



# Planning and Development Department Case Information

Case Number: V25-0152

Meeting Date: Board of Appeals: 05-20-2025

Applicant:  
Hi Paknik  
3805 Creekwood Court  
Loganville, Georgia 30052

Owner:  
Chandrowtie Dhanra  
3805 Creekwood Court  
Loganville, Georgia 30052

Current Zoning: R1

Request: Variance to request guest house to be 1,000 sq. ft. in lieu of the maximum 800 sq. ft. Applicant is seeking to turn an accessory building already existing on the property into a guest house.

Address: 3805 Creekwood Court, Highway 20, Loganville, Georgia 30052

Map Number: N006B113

Site Area: Property is 2.16 acres.

Character Area: Neighborhood Residential

District 4: Commissioner – Pete Myers

Board of Appeals – Mariellen Barnes



Existing Site Conditions: The property consists of 2.16 acre.

**Staff Comments:**

## **Guest House, Caretaker House (2)**

Guest Houses are allowed by right in the A, A1, A2 and R-1 properties that are 1.2 acres in size or larger with county water and 2.4 acres in size or larger with well. (1-4-2022)

Guest houses are an accessory use to the primary residence.

Caretaker Houses are allowed by right in the B-2, B-3, TC, MUBP, M-1 and M-2 zonings.  
9-1-2020

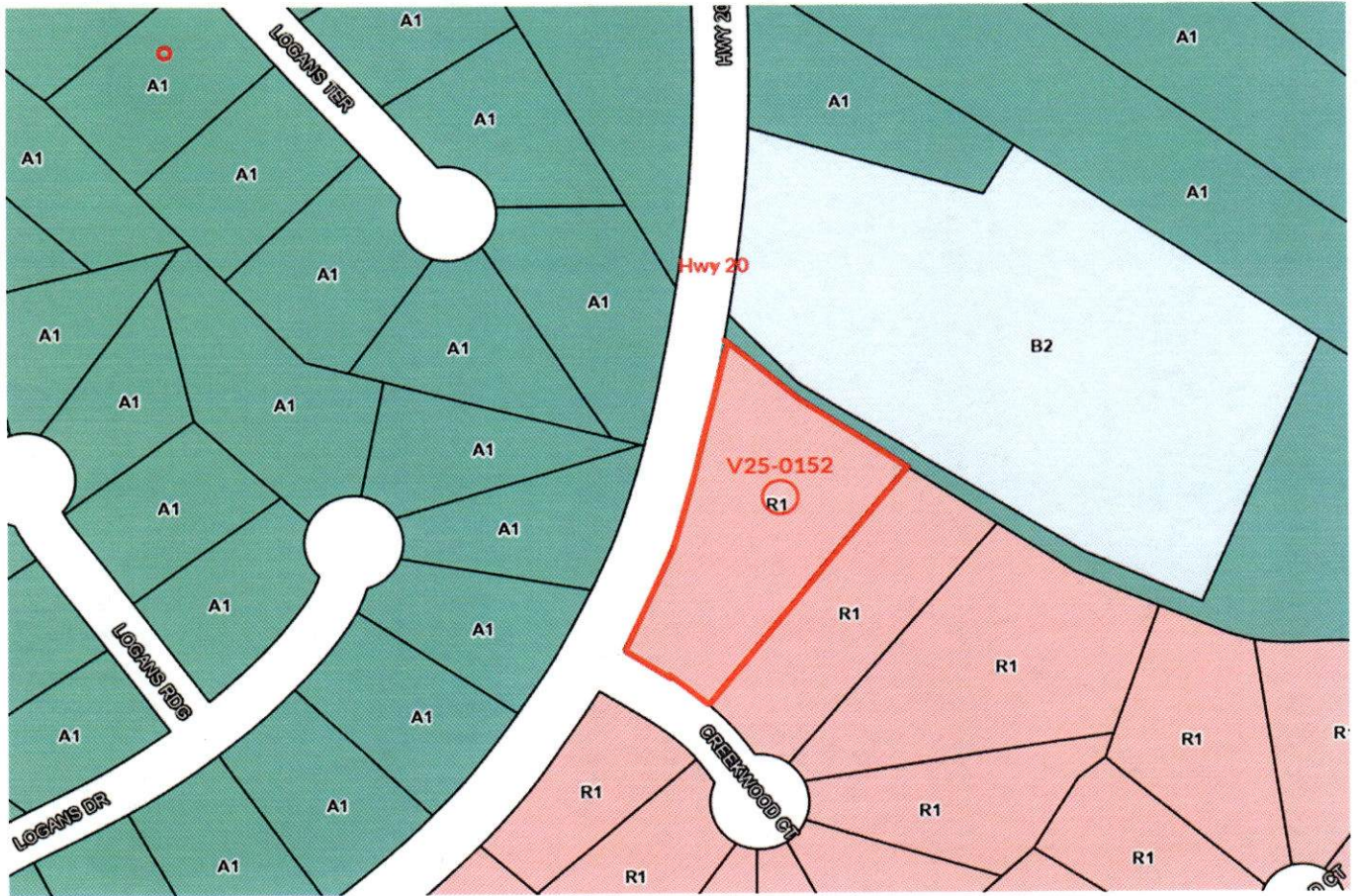
**B. The size of the guesthouse, tenant house or caretaker house can be no more than 800 square feet.**

