

**BOARD OF APPEALS**

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

**STAFF**

Chanelle Blaine, Zoning Administrator  
Chelsie Boynton, Planning and Zoning Coordinator

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**AGENDA**

**Fayette County Zoning Board of Appeals  
Fayette County Administrative Complex  
Public Meeting Room  
June 27, 2022  
7:00 P.M.**

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1. Consideration of the Minutes of the Meeting held on May 23, 2022.

**PUBLIC HEARING**

2. Petition No. A-795-22, David and Luella Przeddecki, Owner, request the following: Variance to Sec. 110-125. A-R (d) (6), to reduce the side yard setback from 50 feet to 15 feet to allow an existing residential accessory structure to remain. The subject property is located in Land Lot 3 of the 4<sup>th</sup> District and fronts on Mask Road.
3. Petition No. A-796-22, Jameka Character, Owner, request the following: Variance to Sec. 110-79. Residential accessory structures and their uses (e) (2), to reduce the secondary front yard additional setback of a corner lot from 20 feet to 0 feet to allow for the construction of a residential accessory structure. The subject property is located in Land Lots 6 & 7 of the 7<sup>th</sup> District and fronts on Blue Point Parkway.
4. Petition No. A-797-22, Brendt Bowen, Owner, and Mark Murphy, Agent, request the following: Variance to Sec. 110-79. Residential accessory structures and their uses (c) (1) (a), Number and size, to increase the square footage amount from 1,800 square feet to 2,205 square feet for residential accessory structure on lots less than five (5) acres. The subject property is located in Land Lot 250 of the 4<sup>th</sup> District and fronts on McBride Road.
5. Petition No. A-798-22, Apremier Properties Group, LLC, Owner, and Darrell Baker Agent, request the following:
  1. Variance to Sec. 110-170. Nonconformances, (l) Nonconforming structures. Request enlargement of a nonconforming structure: enlarge an existing fuel canopy structure from 960 square feet to 1,900 square feet

2. Variance to Sec. 110-144. C-H (d) (3) (a) (1), to reduce the front yard setback from 75 feet to 14 feet to allow the construction and placement of a diesel dispenser.

The subject property is located in Land Lot 26 of the 7th District and fronts on GA. Highway 54 and Tyrone Road. **(There was an issue with the petitioner's request and the applicant has requested to table the petition).**

**PETITION NO. A-795-22**  
**David & Luella Przeddecki**  
**701 Mask Road**  
**Brooks, GA 30205**  
**Public Hearing Date June 27, 2022**

The subject property is located at 701 Mask Road Brooks, GA 30205 and is zoned A-R. The applicant is requesting a Variance as follows:

Variance to Section 110-125 (d) (6), to reduce the side yard setback from 50 feet to 15 feet to allow an existing residential accessory structure to remain.

**Section 110-3.- Definitions.**

*Nonconformance, legal, means a legally existing lot, use, building or structure which fails to comply with the provisions herein, as of the effective date of November 13, 1980, or as the result of subsequent amendments, or due to the acquisition of property for a public purpose, a rezoning, or a variance.*

**History:** The survey for W.T. Palmer was recorded on May 11, 1972 in Plat Book 6 and Page 202, the subject property is 3.34 acres. Tax Assessors indicate the applicant purchased the property in 2005.

The Code Enforcement department was issued a complaint in February by an adjacent neighbor. This neighbor complained that the petitioner's fence (that was permitted through Zoning) was on their property. Code Enforcement Officer Frank Winfrey advised the petitioner to move the fence off of their neighbor's property and they complied. While at the residence Officer Winfrey noticed the residential accessory structure encroachment of the setback. He informed the petitioner that the encroachment would need to be addressed prior to the issuance of any building trade permits. The petitioner applied for the variance on May 16, 2022. The survey given shows the residential accessory structure 15 feet from the side property line.

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.**

The shed was on the property when we bought the house. We decided to build a privacy fence and the Code Enforcement Officer came to our house and told us the shed was in the wrong place, and we needed to move it. Our property is on a flood plain (a part of it), therefore, the only location they said is on the curve of our road which is 52 feet from our property line. This is a very dangerous and hazardous location due to the width of the road. For any deliveries such as UPS, Fed-Ex, Amazon and quests coming to our home because they must drive by that location

to park in the back of our house, we have no parking in the front of the house.

