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Application # VAR-0052-
2024

Application for Variance

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Kevin Flanagan	same
*Title	MR (owner)	
*Address	646 Pine Ridge St.	
*Phone	[REDACTED]	
*Email	[REDACTED]	

Property Information

*Street Address	646 Pine Ridge St.	*Zoning Designation
*Tax Map #(s)	P25-49	

Request

*Please describe the proposed variance: (i.e. Reduce the rear setback from 25 feet to 22 feet)
 I built a seven bay pole barn on the back of my property and didn't know I either needed a permit or there was a size restriction. I was informed the day it was completed it was too large. I am asking to allow for a variance for it to remain.

Instructions

- The application must be received by the Community Development Office no later than the date reflected on the attached schedule.
- Fee:**
 - Owner-occupied single family residential - \$153.00
 - All others - \$306.00
 - All others (post construction) - \$612.00
- *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.7 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- *Submit plans, drawings, photographs or other documentation which helps fully describe your request.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Variance applications require a public hearing before the planning commission. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing date.
- *The applicant must be present at the hearing to present the application and answer questions that may arise.
- The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

*Applicant	Kevin Flanagan <i>[Signature]</i>	*Date	7/15/2024
*Property Owner/Authorized Agent	Kevin Flanagan <i>[Signature]</i>	*Date	7/15/2024

Standards for Granting a Variance

The applicant bears the burden of proof to demonstrate that an application complies with these standards.

Are there covenants and restrictions pertaining to the property which would preclude the proposed variance?

- (1) By reason of exceptional narrowness, shallowness, shape, topographical conditions, or other extraordinary situations or conditions peculiar to a specific parcel of property, the strict application of these regulations would result in peculiar or unusual, practical, difficulties to or exceptional or undue hardship upon the owner of such property;
- (2) Such variance is the minimum reasonably necessary to overcome the aforesaid exceptional conditions;
- (3) Such variance can be granted without substantial impairment to the intent, purpose, and integrity of this chapter and/or the comprehensive plan or other master plan adopted for the property;
- (4) Such variance will not be detrimental to the use and enjoyment of adjoining or neighboring properties.

Notes:

A variance cannot be granted:

