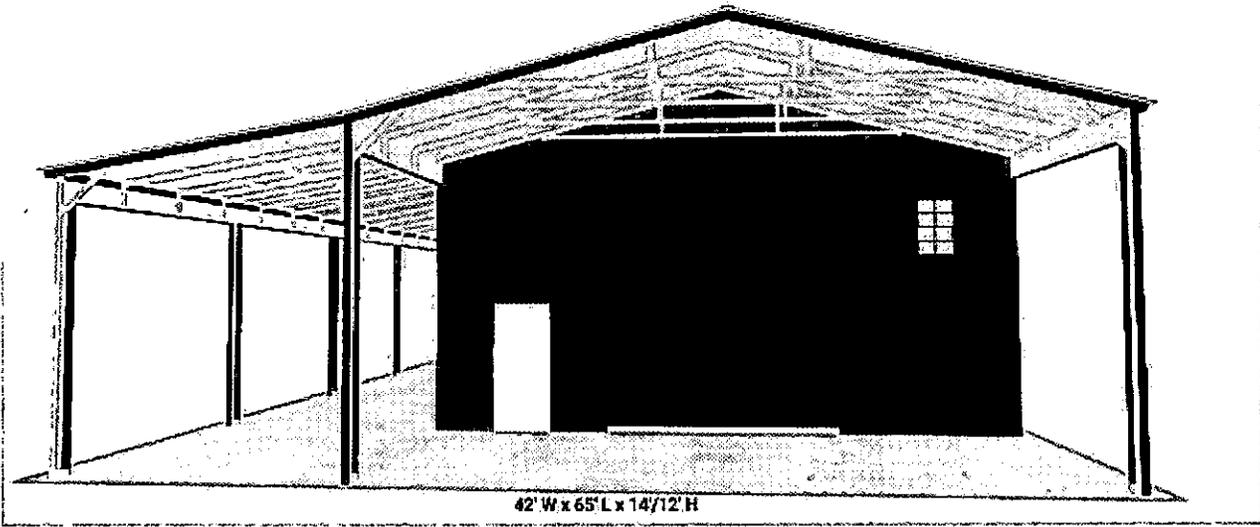
I HEREBY WITHDRAW THE ABOVE APPLICATION

Date









42' W x 65' L x 14' 12" H

T/I  
TIFFANY TAWNEY  
TYLER HOSTETLER  
DB 5105 PG 450

S 03°29'32"E 295.12'  
15' B.L.

LOT AREA:  
74,878 sf.  
1.719 ACRES