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:

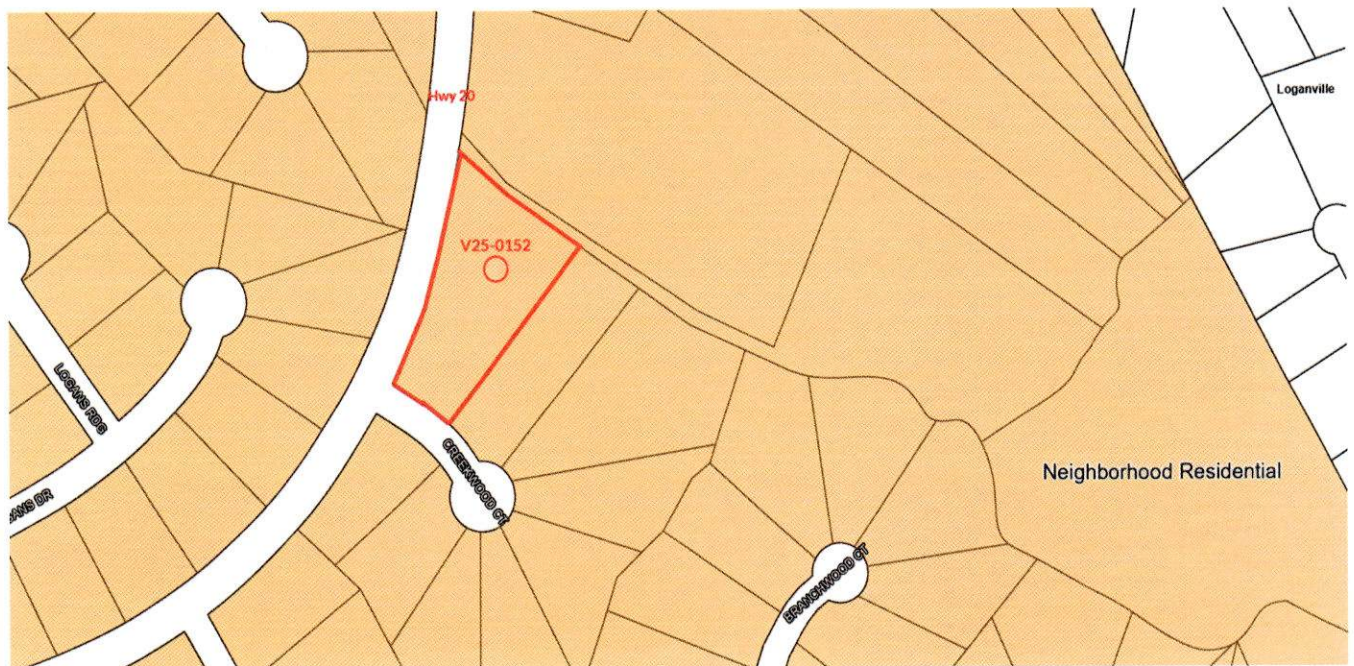
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
2. The strict application of the Ordinance to this particular piece of property would create practical difficulty or unnecessary hardship; and
3. 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, A1 and B2.

