



# Planning and Development Department Case Information

Case Number: V25-0101

Meeting Date: Board of Appeals: 04-15-2025

Applicant:  
Craig Cook  
4625 Bullock Bridge Road  
Loganville, Georgia 30052

Owner:  
Neil & Steven Schultz  
4625 Bullock Bridge Road  
Loganville, Georgia 30052

Current Zoning: A1

Request: Variance to have an existing guest house and an existing garage apartment in the front yard.

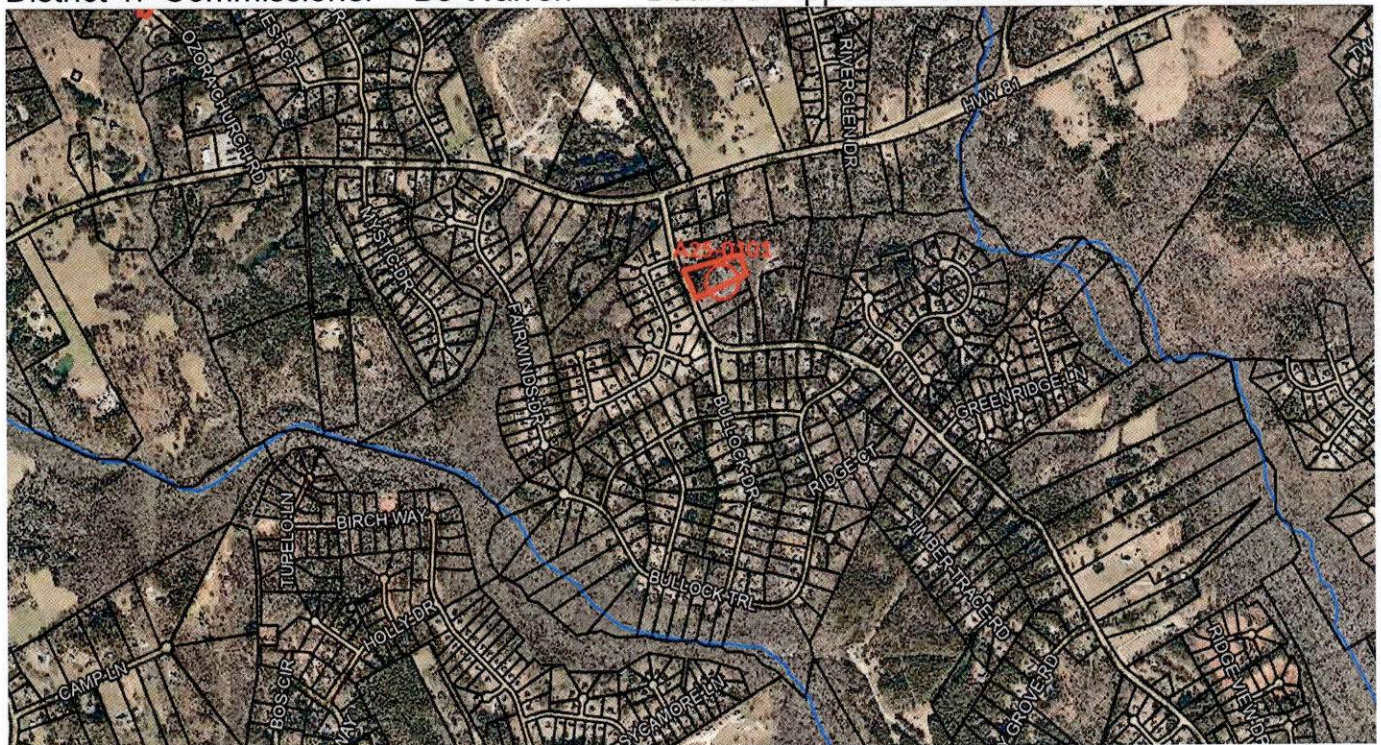
Address: 4625 Bullock Bridge Road, Loganville, Georgia 30052

Map Number: C0590022

Site Area: Property is 3.10 acres.