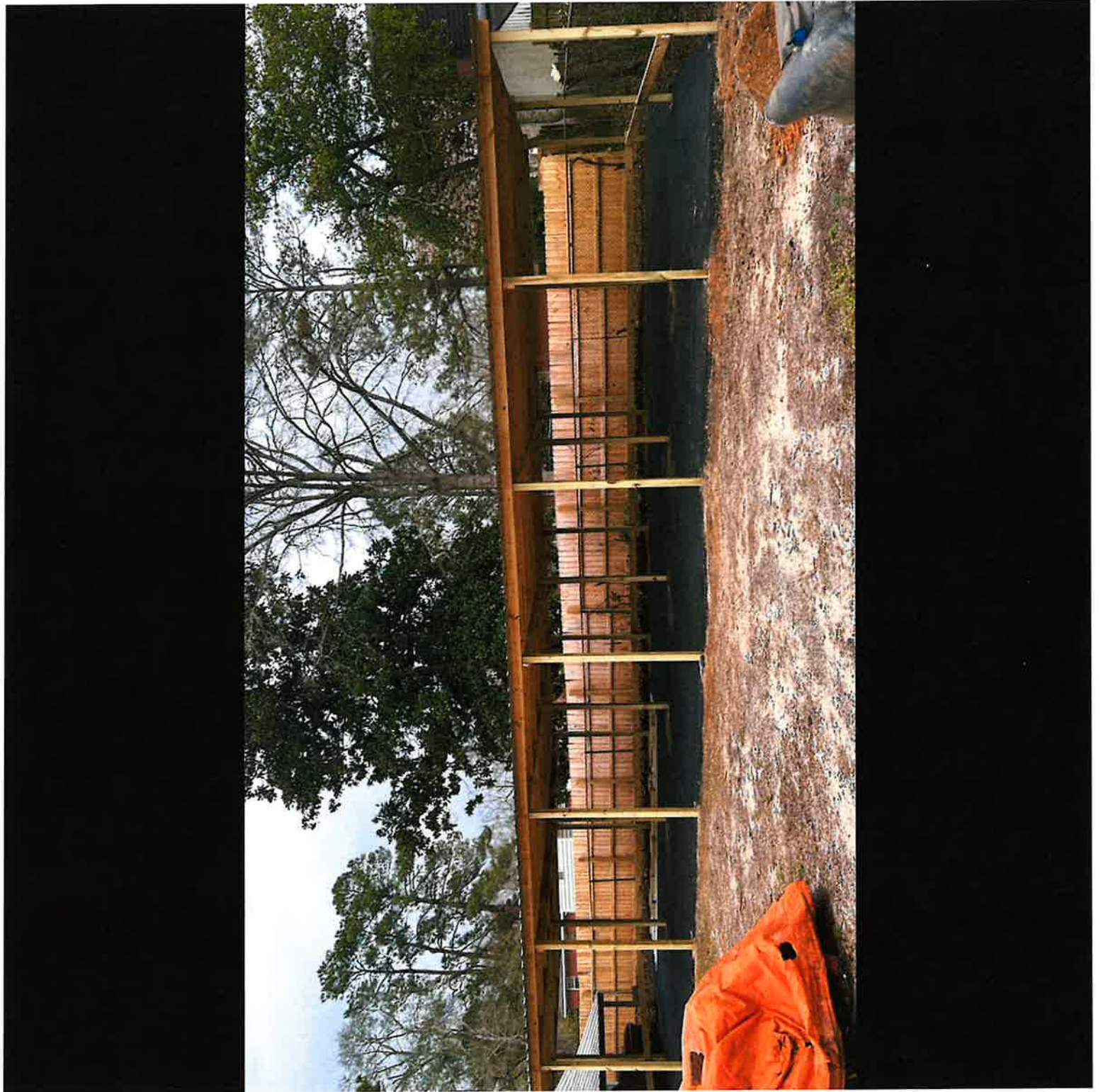
- To reduce a setback of a commercial/industrial property abutting a residentially-zoned property, unless the abutting residentially-zoned property is proposed for commercial or industrial use in the Comprehensive Plan;
- To allow a use not permitted or prohibited in a zoning district;
- To allow a density of development beyond the maximum allowed in a zoning district.

