

BOARD OF APPEALS

John Tate, Chair
Marsha Hopkins, Vice-Chair
Tom Waller
Bill Beckwith
Anita Davis

STAFF

Chanelle Blaine, Zoning Administrator
Howard Johnson, P & Z Coordinator

AGENDA

**Fayette County Zoning Board of Appeals
Fayette County Administrative Complex
Public Meeting Room
February 28, 2022
7:00 P.M.**

1. Consideration of the Minutes of the Meeting held on January 24, 2022.

PUBLIC HEARING

2. Petition No. A-787-22, David Battle, Owner, request the following: 1. Variance to Section 110-133 (d)(6), to reduce the side yard setback from 25 feet to 7 feet to allow an existing residential accessory structure (garage) to remain. 2. Variance to Sec. 110-79. (c) (1) (a) Number and size, to allow for the number of permitted residential accessory structures on the lot be increased from two (2) to three (3). 3. 2. Variance to Sec. 110-79. (c) (1) (a) Number and size, to increase the square footage amount from 1800 square feet to 3142 square feet for residential accessory structures on lots less than five (5) acres. The subject property is located in Land Lot 227 of the 4th District and fronts on Thomas Trail.
3. Petition No. A-788-22, Tory and Venesia Denson, Owners, request the following: Variance to Section 110-90 Mailbox supports, to allow an existing concrete post mailbox with stone veneer to remain. The subject property is located in Land Lot 131 of the 5th District and front(s) on Hood Road and Ginger Cake Road.

PETITION NO. A-787-22
David Battle
130 Thomas Trail
Fayetteville, GA 30215
Public Hearing Date February 28, 2022

The subject property is located at 130 Thomas Trail Fayetteville, GA 30215 and is zoned R-70. The applicant is requesting a Variance as follows:

1. Variance to Section 110-133 (d)(6), to reduce the side yard setback from 25 feet to 7 feet to allow an existing residential accessory structure (garage) to remain.
2. Variance to Sec. 110-79. (c) (1) (a) Number and size, to allow for the number of permitted residential accessory structures on the lot be increased from two (2) to three (3).
3. Variance to Sec. 110-79. (c) (1) (a) Number and size, to increase the square footage amount from 1800 square feet to 3142 square feet for residential accessory structures on lots less than five (5) acres.

History: The Major Final Plat of Rest Station was recorded on August 27, 1999, in Plat Book 32 and Page 105. Tax Assessor's records indicate that the applicant purchased the property in May 2016 in Deed Book 4449 and Page 0505. The lot is 2.02 acres. There is no record of building permits being requested for the accessory structures on the property.

As part of the building permit process for a pool permit, a foundation survey is required. Through the review staff discovered the violation. The survey and aerial provided shows the garage located 7 feet from the side yard property line, an additional accessory structure, and an increase in the amount of square footage allowed for accessory structures with lots less than five (5) acres.

The applicant provides the following information:

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

Requesting a variance of 7 feet due to the fact there was a pre-existing garage built on property when purchased. I plan to purchase a pool for the property and a permit issue came along for the existing garage and other accessory structures. The previous owners had all accessory structures installed, and we want to address it so that we can move forward with the permitting of the pool.

Gazebo 16 X 18=288 square feet
Garden house 9 ½ X 8'9" = 73 square feet
Garage = 2781 square feet
Total = 3142 square feet

The Fayette County Zoning Ordinance, Sec. 110-242. (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist. Please read each standard below and then address each standard with a detailed response. Attach additional information/documentation as necessary.

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.**

N/A

- 2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and,**

Yes, it would create a practical difficulty due to the building being already set in place when property was purchased. I had no knowledge that the property buildings were unpermitted and too close to the property line.

- 3. Such conditions are peculiar to the particular piece of property involved; and,**

N/A

- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land or building or structure that is prohibited by this Ordinance; and,**

Would not cause substantial detriment to public good or anything in that nature due to fact they were already built.

- 5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same District are allowed; and,**

Yes, this would deprive the applicant due to the fact the garage and other accessory buildings were preexisting when property was purchased.

DEPARTMENTAL COMMENTS

ENVIRONMENTAL HEALTH: This office approved the placement of a 34' x 14' foot pool on January 11, 2022. This pool must be built according to specifications and site plan approved by this office. This office has no objection to the proposed variances. The current septic system is in the

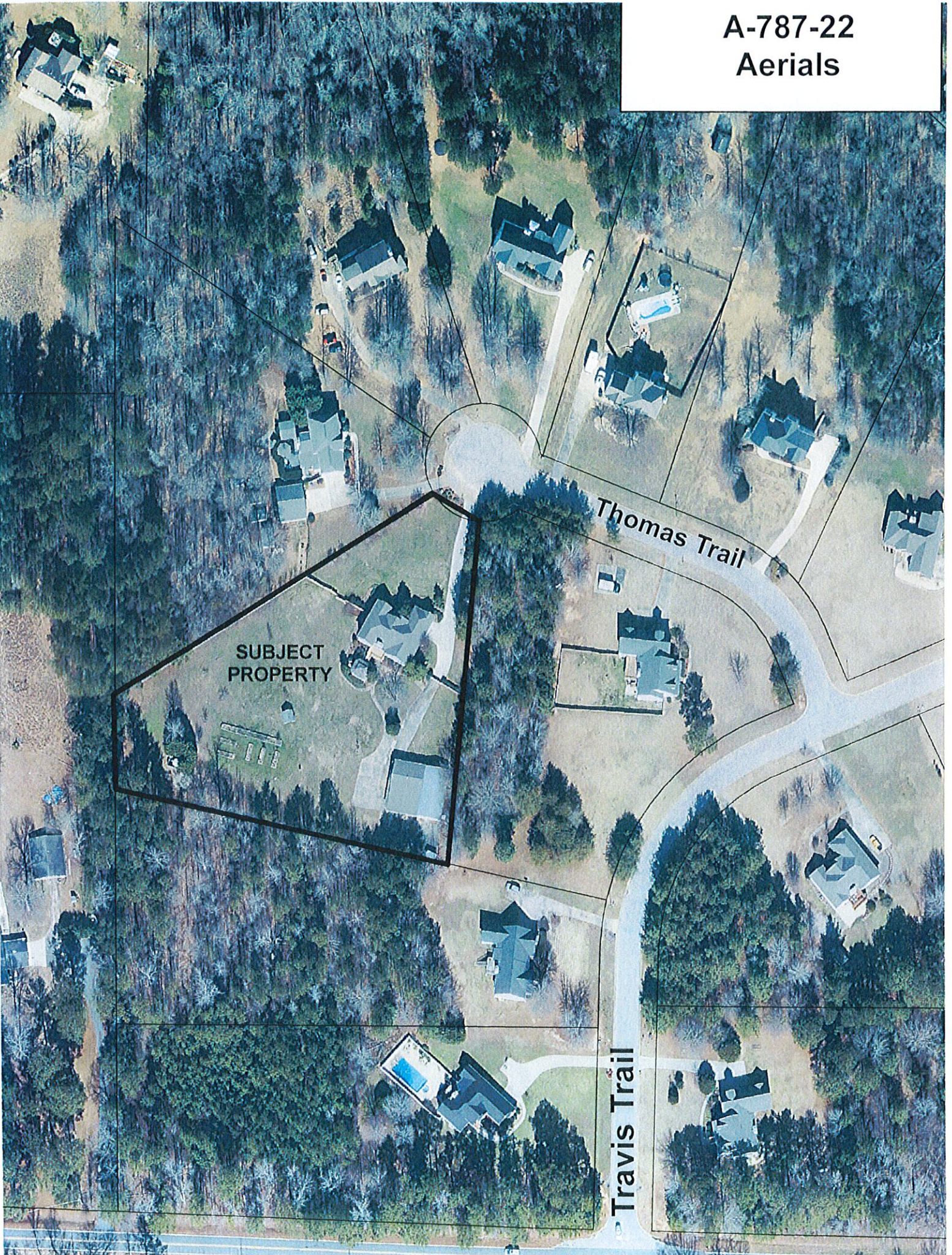
front of the home. This property has also performed a repair system (original system on right/back of home). Accessory structures may hinder septic placement in the future. Owner takes full responsibility.