**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.**

This is a non-conforming legal lot zoned A-R with large setbacks. Our property is 3.34 acres, and we have a large flood plain area on the property being 15 feet from property line is the only place the shed can be located safely.

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

Yes, non-conforming legal lot zoned A-R with large setbacks and 3.34 acres.

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

The lot is non-conforming and has floodplains.

- 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,**

This shed in this location will not be a detriment to the public good.

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

No.

### **DEPARTMENTAL COMMENTS**

**ENVIRONMENTAL HEALTH:** No objection to variance. Site visit already done and confirm no structures interfere with current septic system.

**ENVIRONMENTAL MANAGEMENT: Recommended Conditions of Rezoning:** There are no recommended conditions for this request **Wetlands** The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. **Watershed Protection** There **ARE** state waters located on the subject



property and any land disturbing activities **WILL BE** subject to the Fayette County Watershed Protection Ordinance. No riparian buffers are impacted by this request. **Groundwater** The property **IS NOT** within a groundwater recharge area. **Post Construction Stormwater Management** This application **WILL BE NOT** subject to the Post-Development Stormwater Management Ordinance if developed with more than 5,000 square feet of impervious surfaces.

**FIRE MARSHAL:** No comments from Fire Marshal.

**PUBLIC WORKS/ENGINEERING: Recommended Conditions of Rezoning:** There are no recommended conditions for this request. **County Road Frontage Right of Way Dedication** Mask Road is a **Collector** roadway and there are no right of way dedications required with this application. **Traffic Data** Mask Road is a gravel road and has not been studied for traffic volumes. **Sight Distance** No additional lots or access points are proposed as part of this application.

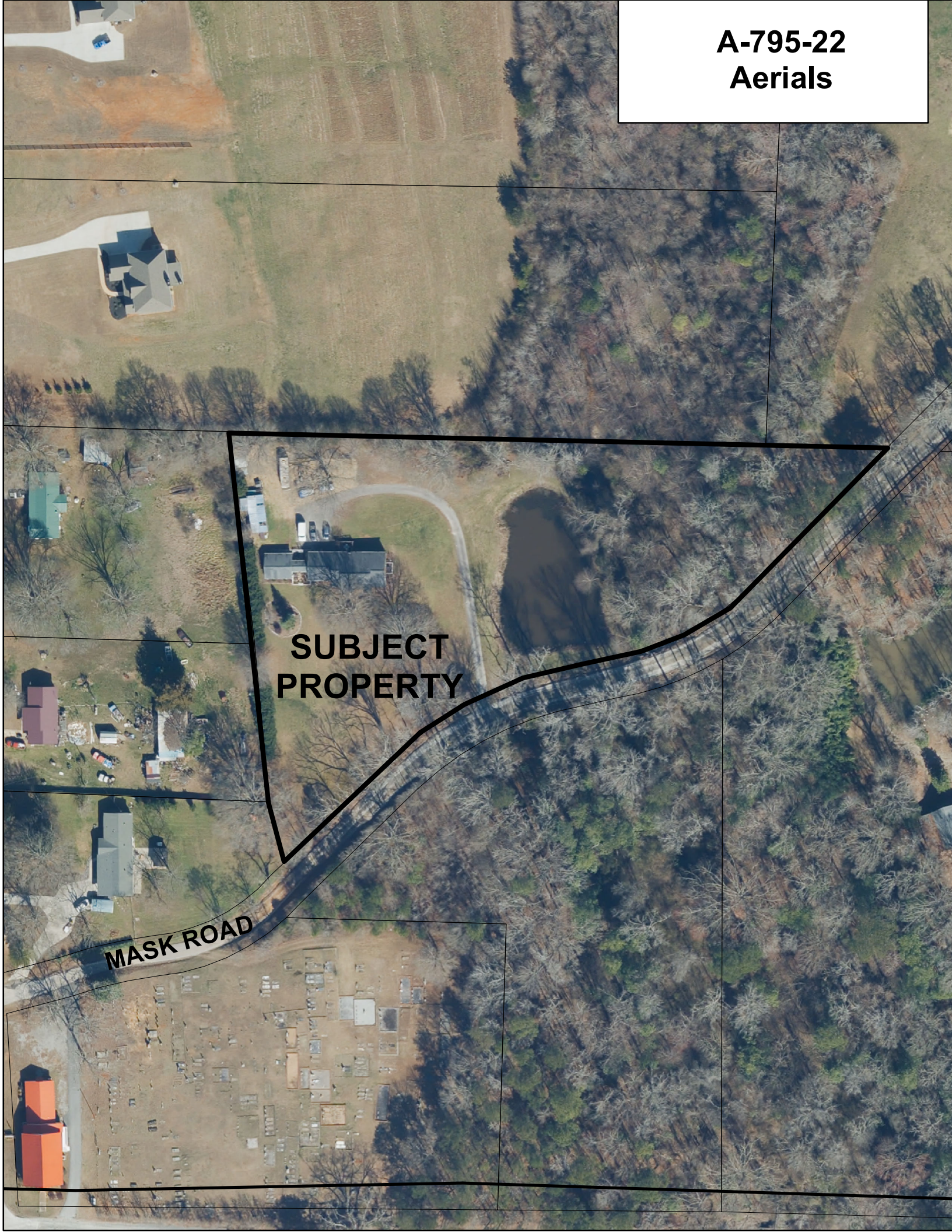
**WATER SYSTEM:** FCWS has no objection to the proposed variance. This property is outside our current water service area.



