



**Walton County Planning and Development Department
Board of Appeals Case Summary**

Case Number: V26-0079

Board of Appeals Meeting Date: April 21, 2026

Applicant:

Robert E North
2745 Milton Bryan Drive
Loganville, Georgia 30052

Owners:

Stephanie D North &
Robert E North
2745 Milton Bryan Drive
Loganville, Georgia 30052

Property Information:

- **Address:** 2745 Milton Bryan Drive & Heron Court, Loganville, Georgia 30052
- **Map Number:** N025A009
- **Site Area:** 1.72 acres
- **Current Zoning:** A1
- **Character Area:** Suburban
- **Future Land Use Map Designation:** Suburban
- **Watershed Protection Area:** Big Haynes

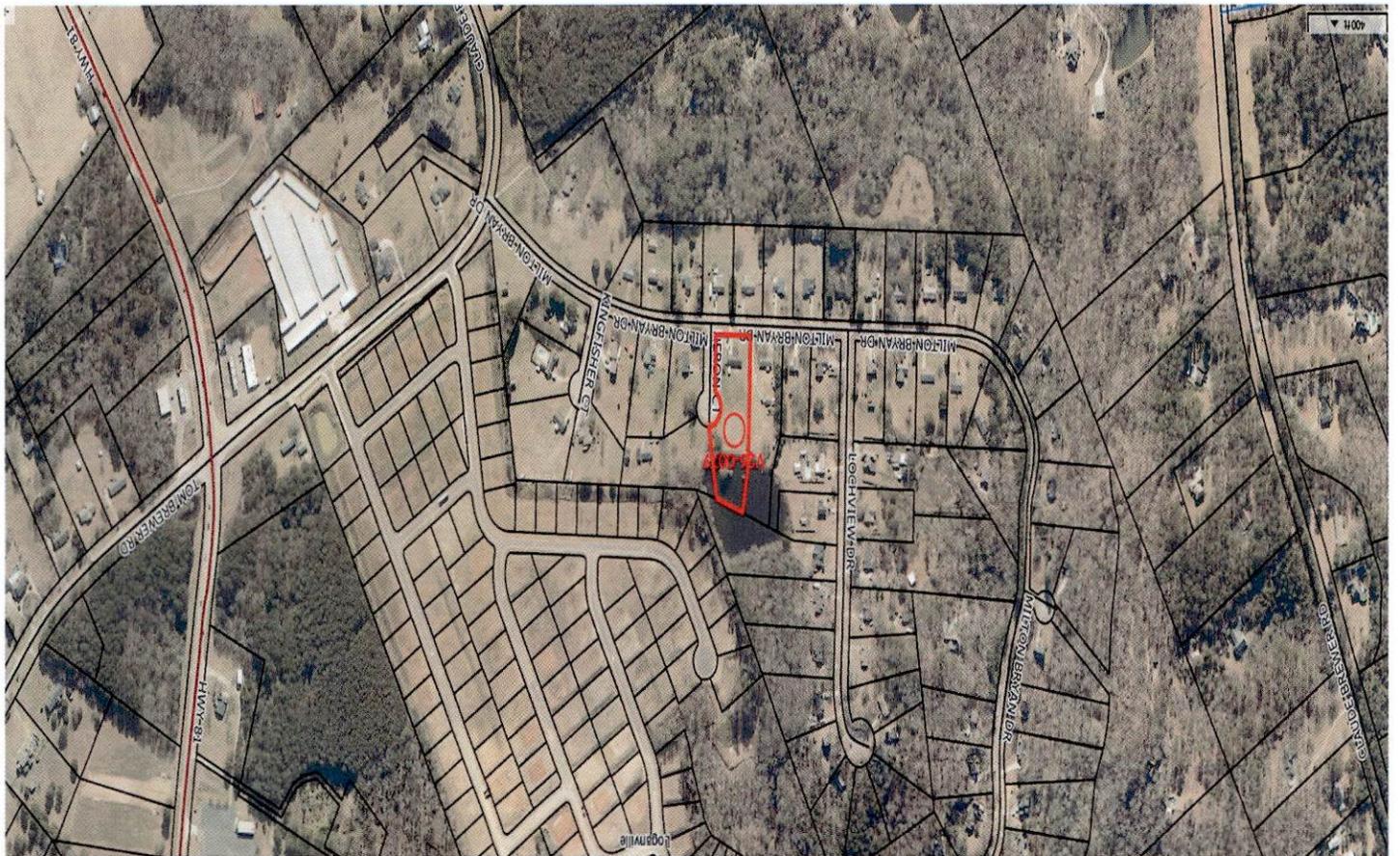
District Representation:

