



Planning and Development Department Case Information

Case Number: A25-0069

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

Applicant:
Cory Ferguson
4291 Guthrie Cemetery Road
Loganville, Georgia 30052

Owner:
Shirley Ann Ferguson
4291 Guthrie Cemetery Road
Loganville, Georgia 30052

Current Zoning: A2

Request: Appeal Ordinance to have a 3:12 roof pitch on a manufactured home in lieu of the required 5:12.

Address: Guthrie Cemetery Road, Loganville, Georgia 30052

Map Number: C0520083A00

Site Area: Property is 1.94 acres.

Character Area: Neighborhood Residential

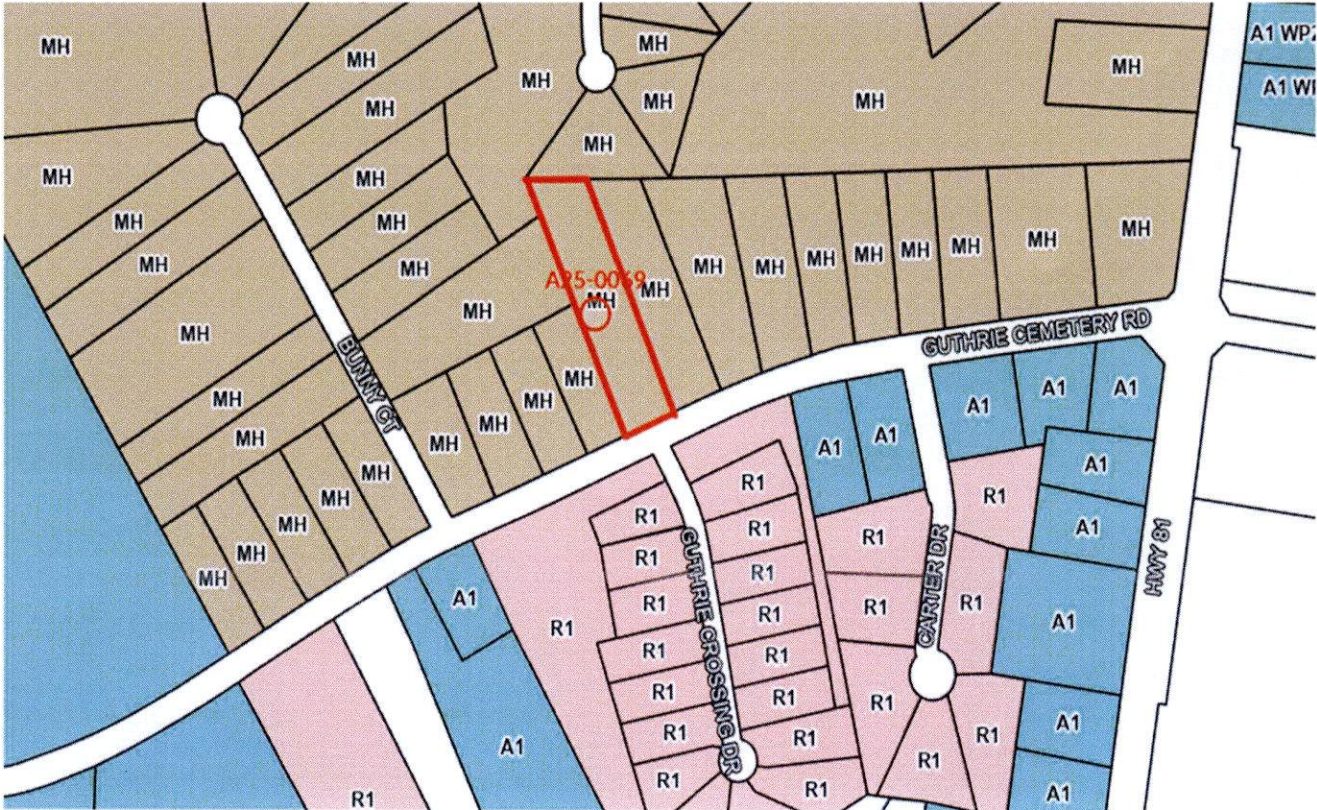
District 3: Commissioner – Timmy Shelnett

Board of Appeals – Henry Kines



Existing Site Conditions: The property consists of 1.94 acres and is vacant.