**A-795-22  
Aerials**

**SUBJECT  
PROPERTY**

**MASK ROAD**





VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY OWNERS: DAVID & LUELLA PRZEDECKI

MAILING ADDRESS: 701 MASK Rd. BROOKS, GA 30205

PHONE: 678 972 5065 E-MAIL: przedeki@bellsouth.net

AGENT FOR OWNERS: N/A

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

PROPERTY LOCATION: LAND LOT 3 LAND DISTRICT 4<sup>TH</sup> PARCEL 0402006A

TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: 3.342

ZONING DISTRICT: A-R

ZONING OF SURROUNDING PROPERTIES: \_\_\_\_\_

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-795-32

[ ] Application Insufficient due to lack of:

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

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

by Staff: [Signature] Date: 5/16/2022

DATE OF ZONING BOARD OF APPEALS HEARING: JUNE 27, 2022

Received from Luella & David Przedeki a check in the amount of \$ 195.00

for application filing fee, and \$ 20.00 for deposit on frame for public hearing sign(s). 15162

Date Paid: MAY 16, 2022 Receipt Number: 014794

**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 & LUELLA PRZEDZECKI  
Please Print Names

Property Tax Identification Number(s) of Subject Property: 04-02-006-A

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) of the \_\_\_\_\_ District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the District, and said property consists of a total of 3.34 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to N/A 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]  
Signature of Property Owner 1

701 MASK RD  
Address

[Signature]  
Signature of Property Owner 2

701 MASK Rd Brooks, GA 30205  
Address

N/A  
Signature of Authorized Agent

N/A  
Address

[Signature]  
Signature of Notary Public

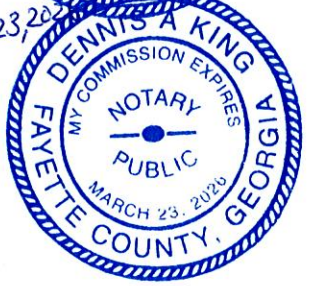
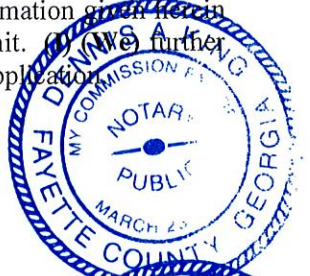
MAY 16, 2022  
Date

[Signature]  
Signature of Notary Public

MAY 16, 2022  
Date

N/A  
Signature of Notary Public

N/A  
Date





### 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. 110-125(d)(6)	50'	15'	35'

### VARIANCE SUMMARY

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

THE Shed WAS ON the property <sup>When</sup> we bought the house. We decided to build a privacy fence and Building official came to our house and told us the Shed was in the wrong place, and we needed to move it. Our property is on A Flood Plain (a part of it), therefore, the only location they said is on the curve of our Road which is 52 ft from property line. This is A very dangerous and hazardous location due to the width of the Road. For any deliveries such as UPS, Fed-X, Amazon and guests coming to our home because they must drive by that location to park in the back of our house, we have no parking in the front of house.