- **Commissioner (District 2):** Pete Myers
- **Board of Appeals Member:** Mariellen Barnes

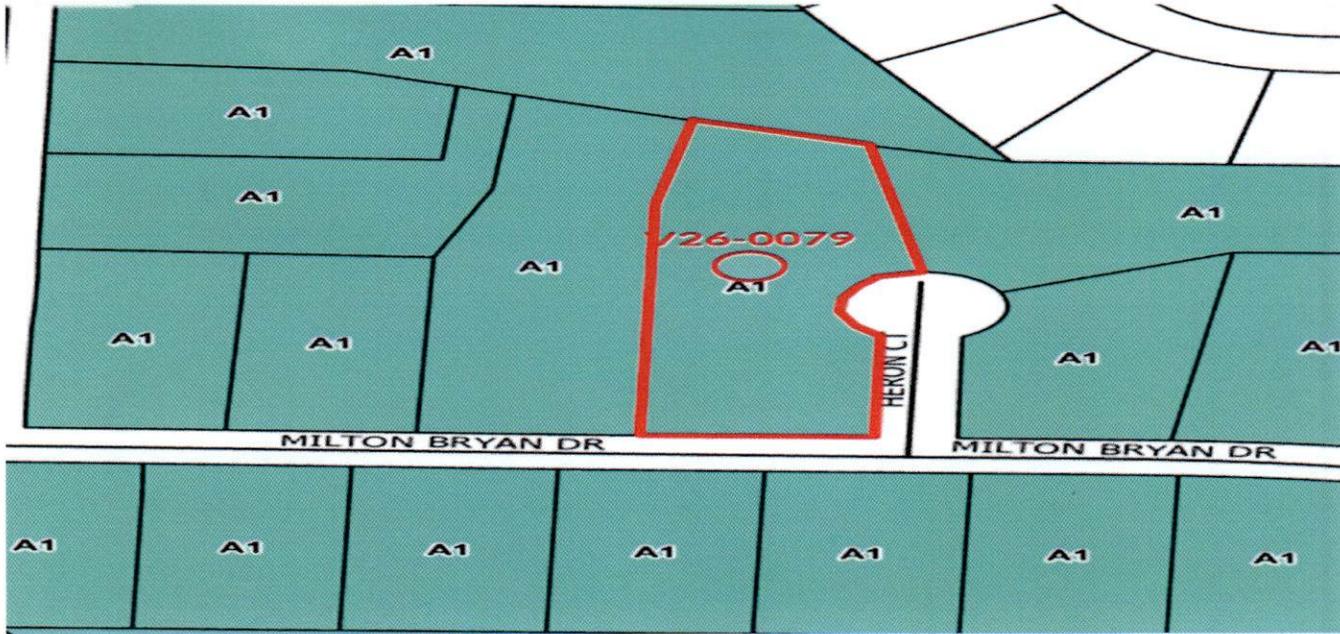
Request: Variance to reduce front building setback line from required 60' to 19' to build an accessory building due to having no other place on the property to build it (closing in existing 420 ft. garage for aging mother).

Existing Site Conditions: There is a house on the property.
The surrounding properties are A1.

