



Where Georgia comes together.

Application # VA20212-2025

Application for Variance

Contact Community Development (478) 988-2720

*Indicates Required Field

	*Applicant	*Property Owner
*Name	Bryant Engineering	Cleve Hollingsworth Construction, Inc
*Title	Engineer	Owner
*Address	PO Box 1821 Perry, GA 31069	78 Sandspur Trail Hawkinsville, GA 31036
*Phone	[REDACTED]	[REDACTED]
*Email	[REDACTED]	[REDACTED]

Property Information

*Street Address	Gurr Rd
*Tax Map #(s)	0P0480 039000/0P0480 054000
*Zoning Designation	R2

Request

*Please describe the proposed variance: (i.e. Reduce the rear setback from 35 feet to 30 feet)

a.) Reduce side Building setback line off Gurr Road from 40' to 30'.

Instructions

1. The application must be received by the Community Development Office no later than the date reflected on the adopted schedule.
2. **Fee:**
 - a. Owner-occupied single family residential – \$165.00
 - b. All others - \$330.00
 - c. All others (post construction) - \$650.00
3. *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.
4. *Submit plans, drawings, photographs or other documentation which helps fully describe your request.
5. 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.
6. Variance applications require a public hearing before the planning commission. A public notice sign(s) will be posted on the property at least 30 days prior to the scheduled hearing date.
7. *The applicant must be present at the hearing to present the application and answer questions that may arise.
8. 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	John-Michael Cosey	*Date	12/3/2025
*Property Owner/Authorized Agent	John-Michael Cosey	*Date	12/3/2025

Types of variances

Variances shall be limited to the following design and dimensional standards:

- (a) Minimum front, side, or rear setbacks;
- (b) Maximum lot coverage by buildings;
- (c) Maximum building height;
- (d) Dimensional standards for parking or loading spaces; or
- (e) Number of queuing spaces.

Standards for Granting a Variance

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

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

1. Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due to its size, shape, topography, or easements that are not found on other properties in the same zoning district;
2. A literal interpretation of the provisions of the land management ordinance would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district;
3. Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district;
4. The extraordinary circumstances are not the result of actions of the applicant; and
5. The variance is the minimum relief that will allow the legal use of the land, building or structure.

Revised 7/1/2025



Chad R. Bryant, P.E.
Senior Principal

John Michael Cosey, P.E.
Principal

December 4, 2025

0665-010

Emily Carson
Community Planner City of Perry
478-988-2702
741 Main Street
Perry, Ga 31069
Emily.carson@perry-ga.gov

**Subject: Variance Request Letter
Remington Chase Section II Lot 1
Bryant Engineering Project #0665-010
Site # 230133
Perry, Ga**

Dear Ms. Carson,

I am writing to formally request a variance for Lot 1 of the Remington Chase Subdivision, Section II. Specifically, we are seeking approval to modify the building setback line along Gurr Road from 40 feet to 30 feet for Lot 1. This request arises from exceptional circumstances unique to Lot 1. As the first lot of the subdivision, it directly abuts the City of Perry Right of Way, which causes the building setback line to extend further into the property than on other lots in the same zoning district and subdivision. Without this variance, Lot 1 would be deprived of the same development opportunities granted by other lots in the subdivision. Approving this variance will not confer any special privileges upon the property owner that are denied to others. The circumstances prompting this request are the result of dual unit layout unique to this subdivision, not actions of the applicant. Furthermore, reducing the setback to 30 feet represents the minimum relief necessary to permit the construction of a dual-unit townhome, which is permitted within the subdivision and consistent with the planned development for Section II. We believe this adjustment will support the continued growth and alignment of the subdivision while maintaining compliance with applicable standards. Thank you for your consideration of this request. Please let us know if any additional information or documentation is required.

Thank you for your consideration of this request. Please let us know if any additional information or documentation is required.