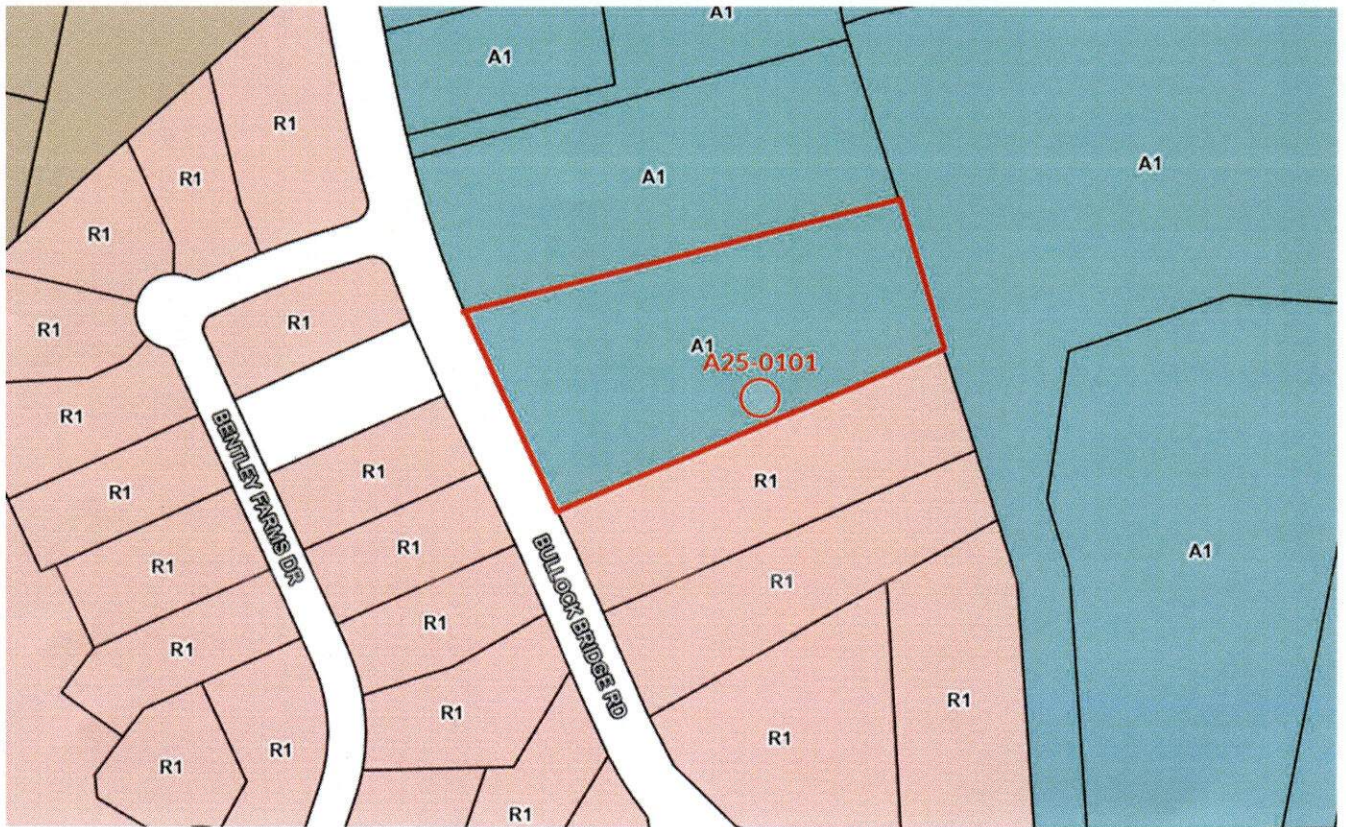
Character Area: Suburban

District 1: Commissioner – Bo Warren Board of Appeals – Jim Cleveland



Existing Site Conditions: The property consists of 3.10 acres.

The surrounding properties are zoned A1 & R1.



The Future Land Use Map for this property is Suburban.



The property is in the Alcovy Ricer Watershed Protection Area.



Surrounding Subdivisions:



**History:** No History

**Staff Comments:**

**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.

**Article 3 Part 2 Board of Appeals**

**Section 100 Duties and Powers of the Board of Appeals**

The Board of Appeals shall have the following powers, as well as others significantly authorized in this Ordinance:

A. Appeals

To hear and decide appeals where it is alleged there is an error in any order, requirement, permit, decision, determination or refusal made by an administrative officer in the enforcement of this Ordinance. The Board of appeals shall have additional powers as may be granted to it by any other ordinance, including, but not limited to, determination of appeals from the refusal of an administrative official to issue a license or permit. A failure to act shall not be construed to be an order, requirement or decision within the meaning of this Article.

#1

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

Variance/Special Exception/Appeal # A25-0101

Board of Appeals Meeting Date 4-15-2025 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 <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 C059 0022 Zoning District: A1 Commission District: 1- Bo Warren

Applicant Name/Address/Phone # <u>Craig Cook</u> <u>4625 Bullock Bridge Rd</u> <u>Loganville, GA. 30052</u> Phone # <u>404-550-0132</u> E-mail: <u>craigalee2@gmail.com</u>	Property Owner Name/Address/Phone <u>Neil M. J Steven P. Schultz</u> <u>4625 Bullock Bridge Rd.</u> <u>Loganville, GA. 30052</u> Phone # <u>678-758-4409</u> <u>neil.schultz10@gmail.com</u>
Type Request: <input type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input checked="" type="checkbox"/> APPEAL	
Property Location <u>4625 Bullock Bridge Rd</u> Acreage <u>3.10 acres</u>	
Describe Variance/Special Exception/Appeal: <u>Guest House Built in front yard - Need an Appeal - 320 sq. ft.</u> <u>Guest House already built</u>	
State Reason for request and how these reasons satisfy Article 14 Standards of Review: _____ _____	
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>CC Cook</u> Date <u>2/23/2025</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 <span style="float: right;">Date _____</span>	

#2

**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: Craig Cook  
Address: 4625 Bullock Bridge Rd - Loganville, GA 30052  
Telephone: 404-550-0132  
Location of Property: 4625 Bullock Bridge Rd - Loganville, GA 30052  
Map/Parcel Number: C059 0022



Property Owner Signature

Print Name: Neil A. Schultz

Address: 4625 Bullock Bridge Rd - Loganville, GA 30052

Phone #: 678-758-4409

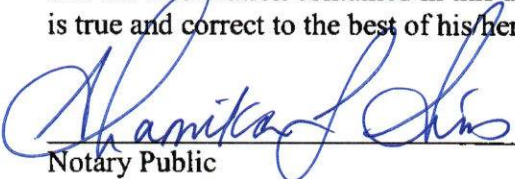
Property Owner Signature

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

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.

 2-26-2025  
Notary Public Date

Shamika L Sims  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires 3/19/2028

GUEST HOUSE  
4625 BULLOCK BRIDGE RD.  
LOANVILLE CA. 90052