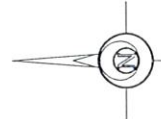
ENVIRONMENTAL MANAGEMENT: N/A approved.

FIRE MARSHAL: No comment.

PUBLIC WORKS/ENGINEERING: No impact/ no comments regarding traffic

WATER SYSTEM: FCWS has no objection to the proposed variance. Water is available at this location and provided by an 8" PVC water main along Thomas Trail.





NORTH BASED ON
PAGES 105-106

LEGEND
B/L = BUILDING LINE
N/W = NOW OR FORMERLY
R/W = RIGHT-OF-WAY

RESERVED FOR CLERK OF SUPERIOR COURT

NOTES:

1. THIS IS A RETRACEMENT SURVEY OF AN EXISTING TRACT OF LAND, HEREIN REFERRED TO AS LOT 4, PLAT BOOK 32, PAGES 105-106, FAYETTE COUNTY, GEORGIA.
2. CURRENT OWNER: DAVID J. BATTLE PER DEED BOOK 4449, PAGE 505, FAYETTE COUNTY, GEORGIA RECORDS AS OF 05-05-2016.
3. THIS SURVEY WAS AUTHORIZED BY DAVID BATTLE.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. RECORD BEARING APPLIED TO EAST PROPERTY LINE.
6. OTHER STRUCTURES AND FEATURES ARE ON THE PROPERTY, BUT WERE NOT LOCATED PER REQUEST OF CLIENT.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-09, THE TERM CERTIFICATION AS USED IN BOARD RULE 180-6-09(2) AND (3) AND RELATING TO PROFESSIONAL SURVEYING, OR ANY PART THEREOF, DOES NOT IMPLY A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES, BEFORE ANY LAND LOCATED HEREON WAS ACQUIRED BY THE SURVEYOR. THE SURVEYOR ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTIES, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS, DAMAGE, OR INJURY THAT MAY BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any red property boundaries. The recording of this plat does not constitute a warranty of any kind and does not imply approval of any parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR ANY OTHER MATTER. THE SURVEYOR ASSUMES NO LIABILITY FOR LOSS, DAMAGE, OR INJURY THAT MAY BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

Larry J. Battle
Date 12-17-2021
PLS No. 2343

GRAPHIC SCALE: 1 inch = 40 feet



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, OR ENTITY NAMED HEREON, AND NO WARRANTY, REPRESENTATION, OR GUARANTEE IS MADE BY THE SURVEYOR MAKING SAID PERSON, PERSONS OR ENTITY.

W.D. Gray and Associates, Inc.
LSF000701

land surveyors - planners

160 GREENCASTLE ROAD SUITE B TYRONE
GEORGIA 30290
PH. 770-486-7552 FAX 770-486-0496

PREPARED FOR:

DAVID BATTLE

LAND LOT: 227	DATE OF SURVEY: 12-06-21
4th DISTRICT	DATE OF DRAWING: 12-17-21
FAYETTE COUNTY, GA.	REVISED:
SCALE: 1" = 40'	JOB NO. 2111026

CURVE TABLE

Radius	Delta	Length	Chord	Tangent	Chord Bearing
60.00'	53°00'38"	55.51'	53.55'	29.92'	S 58°16'03" E

N 58°16'03" E 58.92' TO A
MAGNETIC NAIL FOUND IN THE
CUL-DE-SAC

The field data upon which this survey is based is true and correct to the best of the surveyor's knowledge and belief. The surveyor has a closure precision of one foot in 25,465 feet, and an angular error of one second per station point, and is UNQUALIFIED. A second professional opinion, and an angular measurement, was used to obtain linear and angular measurements. In my professional opinion, that this plot is true and correct representation of the land plotted, has been prepared to meet the minimum standards and requirements of law, and has been prepared to the best of the surveyor's knowledge and belief, and is accurate within one foot in 25,465 feet.

LOT 5
REST STATION 105-106
PLAT BOOK 32, PAGES 105-106

LOT 4
2.02 ACRES +/-

LOT 3
REST STATION 105-106
PLAT BOOK 32, PAGES 105-106

LOT 2
REST STATION 105-106
PLAT BOOK 32, PAGES 105-106

LOT 1
REST STATION 105-106
PLAT BOOK 32, PAGES 105-106

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PLAT BOOK 32, PAGES 105-106

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PLAT BOOK 32, PAGES 105-106

* 130 Thomas Trail

VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY OWNERS: David Battle

MAILING ADDRESS: 16218 Pennsbury Dr. Bowie MD 20716

PHONE: (912)220-8628 or (240)483-7754 E-MAIL: Davidbattle86@gmail.com

AGENT FOR OWNERS: Na

MAILING ADDRESS: Na

PHONE: Na E-MAIL: Na

PROPERTY LOCATION: LAND LOT 4227 LAND DISTRICT 4th PARCEL 045005004

TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: 2.02 acres

ZONING DISTRICT: ~~4th~~ R-70

ZONING OF SURROUNDING PROPERTIES: A-R, R-70

PRESENT USE OF SUBJECT PROPERTY: Residential

PROPOSED USE OF SUBJECT PROPERTY: Residential

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: A-787-22

[] Application Insufficient due to lack of:

by Staff: _____ Date: _____

[✓] Application and all required supporting documentation is Sufficient and Complete

by Staff:  Date: 1/7/2022

DATE OF ZONING BOARD OF APPEALS HEARING: February 28, 2022

Received from David Battle a check in the amount of \$ 175.00

for application filing fee, and \$ 20.00 for deposit on frame for public hearing sign(s). \$195.00

Date Paid: 1/7/2022 Receipt Number: 013481

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

David Battle

Please Print Names

Property Tax Identification Number(s) of Subject Property: 045005004

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) of the 4th District, and (if applicable to more than one land district) Land Lot(s) 227 of the District, and said property consists of a total of 2 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to to act as (my) (our) Agent in this request. As Agent, they have the authority to agree to any and all conditions of approval which may be imposed by the Board.