The surrounding properties are zoned MH (A2) and R1.



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



The property is not in a Watershed Protection Area.

Surrounding Subdivisions:



History: No History

Staff Comments:

Manufactured Home (2)

A minimum roof pitch of 5:12, which means having a pitch equal to at least five (5) inches of vertical height for every twelve (12) inches of horizontal run.

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.

Walton County Board of Appeals Application
Please Type or Print Legibly

Variance/Special Exception/Appeal # A25-0069

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 Survey Plat Site Plan Proof of Paid Property Taxes
**Drawn by Design Professional

Map/Parcel C0520083A00 Zoning District: A2 Commission District: 3-Timmy Shelnett

Applicant Name/Address/Phone # <u>Cory Ferguson</u> <u>4291 Guthrie Cemetery</u> <u>Road, Loganville, GA. 30052</u> Phone # <u>404 217 0969</u> E-mail: <u>+chferg28@yahoo.com</u>	Property Owner Name/Address/Phone <u>Shirley Ann Ferguson</u> <u>4291 Guthrie Cemetery Rd.</u> <u>Loganville, GA. 30052</u> Phone # <u>404-909-9220</u>
Type Request: <input type="checkbox"/> VARIANCE <input type="checkbox"/> SPECIAL EXCEPTION <input checked="" type="checkbox"/> APPEAL	
Property Location <u>Guthrie Cemetery Road</u> Acreage <u>1.94</u>	
Describe Variance/Special Exception/Appeal: <u>Requesting a 3/12 pitch</u> <u>Roof on a manufactured home - undue hardship.</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>Cory Ferguson</u> Date <u>02/06/25</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: Cory Ferguson
Address: 4291 Guthrie Cemetery Rd. - Loganville GA. 30052
Telephone: 404-217-0969
Location of Property: Guthrie Cemetery Rd.
Map/Parcel Number: C0520083A00

Shirley Ferguson
Property Owner Signature

Property Owner Signature

Print Name: Shirley Ann Ferguson

Print Name: _____

Address: 4291 Guthrie Cemetery Rd.
Loganville, GA. 30052

Address: _____

Phone #: 404-909-9220

Phone #: _____

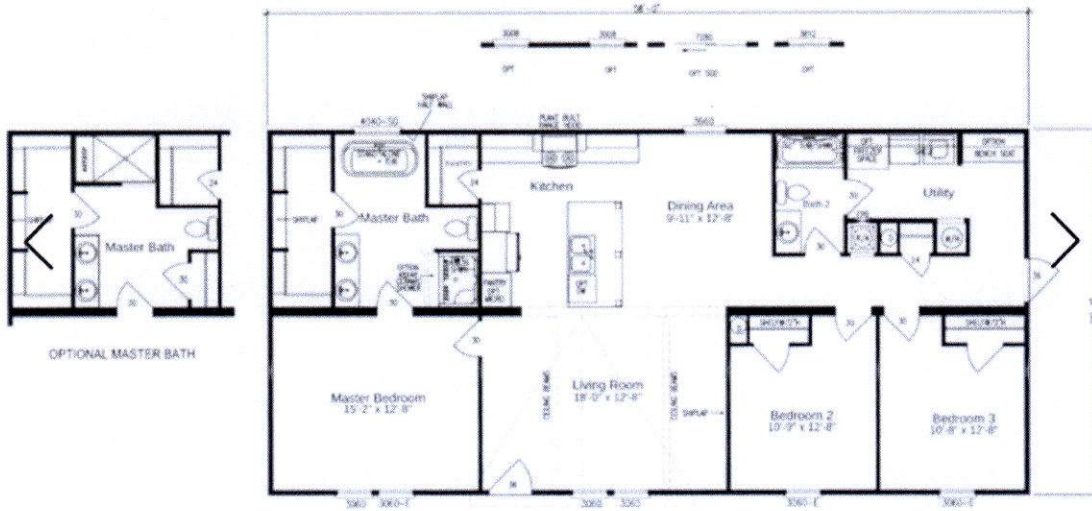
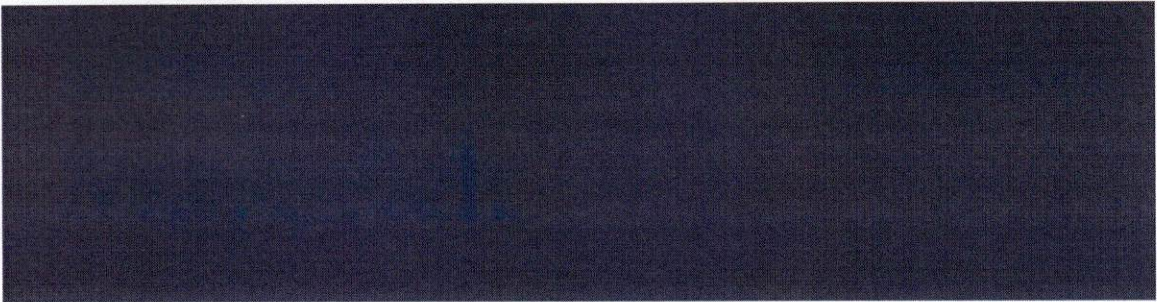
Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Notary Public