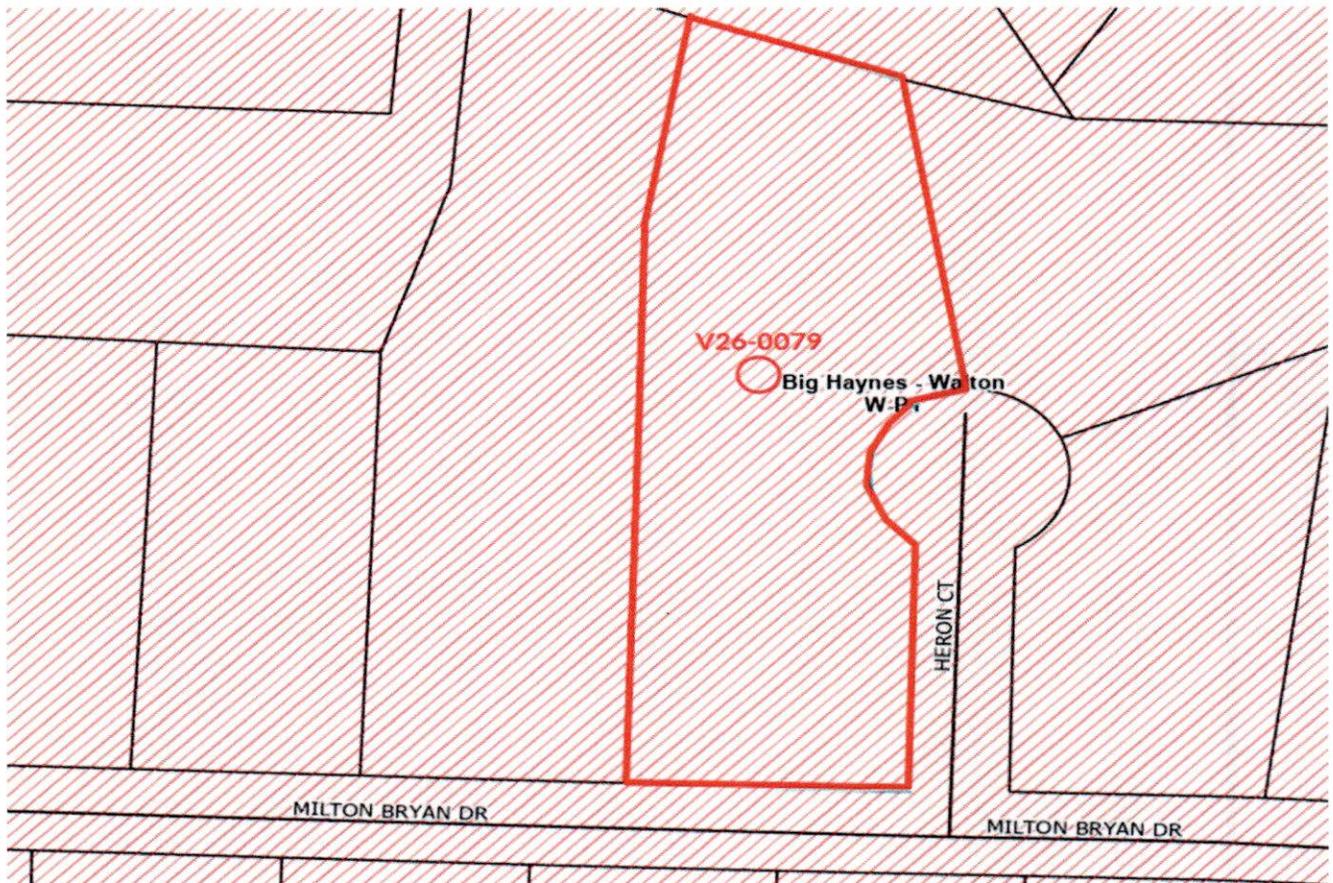
Property History: No History



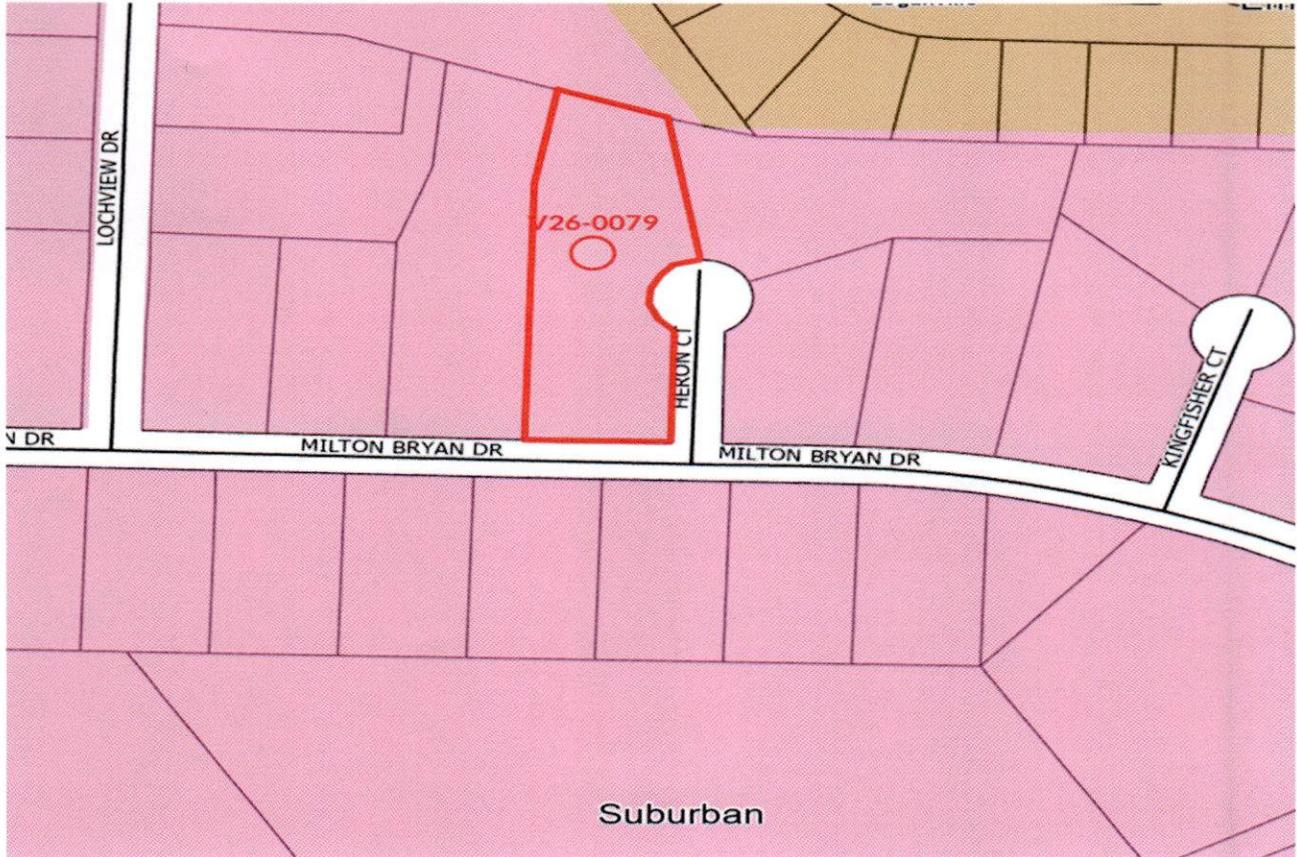
The surrounding properties are zoned A1.



The property is in the Big Haynes Watershed.



The Future Land Use Map for this property is Suburban.