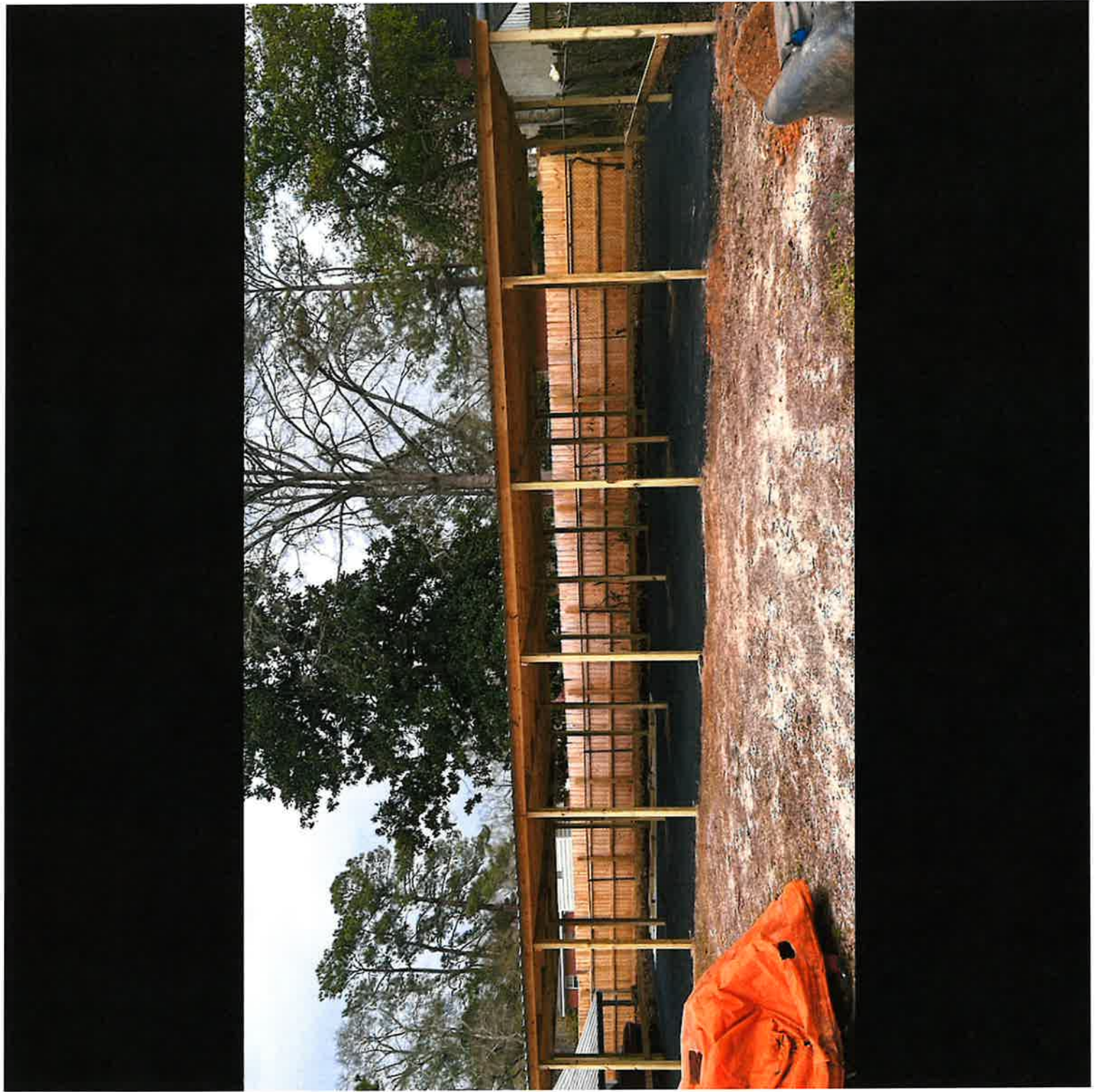
If the hardship invoking the standards for granting a variance was the result of the applicant's intentional disregard or willful failure to comply with the terms of the Land Management Ordinance, the Planning Commission may refuse to grant a variance.