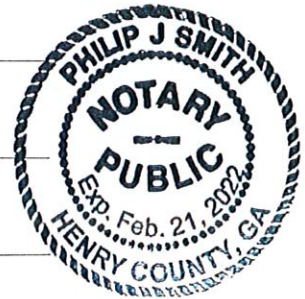
(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

Signature of Property Owner 1

Signature of Notary Public

16218 Pennsbury dr Bowie Md 20716
Address

1/7/2022
Date



Signature of Property Owner 2

Signature of Notary Public

Address

Date

Signature of Authorized Agent

Signature of Notary Public

Address

Date

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Section 110-242 (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist. Please read each standard below and then address each standard with a detailed response. Attach additional information/documentation as necessary.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

N/A.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship. Yes it would create a practical

Difficulty due to build being already set in place when properly was

- Purchased I had no Knowledge that property building was unpermitted and too close the property line

3. Such conditions are peculiar to the particular piece of property involved.

N/A.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land, building, or structure that is prohibited herein.

Would not cause substantial detriment to public good or
anything in that nature due to fact it was already built

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same zoning district are allowed.

Yes this would deprive the applicant due to the fact it's a garage that was pre
Existing when property was purchased

VARIANCE INFORMATION

Complete the chart below with the information pertaining to each request. If additional space is needed, please provide the information on a separate sheet of paper.

Ordinance/Section	Requirement	Proposed	Variance Amount
Sec. 110-133 R-70 (d)(6)	25'	7'	18'
Sec. 110-179(c) Number & size (1)(a)	2 residential structures	3 structures	1
Sec. 110-179(c) Number & size (1)(a)	1800 sq.ft.	3142 sq.ft.	1342 sq.ft.

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

Requesting a variance of 7 feet due to the fact there was a
pre-existing garage built on property when purchased

I plan to purchase a pool for the property and a Permit issue
came along for the existing garage The previous owners had
Install and want to address so that we can move forward with the
Permitting of the pool

Gazebos $16 \times 18 = 288 \text{ sq. ft.}$ Total = 3142 sq.ft.
Garden House = $9' \frac{1}{2} \times 8' 9" = 73 \text{ sq. ft.}$
Garage = 2,781 sq.ft.

Doc ID: 009885840001 Type: WD
Recorded: 05/05/2016 at 09:15:00 AM
Fee Amt: \$407.50 Page 1 of 1
Transfer Tax: \$397.50
Fayette, Ga. Clerk Superior Court
Shelia Studdard Clerk of Court
BK 4449 PG 505

SLEPIAN SCHWARTZ & LANDGAARD
42 EASTBROOK BEND
PEACHTREE CITY, GEORGIA 30269
(770) 486-1220
16-0383DD/CASSI

STATE OF GEORGIA
COUNTY OF FAYETTE

LIMITED WARRANTY DEED

THIS INDENTURE made this 2nd day of May, 2016, by and between WYMAN M. WOFFORD AND CATHY M. WOFFORD, as party or parties of the first part, hereinafter referred to as "Grantor," and DAVID J. BATTLE, as party or parties of the second part, hereinafter referred to as "Grantee";

WITNESSETH:

That Grantor for and in consideration of the sum of TEN DOLLARS, in hand paid, at or before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, and conveyed, and by these presents does hereby grant, bargain, and convey unto Grantee, their heirs, successors and assigns, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 227 OF THE 4TH DISTRICT, FAYETTE COUNTY, GEORGIA, BEING LOT 4, OF REST STATION SUBDIVISION, AS PER PLAT RECORDED AT PLAT BOOK 32, PAGES 105-106, FAYETTE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY INCORPORATED AND MADE A PART HEREOF BY REFERENCE.

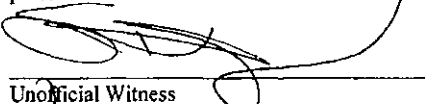
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.



TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee, their heirs, successors and assigns forever, in Fee Simple.

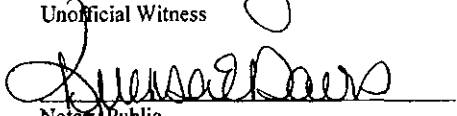
AND THE GRANTOR will warrant and forever defend the right and title to the above-described property unto the Grantee, their heirs, successors and assigns, against the claims of all persons claiming by, through or under Grantor, subject only to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year first above written.

Signed this 2nd day of May, 2016 in the presence of:


Unofficial Witness


WYMAN M. WOFFORD

CATHY M. WOFFORD


Notary Public
My Commission Expires: May 12, 2018
[Notary Seal]



LEGAL NOTICES

FAYETTE COUNTY

**PETITIONS FOR
VARIANCE(S)/ADMINISTRATIVE
APPEAL(S)
ON CERTAIN PROPERTIES IN
UNINCORPORATED AREA OF
FAYETTE COUNTY, GEORGIA**

PUBLIC HEARING to be held by the
Zoning Board of Appeals of Fayette
County on Monday, February 28,
2022, at 7:00 P.M., Fayette County
Administrative Complex, Public
Meeting Room, 140 Stonewall Ave-
nue West, first floor.

Petition No.: A-787-22
Owner(s)/Agent(s): David Battle
Property Address: 130 Thomas
Trail, Fayetteville, GA 30215
Zoning District: R-70
Area of Property: 2.02 acres
Land Lot(s): 227
District: 4th
Road Frontage: Thomas Trail

Request: 1. Variance to Section
110-133 (d)(6), to reduce the side
yard setback from 25 feet to
7 feet to allow an existing residential
accessory structure (garage) to
remain.

2. Variance to Sec. 110-79. (c) (1) (a)
Number and size, to allow for the
number of permitted residential ac-
cessory structures on the lot be
increased from two (2) to three (3).

3. 2. Variance to Sec. 110-79. (c) (1)
(a) Number and size, to increase the
square footage amount from 1800
square feet to 3142 square feet for
residential accessory structures on
lots less than five (5) acres.

LEGAL DESCRIPTION:
ALL THAT TRACT OR PARCEL OF
LAND AND BEING IN LAND LOT
227 OF THE 5TH DISTRICT OF
FAYETTE COUNTY, GEORGIA, BE-
ING LOT 4 OF REST STATION
SUBDIVISION, AS PER PLAT RE-
CORDED AT PLAT BOOK 32,
PAGES 105-106, FAYETTE COUN-
TY, GEORGIA RECORDS, WHICH
PLAT IS HEREBY INCORPORA-
TED AND MADE A PART HEREOF
BY REFERENCE.

PETITION NO. A-788-22
Troy & Venesia Denson
805 Hood Road
Fayetteville, GA 30214
Public Hearing Date February 28, 2022

The subject property is located at 805 Hood Road Fayetteville, GA 30215 and is zoned R-45. The applicant is requesting a Variance as follows:

1. Variance to Section 110-90 Mailbox supports, to allow an existing concrete post mailbox with stone veneer to remain.

Sec. 104-49. - Roadway functional classification.