Staff Comments:

Sec. 14-104. Appeals and variances.

- (a) *Procedure upon denial.* Upon denial of the application for a sign permit, the applicant shall be given written notice stating the reason(s) for the denial within 15 days of the decision to deny the permit. The aggrieved party may appeal any decision as provided in board of zoning appeals procedure.
 - (b) *Variances.*
 - (1) Variances may be granted from the provisions of this ordinance in compliance with powers of board of zoning appeals.
 - (2) Variance procedures shall apply both to signs which are nonconforming as of the effective date of this ordinance and to new signs erected thereafter.
- (Ord. of 8-6-2002, § 24)

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V26-0079

Board of Appeals Meeting Date 04-21-2026 at 6:00PM held at the Walton County Historic Courthouse, 111 S Broad Street, Monroe, Georgia (2nd Floor)

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed Survey Plat Site Plan Proof of Paid Property Taxes

**Drawn by Design Professional

Map/Parcel A025A009 Zoning District: A1 Commission District: 2-Pete Myers

Applicant Name/Address/Phone #

Robert E North 770-634-6017
2745 Milton Bryan Drive
Loganville, GA 30052

Property Owner Name/Address/Phone

Stephanie D. North
Robert E. North
2745 Milton Bryan Drive
Loganville, GA 30052

Type Request: VARIANCE SPECIAL EXCEPTION APPEAL

Property Location 2745 Milton Bryan Dr Loganville, GA 30052 Acreage 1.72

Describe Variance/Special Exception/Appeal: Variance to build a 30x30 Garage inside the front building setback line off Heron Court

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

No other place on property to build Garage. Closing in existing garage for aging mother

Public Water: Well: Public Sewer: Septic Tank:

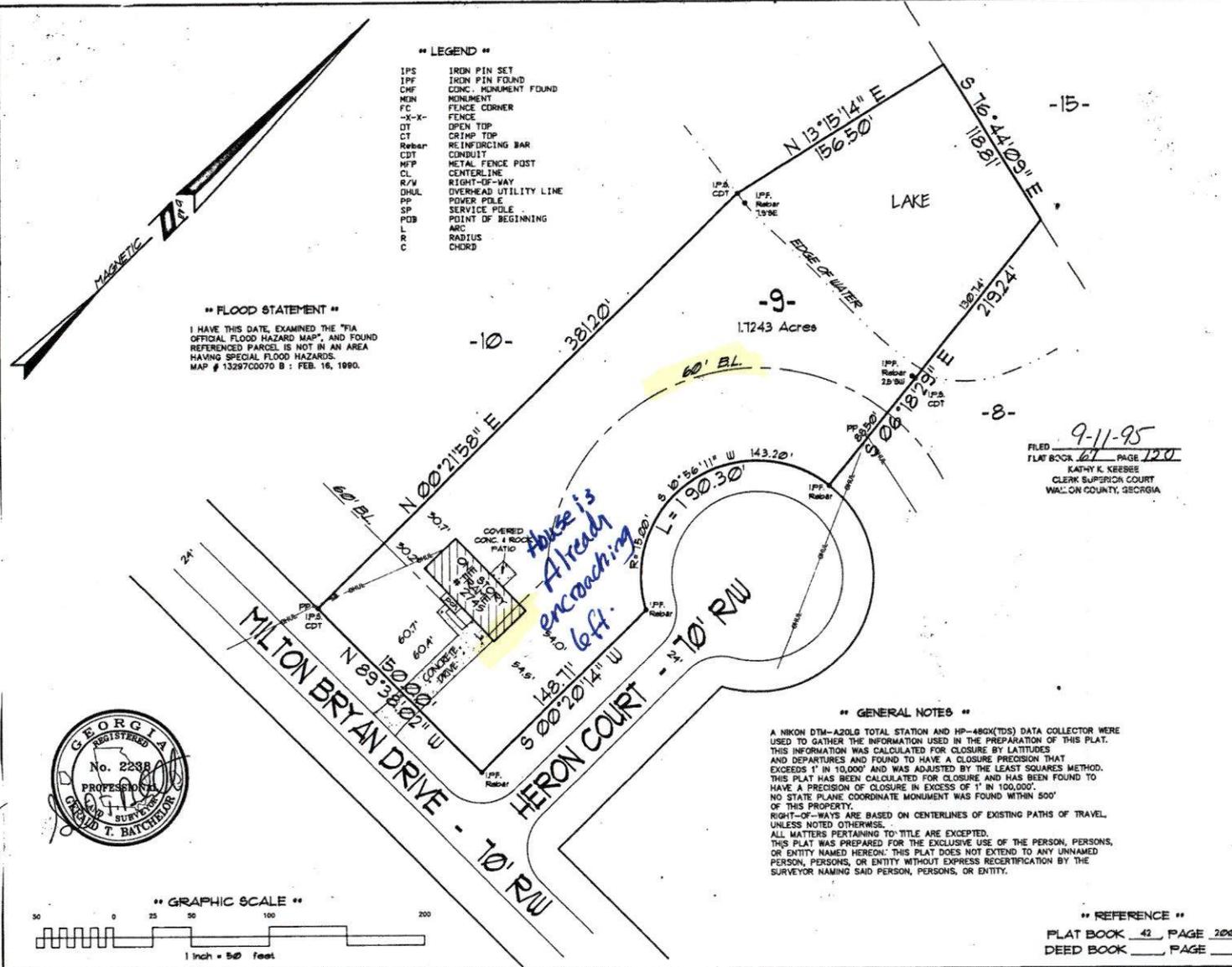
The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Robert North Date 2/18/2026 Fee Paid: \$ 506.00