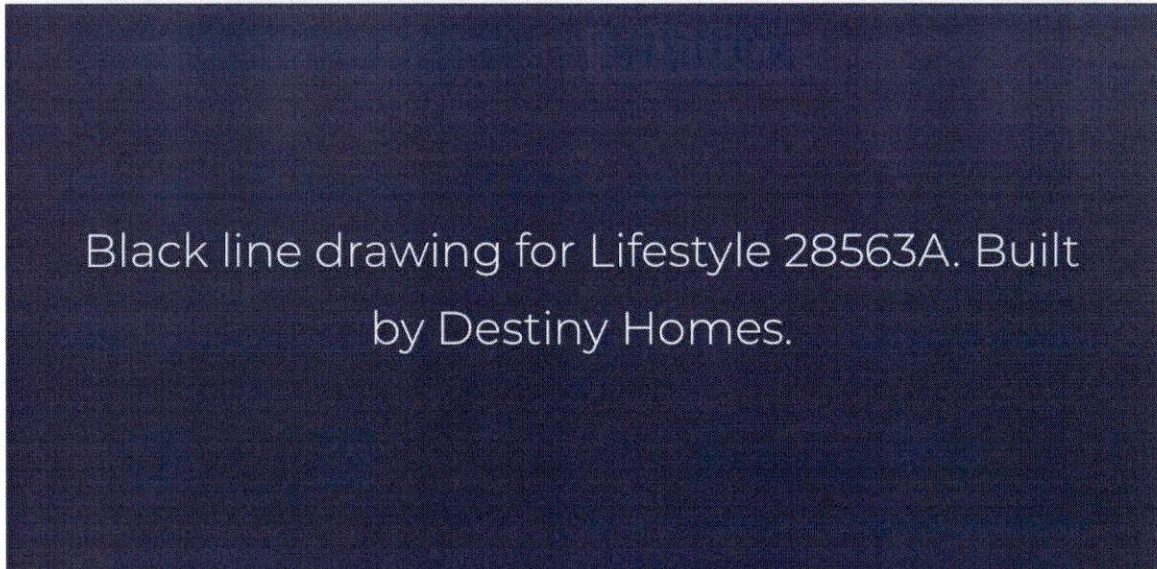


Date

Shirley Ann Ferguson 2/4/2025



MODEL: 290LY28563A 3 BR. ~ 2 BA.
28'-0" X 56'-0" ~ 1493 SQ. FT.



Black line drawing for Lifestyle 28563A. Built by Destiny Homes.



cavcohomes.com





MODEL: 290LY28563A 3 BR. ~ 2 BA.
 28'-0" X 56'-0" ~ 1493 SQ. FT.