Sincerely,

John-Michael Cosey, P.E.
Principal
Bryant Engineering, LLC



1. OWNER/BUILDER:
D.R. HORTON
1371 DOGWOOD DR SW
CONYERS, GA 30012

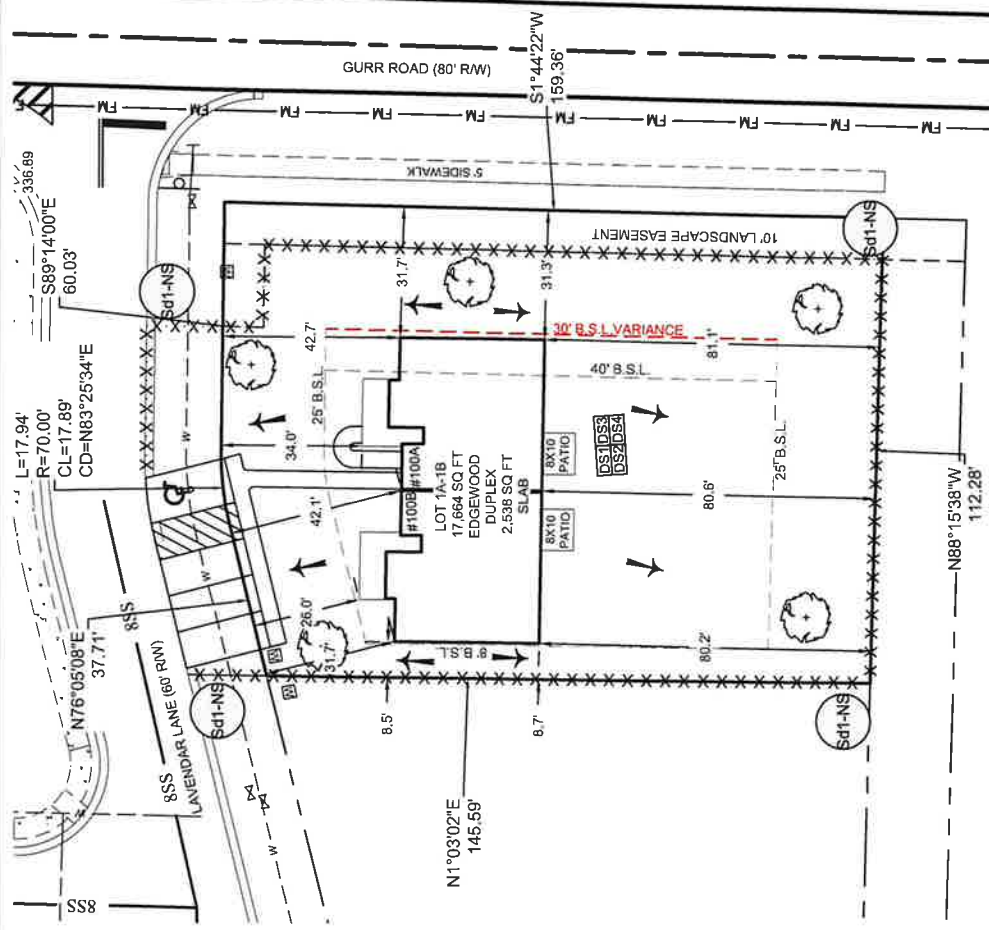
2. 24 HOUR EMERGENCY CONTACT:
JOSH WRIGHT
470-259-2843

3. ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281
PH. 770-389-8666
FAX 770-389-8666

4. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM:
PRELIMINARY PLAT FOR REMINGTON CHASE PHASE 2.

5. ACCORDING TO THE F.L.R.M. OF HOUSTON COUNTY, PANEL NUMBER 13153C0160E, DATED 09/28/2007, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FRONT SETBACK: 25 FOOT
REAR SETBACK: 25 FOOT
SIDE SETBACK: 8 FOOT
CORNER SIDE SETBACK: 40 FOOT
CORNER SIDE VARIANCE: 30 FOOT



ON LOT AREAS:

LOT AREA
17,664 SQ FT

FRONT STOOP/PORCH
2,538 SQ FT

REAR PORCH/PATIO/DECK
160 SQ FT

DRIVEWAY/WALKWAY
450 SQ FT

TOTAL IMPERVIOUS IMPERVIOUS AREA
3,422 SQ FT

SOD
19.37%

OFF LOT AREAS:

DRIVEWAY APRON
863 SQ FT

PUBLIC WALKWAY
0 SQ FT

SOD
1,275 SQ FT

HOUSE AREAS:

HEATED
2,092 SQ FT

TOTAL
2,802 SQ FT

DISTURBED AREAS:
.14 AC

TREE INFORMATION:

LOT SIZE:
17,664 SQ FT

BUILDING FOOTPRINT:
2,802 SQ FT

TREES REQUIRED:
(17,664-2,802)/3,000= 4.95

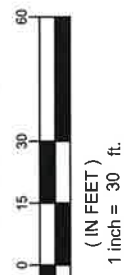
NUMBER OF TREES REQUIRED: 5

ALL TREES BEING PLANTED SHALL BE MINIMUM 2" CAL.

TREES SHALL BE SHADE TREES AND SELECTED FROM THE ACCEPTABLE SPECIFIC TREE LIST FOUND IN CITY OF PERRY CODE.

MIN. 2" CAL. SHADE TREE

GRAPHIC SCALE



REVISIONS

NO.	DATE	BY	REVIEWED BY
1.	10-30-2025	JE	JE
2.	SCALE: 1"= 30'	JE	JE
3.			
4.			
5.			

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

811

Know what's below.
Call before you dig.
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OR DIAL 811

GEORGIA
REGISTERED
No. 030440
PROFESSIONAL
ADAM J. PRICE
10-30-2015

GSWCC# 0000009371

LOT 1A-1B

REMINGTON CHASE

SECTION 1, PHASE 2

LOCATED IN:
LAND LOTS 144-148, 10TH DISTRICT
CITY OF PERRY - HOUSTON COUNTY, GEORGIA

MODEL HOME LOCATION & CORNER SIDE VARIANCE PLAN FOR:

CIVIL ENGINEERING
LAND PLANNING
LAND SURVEYING

CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT

2000 PERRY AVENUE
SUITE 100
PERRY, GA 30567
PH: 770-389-8666
WWW.FALCON-DC.COM

*BUILDER SERVICE PROJECTS/REMINGTON CHASE-DR HORTON/DWHL-P-MODEL HOME LOT 1.dwg, H.P. mads, 04.31.2025 - 1.59.20pm