(4) *County local*. Streets that provide access to adjoining properties and traffic circulation within a limited area. Freight and truck through traffic is prohibited on county local roads.

(6) *Internal local*. Streets that primarily serve an individual development and provides traffic circulation within that development.

Sec. 110-90. Mailbox supports.

The use of massive supports that, when struck, could damage vehicles and cause serious injury to vehicle occupants, are prohibited. **Concrete posts, brick bases, iron pipes and similar miscellaneous items, such as farm equipment or supports filled with concrete cannot be used for mailbox supports.** This restriction shall not apply on streets with a classification of internal local (see the county thoroughfare plan).

History: The Minor Final Plat of Dorsett Place Unit One was recorded on September 26, 1996, in Plat Book 26 and Page 193. Tax Assessor's records indicate that the applicant purchased the property in August 2018 in Deed Book 4779 and Page 0602. The lot is 2.071 acres and fronts on a County Local Road.

The Assistant Director of Building Safety was doing an inspection at the residence on January 11, 2022 and discovered the mailbox violation. The Director informed the homeowner a variance would need to be requested with the Planning & Zoning Department. The owner applied for the variance on January 14, 2022.

The applicant provides the following information:

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

October 20, 2021, permission granted from the Owners, Mr. and Mrs. Troy Denson to Olguin stone and Masonry LLC to install a stone mailbox for aesthetics that matched the bottom of the home (stone) contrast on 805 Hood Road, Fayetteville, GA 30214. Same company placed stone on home. Final Heat Disapproval Inspection, Common # 5, January 11, 2022 shown need to see Planning & Zoning about stone veneer mailbox. We started our new home construction in 2019 with the Builder; however Mid-Year 2021, we terminated the Builder due to mishaps not in contract. We took over the build to finish the construction of 805 Hood Road. It was an honest overlook of installing the stone mailbox. We want the best for our home, community, and Fayette County.

The Fayette County Zoning Ordinance, Sec. 110-242. (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist. Please read each standard below and then address each standard with a detailed response. Attach additional information/documentation as necessary.

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.**

At the time of the stone mailbox build, we followed Fayette County Planning and Zoning Policy due to our lot (Lot #3) listed with Dorsett Place Subdivision (for future references we will not assume Fayette County policies). We noticed other brick and stone mailboxes on Hood Road and assumed we were within Fayette County guidelines.

- 2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and,**

We value doing the right thing (Both Army Veterans) and take in account of understanding the dynamics of living in Fayette County. By taking down the stone mailbox would cause hardship from time and energy installed by Olguin Sone and Masonry, LLC and the owner's time and energy planning the stone mailbox layout coordination same as house that was put in for safety and better access for the United States Postal Service truck delivery. While installing the stone mailbox, we had the opportunity to ask the postal driver to drive her postal truck to the stone mailbox to review better access to deliver the mail to 805 Hood Road (Results stated by the postal driver: level easy access to deliver the mail). Safety is what we live for and is always our priority for all, especially for our property at 805 Hood Road.

- 3. Such conditions are peculiar to the particular piece of property involved; and,**

Not applicable.

- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land or building or structure that is prohibited by this Ordinance; and,**

Variance on the stone mailbox from the four-way stop poses no driving situation that may cause injury to any personnel arriving (driving, skating, running, etc.) at 805 Hood Road from Ginger Cake Road; running the stop sign (unlawfully) and drive 146 feet 4 inches will allow someone to hit the mailbox. The distance from the four way stop to the mailbox from the four way stop signs show enough distance to view the mailbox with proper working head lights from a vehicle or bicycle.

5. **A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same District are allowed; and,**

We did not intend to break any Ordinance or zoning codes that was brough forth during the time of the Final Heat Inspection, January 2022. We assumed adding aesthetics to the neighborhood would improve beauty and value to our new home. Letters are provided from the neighbors around the community for their input for this variance request.

DEPARTMENTAL COMMENTS

ENVIRONMENTAL HEALTH: N/A

ENVIRONMENTAL MANAGEMENT: The use of massive supports that, when struck, could damage vehicles and cause serious injury to vehicle occupants, are prohibited. Concrete posts, brick bases, iron pipes and similar miscellaneous items, such as farm equipment or supports filled with concrete cannot be used for mailbox supports. This restriction shall not apply on streets with a classification of internal local (see the county thoroughfare plan).

The location of 805 Hood Road is a County Local road - zoning code applies no Concrete posts, brick bases, iron pipes, and similar miscellaneous items.

In a need to support the safety of the traveling public EMD is not in support of a variance.

FIRE MARSHAL: No comment.

PUBLIC WORKS/ENGINEERING: The use of massive supports that, when struck, could damage vehicles and cause serious injury to vehicle occupants, are prohibited. Concrete posts, brick bases, iron pipes and similar miscellaneous items, such as farm equipment or supports filled with concrete cannot be used for mailbox supports. This restriction shall not apply on streets with a classification of internal local (see the county thoroughfare plan).

The location of 805 Hood Road is a County Local road - zoning code applies no Concrete posts, brick bases, iron pipes, and similar miscellaneous items.

In a need to support the safety of the traveling public Engineering - Public Works is not in support of a variance.

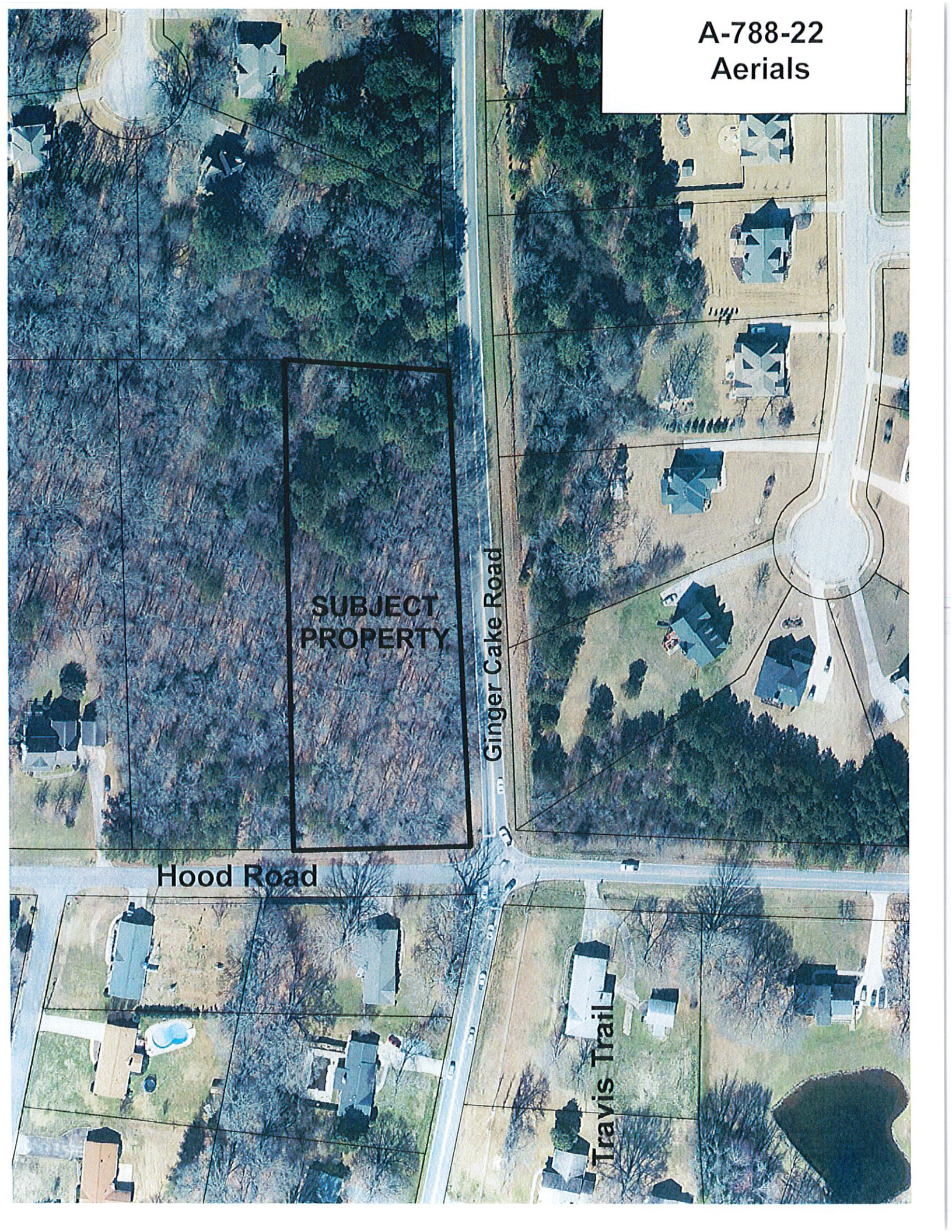
WATER SYSTEM: FCWS has no objection to the proposed variance. Water service is available at this location and served by an 8" PVC water main along southside of Hood Rd.