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

I HEREBY WITHDRAW THE ABOVE APPLICATION

Date



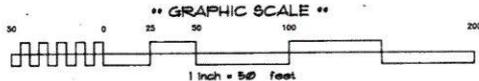
- ** LEGEND ****
- IPS IRON PIN SET
 - IPF IRON PIN FOUND
 - CHF CONC. MONUMENT FOUND
 - MBN MONUMENT
 - FC FENCE CORNER
 - X-X- FENCE
 - OT OPEN TOP
 - CT CRIMP TOP
 - Rebar REINFORCING BAR
 - CDT CONDUIT
 - MFP METAL FENCE POST
 - CL CENTERLINE
 - R/W RIGHT-OF-WAY
 - DHUL OVERHEAD UTILITY LINE
 - PP POWER POLE
 - SP SERVICE POLE
 - PGB POINT OF BEGINNING
 - L ARC
 - R RADIUS
 - C CHORD

**** FLOOD STATEMENT ****
 I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP", AND FOUND REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. MAP # 13297C0070 B : FEB. 16, 1990.

FILED 9-11-95
 PLAT BOOK 67 PAGE 120
 KATHY K. KEEBEE
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA



RECORDED: SEP 13 1995
 KATHY K. KEEBEE, CLERK



**** GENERAL NOTES ****
 A NIKON DTM-420LS TOTAL STATION AND HP-480(TDS) DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. THIS INFORMATION WAS CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND FOUND TO HAVE A CLOSURE PRECISION THAT EXCEEDS 1" IN 10,000' AND WAS ADJUSTED BY THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO HAVE A PRECISION OF CLOSURE IN EXCESS OF 1" IN 100,000'. NO STATE PLANE COORDINATE MONUMENT WAS FOUND WITHIN 500' OF THIS PROPERTY. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON; THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