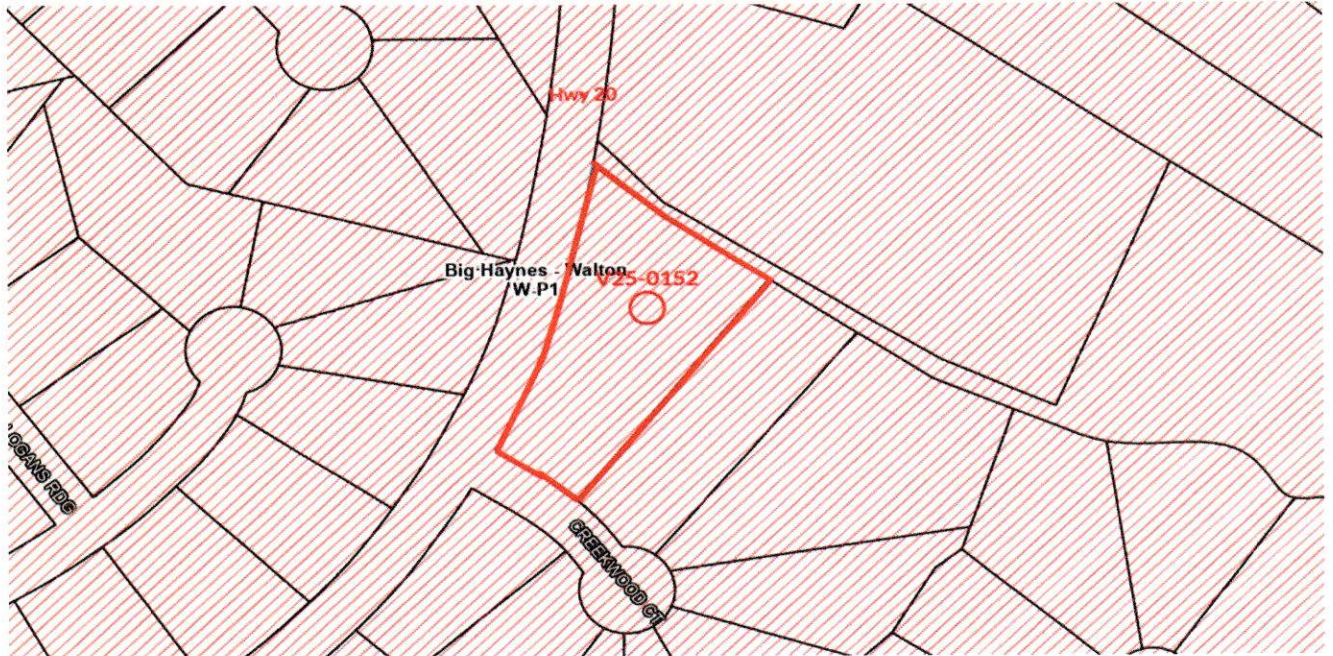


The Future Land Use Map for this property is Neighborhood Residential.





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 # V25-0152

Board of Appeals Meeting Date 5-20-2025 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 N006B113 Zoning District: R1 Commission District: Multiple 4<sup>th</sup>  
2-Pete Myers

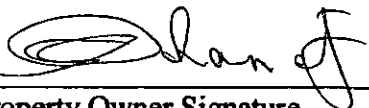
Applicant Name/Address/Phone # <u>Hi Paknik</u> <u>3805 Creekwood Ct.</u> <u>Loganville GA. 30052</u> Phone # <u>706-502-9560</u> E-mail: <u>hpaknik@hotmail.com</u>	Property Owner Name/Address/Phone <u>CHANDROWIE Dhanraj</u> <u>3805 Creekwood Ct.</u> <u>Loganville GA. 30052</u> Phone # <u>706-502-9560</u>
Type Request: <input checked="" type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input type="checkbox"/> APPEAL	Property Location <u>3805 Creekwood Ct. <sup> Hwy 20</sup></u> Acreage <u>2.16</u>
Describe Variance/Special Exception/Appeal: <u>Request to Build Guest House</u> <u>on Acreage to 1000 sq ft in existing</u> <u>accessory building.</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: <u>Build Guest House / NOW STORM WATER VIA CITY</u> <u>NATURAL Run off into Creek</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>3-31-2025</u> Fee Paid: \$ <u>200.00</u>	
PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE	
Administrative Variance granted per Article 14 Section 180	
P & D Official: _____ Date: _____	
I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____	

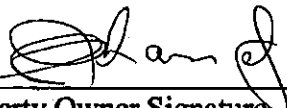
**AUTHORIZATION  
BY PROPERTY OWNER**

I SWEAR THAT I AM THE PROPERTY OWNER OF THE PROPERTY WHICH IS THE SUBJECT MATTER OF THE ATTACHED PETITION FOR VARIANCE/APPEAL APPLICATION, AS IS SHOWN IN THE RECORDS OF WALTON COUNTY, GEORGIA.

I authorize the named below to act as Applicant in the pursuit of a Petition for Variance/Appeal Application.

Name of Applicant: Hi Paknik  
Address: 3805 Creekwood Ct. Loganville GA 30052  
Telephone: 706-502-9560  
Location of Property: 3805 Creekwood Ct.  
Loganville GA. 30052  
Map/Parcel Number: N006B113

  
Property Owner Signature

  
Property Owner Signature

Print Name: CHANDRAWATI Dharmraj  
Address: 3805 Creekwood Ct.  
Loganville GA. 30052  
Phone #: 706-502-9560

Print Name: CHANDRAWATI Dharmraj  
Address: 3805 CREEKWOOD CT.  
LOGANVILLE GA. 30052  
Phone #: 706-502-9560

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

  
Notary Public

03/31/2025  
Date