**SUBJECT
PROPERTY**

Ginger Cake Road

Hood Road

Travis Trail



AS PER OFFICIAL F.I.A. MAP FOR FAYETTE (PANEL NO. 80), DATED JULY 5, 1983 THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

GENERAL NOTES

- THE FIELD DATA UPON WHICH THE BOUNDARY OF THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,360 FT. AND HAS AN ANGULAR ERROR OF ONE SECOND OF AN ANGLE.
- THE BOUNDARY OF THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 432,691 FEET.
- THE PLAT IS PLANNED TO BE USED TOPDOWN CTS-7C. ALL LOT CORNERS ARE MARKED BY 1/2" RE-BARS EXCEPT AS OTHERWISE NOTED ON PLAT.
- ADJACENT LOTS BEING 6.071 ACRES.
- OWNER AND SUBDIVIDER
DETERMINING DEVELOPMENT CORP.
BOX 1074
DOUGLASSVILLE, GA. 30133
- PHONE: 404-948-3625
MINIMUM SETBACK REAR = 75 FT.
REAR = 30 FT.
- SIDE = 15 FT.
16' ALONG CINDERBLOCKS' EINGENRAGE RD.
MINIMUM LOT SIZE 2.0 ACRES
- ZONED - R45
- LOT TOTAL = 3 LOTS TO CONFORM TO ACTUAL LOCATION OF ALL CHANGES TO LOTS, CLOSURES AND STREAMS.

SURVEYOR'S ACKNOWLEDGMENT

I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION; THAT MONUMENT LOCATIONS ARE CORRECTLY SHOWN; AND THAT THE PROPERTY WILL DRAIN AS SHOWN.

BY Robert H. Walden REGISTERED LAND SURVEYOR No. 1760
DATE Feb 27-95

OWNER'S ACKNOWLEDGMENT

WE, THE UNDERSIGNED OWNER(S) AND/OR MORTGAGEE(S) OF THE DORSETT PLACE SUBDIVISION, HEREBY OFFER TO DEDICATE AND/OR RESERVE FOR PUBLIC USE THE RIGHTS-OF-WAYS, EASEMENTS AND OTHER SHOWN ON THIS PLAN.

MORTGAGEE _____ DATE _____
MORTGAGEE _____ DATE _____
OWNER Neil Rottenberg DATE 8-29-95
and on with Dellmanning 8-29-95

Impairment

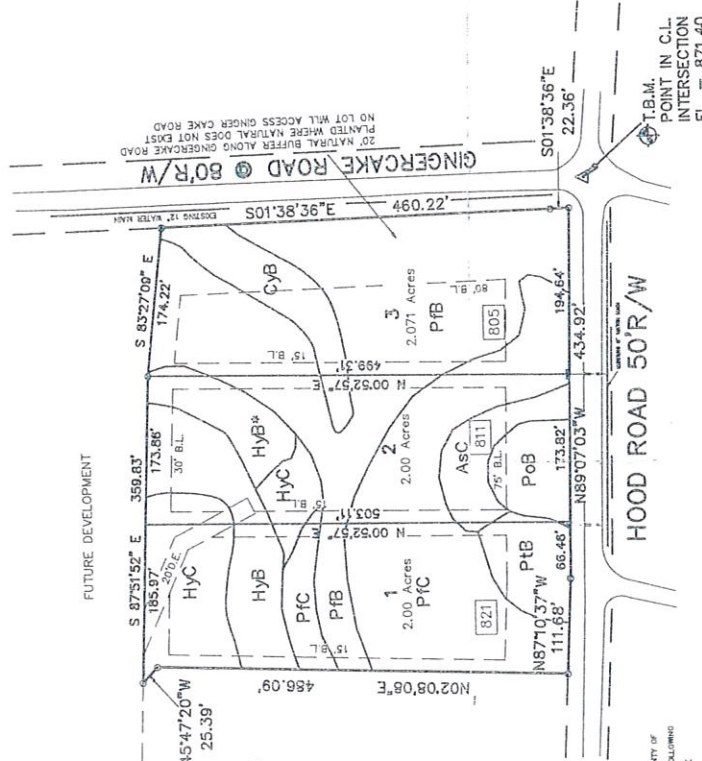
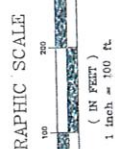
REVISED: SEPT 22 1995 - FAYETTE COUNTY COMMENTS

FINAL PLAT OF
DORSETT PLACE
UNIT ONE

UNIT ONE
LAND LOT 131. 5th DISTRICT
FAYETTE COUNTY. GEORGIA

Prepared By
Robert G. Vansant & Associates
LAND SURVEYING - LAND PLANNING

8470 Price Ave.,
Douglasville, Georgia 30134 (404) 942-1234



AYETTE COUNTY DOES NOT ACCEPT THE OWNERSHIP, MAINTENANCE
RESPONSIBILITY FOR ANY DRAINAGE EASEMENT OR OVERALL DRAINAGE PLAN,
R THE LACK OF ONE, INDICATED BY THIS PLAT.
AMENDMENT 4-2.4 ADOPTED 7/9/81)

[illegible]

SOIL LINES SHOWN ARE AS PER MARION M. BLEVINS, JR. REGISTERED PROFESSIONAL SOIL SCIENTIST 12/6/94, NSCSS #016.