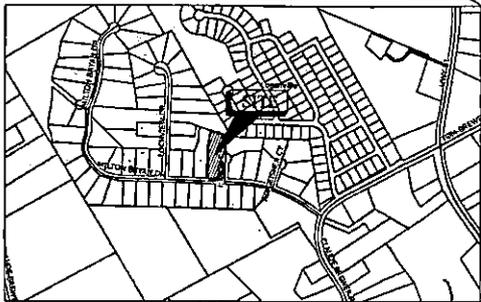
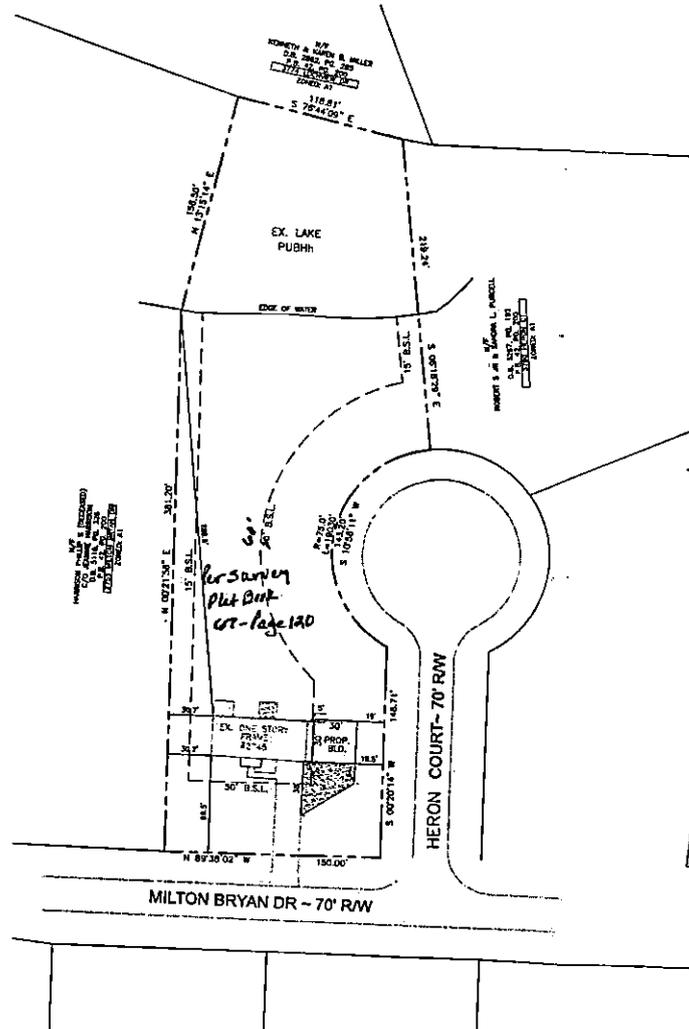
**** REFERENCE ****
 PLAT BOOK 42, PAGE 200
 DEED BOOK _____, PAGE _____

JOB No. 95-219	PLAT PREPARED FOR			REVISION:	DATE:	SURVEYED:	S.M.
	MELANIE L. SCOTT					PLOTTED:	G.T.B.
				LOT 9 - BLOCK "B" - UNIT ONE			
	BRYAN'S LAKE SUBDIVISION					DRAWN:	G.T.B.
	LAND LOT 182 - 4th LAND DISTRICT					DATE:	JULY 25, 1995
WALTON COUNTY, GEORGIA					SCALE:	1" = 50'	
					APPROVED:	G.T.B.	

BATCHELOR & ASSOCIATES
 P.O. BOX 701
 MONROE, GEORGIA 30655
 134A W. SPRING STREET Ph. (404) 287-3810

JOB No. 95-219

TOTAL SITE AREA = 1.72 ACRES
 TOTAL DISTURBED AREA = 0.31 ACRES
 THERE ARE STATE WATERS ON THE SITE
 THERE ARE NO WETLAND ON SITE.



VICINITY MAP
N.T.S.