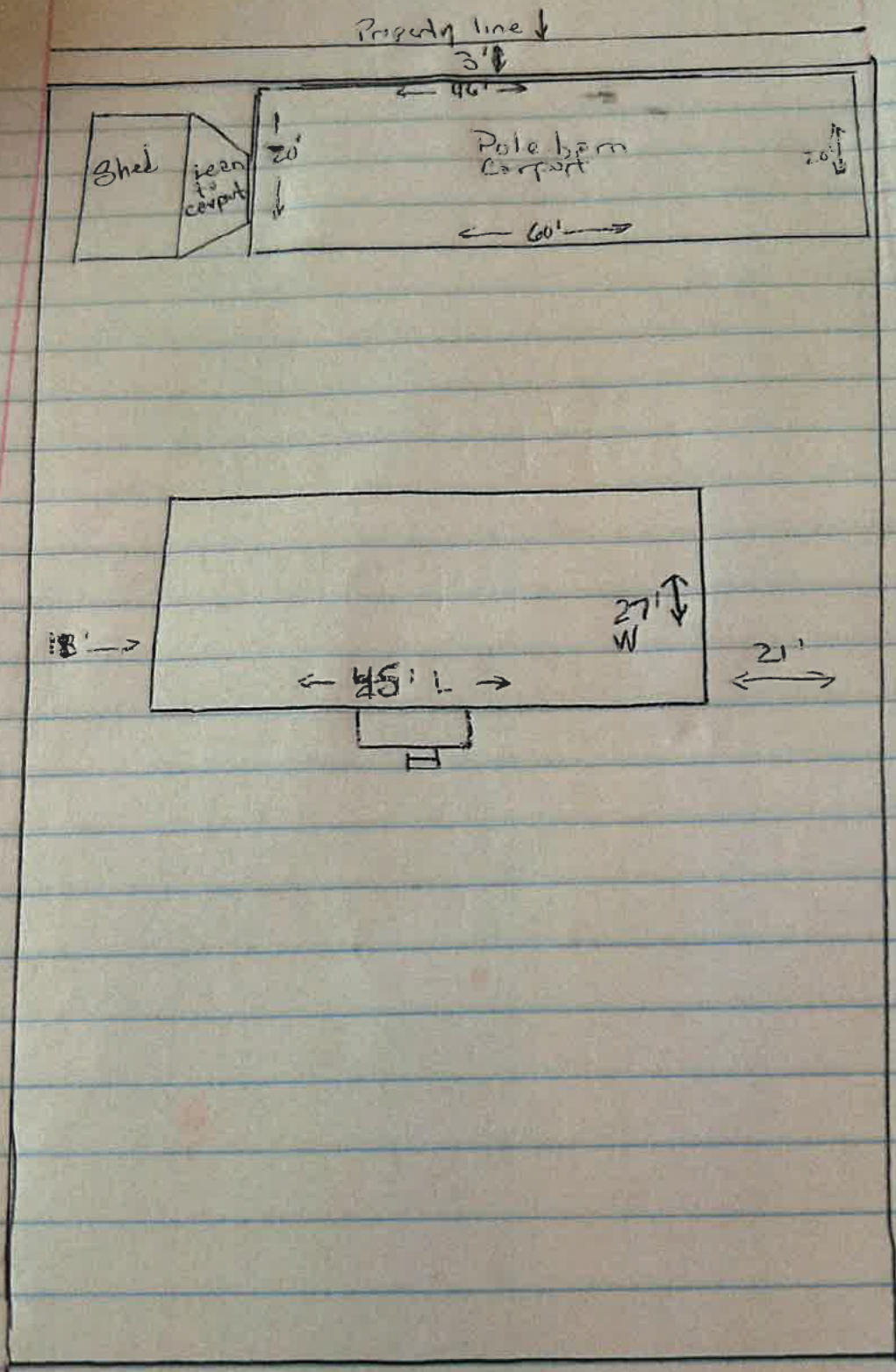
1046 Pine Ridge Street

- #1 After completion of my multicar carport.
I was informed, that I was supposed to have gotten a building permit. I've lived here 30 years this July and have erected carports previously. I was under the impression, because the structure hadn't any plumbing, electricity, or sewage I didn't need a building permit.
- #2 I spoke to Emily Parsons, she informed me that if I had attached it to the house, my total square footage could have been 3250 square feet.
- #3 My house is 1336 sq ft and the carport is 1200 square feet. My understanding, after the fact, is if I'd attached it to the existing house, I could have actually built it larger. So the square footage remaining, I could attach a breezeway to the house and to the carport making it all in one structure!
- #4 I've been informed that the biggest issue is the storm or ~~water~~ rain water run off. I believe I can remedy this issue easily, by attaching gutters to the lower-rear back of the carport and trench underground pipe to the storm water run off ditch in front of my home, which is "now" being properly maintained, after many years of not by the city!

Sincerely
Kym Harney







← 81' →

646 PINE RIDGE STREET