FINAL DIAT APPROVAL CERTIFICATE

APPROVED BY DEPARTMENT OF PUBLIC HEALTH
FAYETTE COUNTY, GEORGIA
9-27-95 *Richard C. Jeter*

DATE _____ ENVIRONMENTAL HEALTH SPECIALIST _____

FINAL PLAT APPROVED BY COUNTY ENGINEER OF
 FAYETTE COUNTY, ALL AS-BUILT CONSTRUCTION
 PLANS HAVE BEEN APPROVED.

9-22-95 Jinda A. Skerfving
DATE COUNTY ENGINEER

APPROVED BY THE FAYETTEVILLE-FAYETTE COUNTY
PLANNING COMMISSION.

9-22-95 *Ch. Denise (nm)*
SECRETARY

DATE 9-22-95 SECRETARY Chris Vance APPROVED BY FAYETTE COUNTY ZONING ADMINISTRATOR Chris Vance ZONING ADMINISTRATOR

APPROVED BY FAYETTE COUNTY FIRE MARSHALL
ALL HYDRANTS LOCATED AS SHOWN
9/22/95 Mull & Gabel CDS

DATE _____ FIRE MARSHALL _____

THIS PLAT HAS BEEN REVIEWED BY A REPRESENTATIVE OF THE
FAYETTE COUNTY HEALTH DEPARTMENT AND BASED ON
PATELITE TEST RESULTS, LAT OF THE LAND, SOIL INFORMATION,
AND THE PRESENCE OF AN ACTIVE NUTRIENTATION OF

ETC. THIS LAND APPLAINS SUTLAULT FOR THE
SOPRIC TANGS AND DRAIN FIELDS. HOWEVER, EACH LOT WILL HAVE
TO BE INSPECTED TO DETERMINE STYLE OF HOUSE, LOCATION OF
HOUSE, ETC. BEFORE A FINAL PERMIT CAN BE ISSUED.

Richard D. Fisher
FAYETTE COUNTY SHERIFF

LEGEND
R/W ----- RIGHT OF WAY
P.F. ----- IRON PIN FOUND

I.P.P. -----IRON PIN PLACED
 C.T. -----CRIMPED TOP PIPE
 R.B. -----REINFORCING BAR
 O.T. -----OPEN TOP PIPE
 -----NOW OR FORMERLY

N/F -----NOW ON FORMER
B.L. -----BUILDING LINE
-----FIRE HYDRANT

In my opinion this property appears not to lie within a 100 year flood plain according to F.I.R.M. #13113C0103E Dated 09/26/2008.

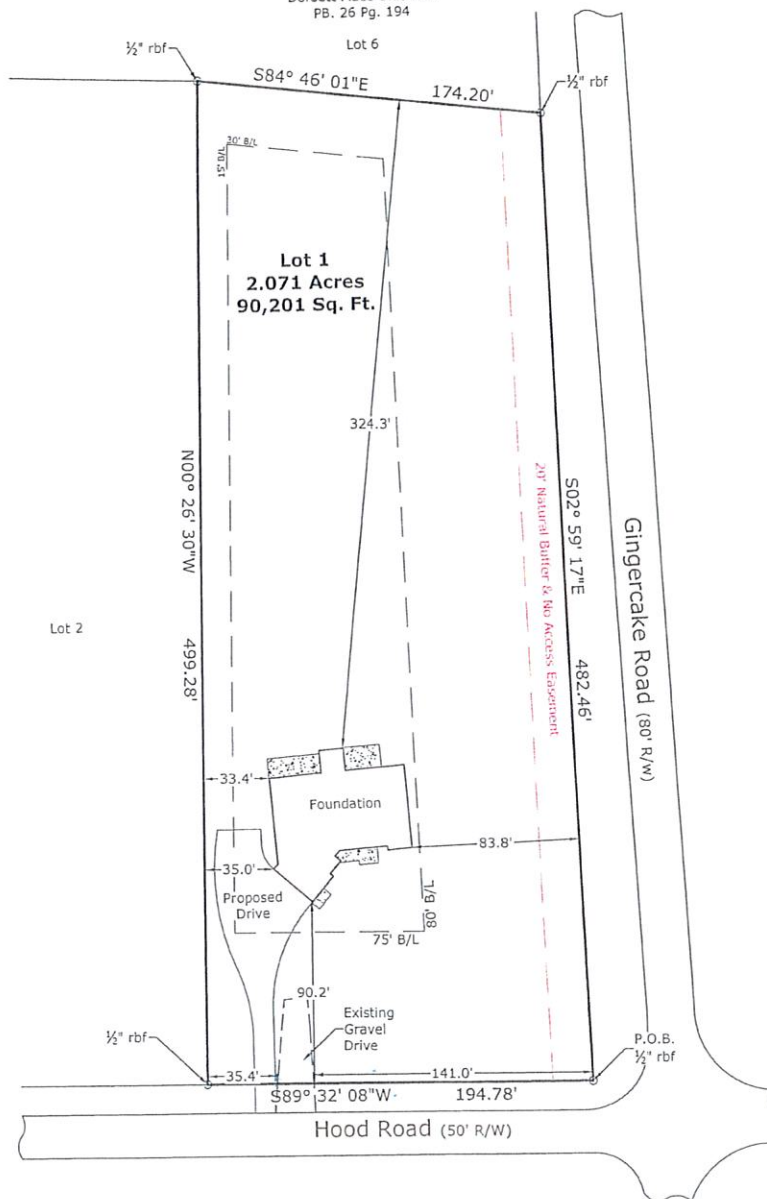
Building Lines
Front - 75' or as Shown
Side - 15'
Rear - 30'

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

S/D
Dorsett Place Unit Two
PB. 26 Pg. 194

Grid North



Legend

OTP=Open Top Pipe
RBF=Rebar Found
RBS=Rebar Set
R/W=Right of Way
IPF= Iron Pin Found
P.O.B.=Point of Beginning
B/L=Building Line
D.E.=Drainage Easement
N/F=Now or Formerly
F.W.P.D.=Field Work Performed Date
⊗=Gas Valve
⊗=Water Meter
⊗=Utility Pole
⊗=Drop Inlet
⊗=Fire Hydrant
⊗=Light Pole
—X—=Fence
⊗=Drainage Manhole
—OHE—=Over Head Electric Line

Closure Data

Field closure=1" IN 10,000+
Angle point error=< 20"
Equipment used=Topcon 3005W,
Sokkia SX, & Topcon hyper GA GPS System
adjustment method=Compass rule
Plat closure=1" IN 100,000+

This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.

Four Corners Surveying, LLC has made no investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Four Corners Surveying, LLC assumes no liability for loss or damages caused by the discovery of or disturbance of underground utilities and/or structures.

Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.