"NOT FOR FINAL RECORDING"
TOTAL AREA = 1.72 ACRES

PARCEL: G1790024 ZONED: A1

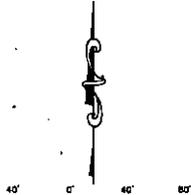
REQUESTING VARIANCE TO ALLOW THE CONSTRUCTION OF A 30X10' WORKSHOP WITHIN THE BUILDING SETBACK OF THE SIDE STREET AS SHOWN. TOTAL SITE AREA = 1.72 ACRES

APPLICABLE ORDINANCE: SECTION 4-1-120.

- PROPERTY DEVELOPMENT STANDARDS
1. MINIMUM LOT AREA: 1 ACRE.
 2. MINIMUM LOT WIDTH AT BUILDING LINE: 150 FEET.
 3. MINIMUM YARD REQUIREMENTS:
 - a. FRONT: 50 FEET
 - b. SIDE: 15 FEET
 - c. REAR: 40 FEET
 4. MAXIMUM HEIGHT: 35 FEET.

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY BATCHELOR & ASSOCIATES, DATED JUL. 23, 1999.
2. THERE ARE NO WETLAND ON THE SITE LIMIT SHOWN.
3. THERE ARE STATE WATERS ON SITE, LIMIT SHOWN.
4. THE PROJECT WILL BE SERVED BY WALTON COUNTY WATER.
5. THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.



GEORGIA811
 www.Georgia811.com

A.C.E.
 ALCOBY CONSULTING ENGINEERING AND ASSOCIATES, L.L.C.
 P.O. BOX 10478
 4435 COWAN RD.
 OXFORD, GEORGIA 30054
 PHONE: 770-486-4002
 E-MAIL: ace@acel.com

© 2020
 All Rights Reserved

This drawing and any permitted reproduction, in whole or part, are the sole property of Alcobly Consulting Engineering and Associates, L.L.C. and shall not be reproduced or conveyed in any form without the written permission of Alcobly Consulting Engineering and Associates, L.L.C.



SITE PLAN

PROPOSED NORTH'S RESIDENCE

PARCEL: N025A009
 LAND LOT: 187
 DISTRICT: 4TH
 2745 MILTON BRYAN DR.
 WALTON COUNTY, GA

DATE: 2/22/2026
 SCALE: 1"=40'

OWNER / DEVELOPER / PRIMARY PERMITTEE

STEPHANIE D & ROBERT S NORTH
 2745 MILTON BRYAN DRIVE
 LOGANVILLE, GA 30052
 ROBERT NORTH
 PHONE: 770-634-8017
 Rnor906@gmail.com

24 HOUR - EMERGENCY CONTACT
 ROBERT NORTH
 PHONE: 770-634-8017
 Rnor906@gmail.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 26-014
 VR-1

N/F
KENNETH & KAREN B. MILLER
D.B. 2862, PG. 285
P.B. 42, PG. 200
3774 LOCHVIEW DR
ZONED: A1

118.81'
S 76°44'09" E

156.50'
N 13°15'14" E

EX. LAKE
PUBHh

219.24'

EDGE OF WATER

N/F
ROBERT S JR & SANDRA L. PURCELL
D.B. 5287, PG. 182
P.B. 42, PG. 200
3780 HERON CT
ZONED: A1

S 06°18'29" E

N/F
HARRISON PHILIP S. (DECEASED)
C/O JEANNE HARRISON
D.B. 516, PG. 326
P.B. 41, PG. 200
2755 MILTON BRYAN DR
ZONED: A1

N 00°21'58" E 381.20'

15' B.S.L.

*Per Survey
Plat Book
607-Page 120*

60' B.S.L.

R=75.0'
L=190.30'
143.20'
S 70°56'11" W

HERON COURT ~ 70' RW

30.7'

30.2'

50' B.S.L.

68.5'

N 89°38'02" W

150.00'

EX. ONE STORY
FRAME
#2745

30' PROP.
BLO.

148.71'

S 00°20'14" W

MILTON BRYAN DR ~ 70' RW