## 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.

Non-conforming legal lot, zoned A-R with large set backs. Our property is 3.34 acres, and we have a large flood plain area on the property. From property line is the only place the shed can be located safely. being 15 ft

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

Yes, Non conforming legal lot, zoned A-R with large set backs and 3.34 acres.

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

The lot is non-conforming and has flood plains.

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.

This shed in this location will NOT be a detriment to public good.

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

No







Doc ID: 008853220002 Type: GLR  
Filed: 09/16/2008 at 11:38:00 AM  
Fee Amt: \$64.00 Page 1 of 2  
Transfer Tax: \$52.00  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK 2859 PG 547-548

Return Recorded Document to:  
THE SOUTHERN LAW GROUP, LLC.  
5491 ROSWELL RD., BLDG A, 2ND FLOOR  
ATLANTA, GEORGIA 30342

**JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF FULTON

File #: 05-1506

This Indenture made this 10th day of August, 2005 between WILLIAM CRAIG PETTIS, of the County of FAYETTE, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and DAVID PRZEDECKI and LUELLE PRZEDECKI, as joint tenants with survivorship and not as tenants in common as party or parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 AND 00/100'S (\$10.00) Dollars and other good and valuable considerations 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This property is being sold subject to the existing first mortgage security deed dated May 5, 2005 to Mers, for American Home Mortgage Acceptance, Inc., recorded in Deed Book 2767, page 164, Fayette County, Georgia Records.

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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantees against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Witness: Christy B. McMillen  
Notary Public

William Craig Pettis (Seal)  
WILLIAM CRAIG PETTIS

\_\_\_\_\_  
(Seal)



EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 3 OF THE FOURTH LAND DISTRICT OF FAYETTE COUNTY, GEORGIA, AS MORE PARTICULARLY SHOWN AND DESIGNATED ON A PLAT OF SURVEY, DATED OCTOBER 4, 2001, PREPARED BY DELTA SURVEYORS, INC., REGISTERED LAND SURVEYOR, AND IN ACCORDANCE WITH SAID SURVEY SAID TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF MASK ROAD THE INTERSECTION OF SAID CENTERLINE WITH THE EAST RIGHT OF WAY OF GEORGIA HIGHWAY 74, AND THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE CENTER LINE OF MASK ROAD A DISTANCE OF 300 FEET TO AN 1/2" IRON PIN SET, SAID IRON PIN BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; AND RUNNING THENCE NORTH 02 DEGREES 52 MINUTES 45 SECONDS WEST A DISTANCE OF 452.35 FEET TO AN ANGLE IRON FOUND; THENCE RUNNING SOUTH 83 DEGREES 42 MINUTES 00 SECONDS EAST A DISTANCE OF 634.47 FEET TO 1" OPEN TOP PIPE ON THE CENTER LINE OF MASK ROAD; RUNNING THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AN ARC DISTANCE OF 313.25 FEET (SAID ARC BEING SUBTENDED BY A 307.07 FOOT CHORD BEARING SOUTH 53 DEGREES 44 MINUTES 36 SECONDS WEST WITH A RADIUS OF 453.78 FEET) TO A POINT LOCATED ON THE CENTER LINE OF MASK ROAD; RUNNING THENCE SOUTH 75 DEGREES 49 MINUTES 59 SECONDS WEST A DISTANCE OF 149.36 FEET TO A POINT LOCATED ON THE CENTER LINE OF MASK ROAD; RUNNING THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AN ARC DISTANCE OF 271.52 FEET (SAID ARC BEING SUBTENDED BY A 270.80 FOOT CHORD BEARING SOUTH 52 DEGREES 43 MINUTES 36 SECONDS WEST WITH A RADIUS OF 1,072.62 FEET) TO AN 1/2" IRON PIN SET ON THE CENTERLINE OF MASK ROAD, SAID POINT BEING THE ORIGINAL POINT OF THIS DESCRIPTION. SAID TRACT CONTAINS 3.342 ACRES, MORE OR LESS, SAID PROPERTY BEING THE SAME PROPERTY CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 1781, PAGE 557, FAYETTE COUNTY, GEORGIA RECORDS; LESS AND EXCEPT ANY PORTION OF THE ABOVE PROPERTY LYING WITHIN THE BOUNDS OF ANY PUBLIC ROAD.