Surveyor's Certificate:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BY: *[Signature]*
GA R.L.S. Ronald T. Godwin

2696
License NO.

05/20/2021
Date



Graphic Scale 1"= 60'



Prepared For:

Sylado LLC

Subdivision: Dorsett Place Unit one Address: 805 Hood Road

Lot: 3 Land Lot: 131 District: 5th County: Fayette County, Georgia

Scale: 1" = 60' F.W.P.D.: 05/18/21 Date: 05/20/2021 Drawn By: JCB Job No: 20-065

Plat/Deed
Book PB. 26

Page:
193



**FOUR CORNERS
SURVEYING**

P.O. BOX 15 Tyrone, GA 30290 770-560-3910 & 770-823-9377
FOUR_CORNERS@BELL.SOUTH.NET

Lot 1
2.071 Acres
90,201 Sq. Ft.

324.3'

20' Natural Buffer & No Access Easement

S02° 59' 17"E

482.46'

Gingercake Road (80' R/W)

Foundation

Proposed Drive

Existing
Gravel
Drive

Hood Road (50' R/W)

P.O.B.
1/2" rbf

4 FT 4" from driveway

146 FT 4" from stop sign

S89° 32' 08"W

194.78'

33.4'

35.0'

35.4'

90.2'

75' B/L

7/8 .08

83.8'

141.0'



* 805 Hood Road
Fayetteville, GA 30214

VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY OWNERS: Terry AND VENESIA DENSON
MAILING ADDRESS: 6010 RENAISSANCE PKWY Apt 2112 Fairburn, GA 30213
PHONE: 404 771-8030 E-MAIL: densons3three@yahoo.com
AGENT FOR OWNERS: N/A
MAILING ADDRESS: _____
PHONE: _____ E-MAIL: _____
PROPERTY LOCATION: LAND LOT 131 LAND DISTRICT 5th PARCEL 052913003
TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: 2.071 Acre
ZONING DISTRICT: R-45
ZONING OF SURROUNDING PROPERTIES: R-45, R-70, R-20
PRESENT USE OF SUBJECT PROPERTY: SINGLE FAMILY RESIDENTIAL
PROPOSED USE OF SUBJECT PROPERTY: SINGLE FAMILY RESIDENTIAL

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: A-788-22

☐ Application Insufficient due to lack of:

by Staff: _____ Date: _____

☐ Application and all required supporting documentation is Sufficient and Complete

by Staff: _____ Date: _____

DATE OF ZONING BOARD OF APPEALS HEARING: FEBRUARY 28, 2022

Received from VENESIA DENSON a check in the amount of \$ 1950

for application filing fee, and \$ 4000 for deposit on frame for public hearing sign(s). (2 signs)

Date Paid: 1/14/2022 Receipt Number: _____

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Troy and Venesia Denson

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0529 13 003

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) of the 5th District, and (if applicable to more than one land district) Land Lot(s) 131 of the District, and said property consists of a total of 2.07 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to to act as (my) (our) Agent in this request. As Agent, they have the authority to agree to any and all conditions of approval which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

Signature of Property Owner 1

805 Hood Rd

Address

Fayetteville, GA 30214

Signature of Notary Public

1-12-2021

Date

Signature of Property Owner 2

805 Hood Rd

Address

Fayetteville, GA 30214

Signature of Notary Public

1-12-2021

Date

Signature of Authorized Agent

Signature of Notary Public

Address

Date

JUSTIFICATION OF REQUEST

The Fayette County Zoning Ordinance, Section 110-242 (b) states that in order to grant a variance, the Zoning Board of Appeals shall and must find that all five (5) conditions below exist. Please read each standard below and then address each standard with a detailed response. Attach additional information/documentation as necessary.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.

SEE ATTACHMENT

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

SEE ATTACHMENT

3. Such conditions are peculiar to the particular piece of property involved.

SEE ATTACHMENT

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; provided, however, no variance may be granted for a use of land, building, or structure that is prohibited herein.

SEE ATTACHMENT

5. A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same zoning district are allowed.

SEE ATTACHMENT

VARIANCE INFORMATION

Complete the chart below with the information pertaining to each request. If additional space is needed, please provide the information on a separate sheet of paper.

Ordinance/Section	Requirement	Proposed	Variance Amount
Section 110-9D Mailbox supports	No concrete post, brick bases, iron pipes etc. can be used for mailboxes	Brick base / concrete post mailbox	N/A

VARIANCE SUMMARY

Provide a detailed and specific summary of each request. If additional space is needed, please attach a separate sheet of paper.

SEE ATTACHMENT

VARIANCE SUMMARY

October 20, 2021, permission granted from the Owners, Mr and Mrs Troy Denson to Olguin Stone and Masonry LLC to install a stone mailbox for esthetics that matched the bottom of the home (stone) contrast on 805 Hood Rd, Fayetteville, GA 30214. Same Company placed stone on home. Final Heat Disapproval Inspection, Common #5, January 11, 2022 shown, Need to see Planning and Zoning about stone veneer mailbox. We started our new home construction in 2019 with the Builder; however Mid Year 2021, we terminated the Builder due to mishaps not in contract. We took over the build to finish the construction of 805 Hood Rd. It was an honest overlook of installing the stone mailbox. We want the best for our home, community and Fayette County.

1. At the time of the stone mailbox build, we followed Fayette County Planning and Zoning Policy due to our lot (Lot #3) listed with Dorsett Place Subdivision (for future references we will not assume Fayette County policies). We noticed other brick and stone mailboxes on Hood Rd and assumed we were within Fayette County guidelines.

2. We value doing the right thing (Both Army Veterans) and take in account of understanding the dynamics of living in Fayette County. By taking down the stone mailbox would cause hardship from time and energy installed by Olguin Stone and Masonry LLC and the Owner's time and energy planning the stone mailbox layout coordination same as the house that was put in for safety and better access for the United States Postal Service truck delivery. While installing the stone mailbox, we had the opportunity to ask the postal driver to drive her postal truck to the stone mailbox to review better access to deliver the mail to 805 Hood Rd (Results stated by the postal driver: level easy access to deliver the mail). Safety is what we live for and is always our priority for all, especially for our property at 805 Hood Rd.

3. Not Applicable

4. Variance on the stone mailbox from the four way stop poses no driving situation that may cause injury to any personnel arriving (driving, skating, running, etc) at 805 Hood Rd from Gingercake Road; running the stop sign (unlawfully) and drive 146 feet 4 inches will allow someone to hit the mailbox. The distance from the four way stop to the mailbox from the four way stop signs show enough distance to view the mailbox with proper working head lights from a vehicle or bicycle.

5. We did not intend to break any Ordinance or zoning codes that was brought forth during the time of the Final Heat Inspection, January 2022. We assumed adding esthetics to the neighborhood would improve beauty and value to our new home. Letters are provided from neighbors around the community for their input for this variance request.

Thank you in advance,

Troy and Venesia Denson

Please return to:
Lawson & Beck, LLC
1125 Commerce Drive, Suite 300
Peachtree City, GA 30269
File # 18-LAW-1849

Doc ID: 010456070001 Type: WD
Recorded: 08/15/2018 at 10:05:00 AM
Fee Amt: \$62.00 Page 1 of 1
Transfer Tax: \$52.00
Fayette, Ga. Clerk Superior Court
Shella Studdard Clerk of Court
BK 4779 PG 602

STATE OF GEORGIA
COUNTY OF FAYETTE

LIMITED WARRANTY DEED

THIS INDENTURE made this 10th day of August, 2018 between

Bopha Dasilva

as party or parties of the first part, hereinafter called Grantor, and

Venesia M. Denson and Troy L. Denson as Joint Tenants With Right of Survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 131 of the 5th District of Fayette County, Georgia, being Lot 3 of Dorsett Place Subdivision, Unit One, as shown on plat of survey recorded in Plat Book 26, Page 193, in the Office of the Clerk of the Superior Court of Fayette County, Georgia, said plat being incorporated herein by this reference thereto.

Subject to restrictive covenants and easements of record.


TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

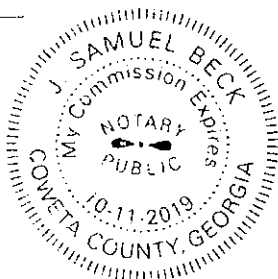
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, Sealed and delivered in the presence of:

Unofficial Witness
Notary Public


Bopha Dasilva



Howard Johnson

From: G Hagar <gennine8@gmail.com>
Sent: Tuesday, January 11, 2022 8:37 PM
To: Chanelle Blaine; densonsfour@yahoo.com
Subject: Mailbox 805 Hood Road, Fayetteville, GA. 30214

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Be cautious of sender, content, and links

Dear Ms. Blaine,

I am writing this correspondence on behalf of Troy and Venesia Denson, owners of 805 Hood Road, Fayetteville, Georgia. Regarding their brick mailbox structure, I find that the mailbox enhances the appearance of the street and I have no issue with its appearance in our neighborhood. Additionally, it would be a waste of money, natural resources, and labor to have them destroy the mailbox. I pass this home everyday and ask that the county allow the Denson's to keep their beautifully constructed brick mailbox.

Sincerely,

Gennine Hagar
354 Ginger Cake Road
Fayetteville, Georgia 30214
3013251906

1/12/2022

Davin & Dyonne Thomas-Dallas
946 Hood Rd.
Fayetteville, GA 30214

Dear Chanelle,

I am writing you on behalf of my neighbors Troy and Nicky Denson. We have observed the progress of their new home, how it has come along beautifully and look forward to them officially settling into the neighborhood. They have added a nice mailbox design at the front of their home that have complimented them on, and I plan to do a similar mailbox design as well. There are others on Hood that have done a brick finish mailbox to complement their homes and the Denson's new mailbox looks nice in front of theirs.

Sincerely,
Davin Thomas-Dallas
Dyonne Thomas-Dallas

January 12, 2022

Re: Troy & Venesia Denson

805 Hood Rd.

Fayetteville, Ga 30214

To: Planning and Zoning Fayette County

I am writing about the home on 805 Hood Rd. Fayetteville, GA 30214 and the mailbox that has been constructed in front of the home. We as homeowners believe that the mailbox is a great improvement to the community and site lines on Hood Road. It enhances the esthetics of the home and is a great representation of how homes in Fayette County should be constructed. We believe that having the homeowners to demolish this great feature will be a disservice to the owners as well as the overall look of the home and the properties around it.

It would be much appreciated to consider this letter in your determination.

Sincerely,

Letrice Mitchell

125 Winding Way

Fayetteville, GA 30214

Howard Johnson

From: Michael Stachura <mike.stachura1@gmail.com>
Sent: Friday, January 14, 2022 6:35 PM
To: Chanelle Blaine
Subject: 805 Hood Road postal box

Follow Up Flag: Follow up
Flag Status: Flagged

External Email Be cautious of sender, content, and links

Dear Ms. Blaine,

As an 18 year resident of Forest Hills sub-division here in beautiful Fayetteville, we have become aware of someone's complaint about our newest neighbor's postal box.

We are avid walkers in our community and are aware of a minimum of 15 other homes in this area, all of which have brick postal units. And, none are as attractive nor as aesthetically appealing as the one in the newly constructed home owned by the Densons @ 805 Hood. (We have been 32 year residents of Fayette County in both Tyrone earlier, and now Fayetteville, so have seen lots of homes go up over these decades). This one is special.

If there is any traffic or safety concern, please note that we travel on Hood several times each day. The MAJOR traffic concern is at the intersection of Gingercake and Hood, where many drivers regularly run through the 4 way stop on Gingercake, not Hood.

On weekends, Fayette County's sheriff's department regularly parks on Hood, just opposite 805 Hood, in order to cite drivers who run through those Gingercake stop signs.

The 805 Hood postal box is an enhancement to the street, and may even help to improve the overall property value of other homes here on our street.

We would ask you to please approve this unit on our street. We welcome this family to our community and neighborhood. Thank you for listening to our petition on behalf of our new neighbors.

Respectfully,

Mike and Jorie Stachura
930 Sharon Court (at the end of Hood)
Fayetteville, GA 30214

678-472-1048
Mike.stachura1@gmail.com

Denson Venesia M

From: Troy Denson <densonsfour@yahoo.com>
Sent: Friday, January 14, 2022 3:53 PM
To: Denson Venesia M

----- Forwarded Message -----

From: CHAI VEGAN SPA COLLECTION <chaigiveslife@gmail.com>
To: "densonsfour@yahoo.com" <densonsfour@yahoo.com>
Sent: Friday, January 14, 2022, 03:41:57 PM EST
Subject:

The purpose of this letter is to confirm that as a resident off of Gingercake road, I have absolutely no issue with the mailbox located at the residence of:

Troy & Venesia Denson
805 Hood Rd
Fayetteville, Ga 30214

Sincerely,

Stephanie Perry
770-480-4055

PETITIONS FOR
VARIANCE(S)/ADMINISTRATIVE
APPEAL(S)
ON CERTAIN PROPERTIES IN
UNINCORPORATED AREA OF
FAYETTE COUNTY, GEORGIA

PUBLIC HEARING to be held by the
Zoning Board of Appeals of Fayette
County on Monday, February 28,
2022, at 7:00 P.M., Fayette County
Administrative Complex, Public
Meeting Room, 140 Stonewall Ave-
nue West, first floor.

Petition No.: A-788-22

Owner(s)/Agent(s): Terry & Venesia
Denson

Property Address: 610 Hood Road,
Fayetteville, GA 30215

Zoning District: R-45

Area of Property: 2.071 acres

Land Lot(s): 131

District: 5th

Road Frontage: Hood Road &
Gingercake Road

Request: Variance to Section 110-90
Mailbox supports, to allow an existing
concrete post mailbox with stone
veneer to remain.

LEGAL DESCRIPTION:

All that tract or parcel of land lying
and being in Land Lot 131 of the 5th
District of Fayette County, Georgia,
being Lot 3 of Dorsett Place
Subdivision, Unit One, as shown on
plat of survey recorded in Plat Book
26, Page 193, in the Office of the
Clerk of Superior Court of Fayette
County, Georgia, said plat being
incorporated herein by this reference
thereto.

01/26