*WCP*

05/16/2022

Fayette County Board of Directors

To Whom It May Concern:

This letter is to inform Fayette County Board of Directors,  
that we have spoken to our neighbor located at:

1580 HIGHWAY 85 CONNECTOR BROOKS, GA 30205

and property owner:

Cathy Banks - Cathy K. Banks 770  
433 Lakeshore Dr. Fayetteville GA 30214 317-4292

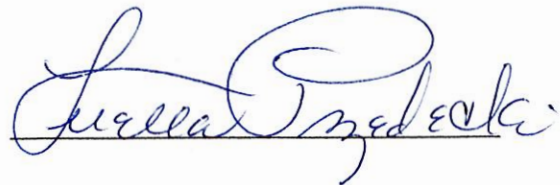
and she does not oppose to the new location of the shed.

Thank you for your time and consideration of this matter.

Respectfully,



David and Luella Przeddecki  
701 Mask Road  
Brooks, GA 30205  
678 972 5065



**PETITION NO. A-796-22**  
**Jameka Character**  
**245 Blue Point Parkway**  
**Fayetteville, GA 30215**  
**Public Hearing Date June 27, 2022**

The subject property is located at 245 Blue Point Parkway Fayetteville, GA 30215 and is zoned R-40. The applicant is requesting a Variance as follows:

Variance to Section 110-79 (e) (2), to reduce the secondary front yard additional setback of a corner lot from 20 to 0 feet to allow for the construction of a residential accessory structure.

**Section 110-3.- Definitions.**

*Yard, primary front*, means, on a corner lot, the area between a property line adjacent to a street and a line running parallel to the principal structure front, extending the full width of the lot.

*Yard, secondary front*, means, on a corner lot, the area parallel to the street between a property line adjacent to a street and the principal structure outside of the primary front yard.

**Sec. 110-79. - Residential accessory structures and their uses.**

(e) (2) Residential accessory structure located in the secondary front yard of a corner lot. When a residential accessory structure is located in a secondary front yard adjacent to a street that is designated as an Internal Local the required setback shall be increased by 20 feet.

**History:** The Final Plat of Canoe Club at Waterlace Pod A3 was recorded on May 22, 2017 in Plat Book 50 and Page(s) 5-14, the subject property is 1.21 acres. Tax Assessors indicate the applicant purchased the property in 2018.

On March 22, 2022 Brian Jones (contractor) came into the Fayette County Planning & Zoning Department for location approval. Staff reviewed and approved the site plan. The contractor applied for a building permit in April, and after further review staff discovered the additional 20-foot setback increase violation (see attached staff concept) and disapproved the building permit. Staff was informed by the owner that the contractor cleared the property without a permit being issued.

The petitioner applied for the variance on May 16, 2022. The survey given shows the residential accessory structure 40.5 feet from the side property line.

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.**

Our builder submitted a site location approval request for the addition of a detached garage. The staff approved and communicated this to the builder. During the process competition, further review revealed that a variance application would need to be completed. This was communicated to the builder, which leads to the submission of this request.

**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.**

The home is constructed on a corner lot. It's orientation is cater-cornered. Due to the unique nature of the lot, there were multiple options for primary and secondary fronts.

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

Many of the homes in the subdivision have a detached garage.

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

The ordinance would place the garage in the center of our backyard.

- 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,**

The modification request was signed and approved by surrounding neighbors and our HOA.

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

Multiple homes in our subdivision have detached garages.

## DEPARTMENTAL COMMENTS

**ENVIRONMENTAL HEALTH:** Variance site plan matches site plan approved by our office for the addition of the garage. No objection to variance based on this information.

**ENVIRONMENTAL MANAGEMENT Recommended Conditions of Variance:** There are no recommended conditions for this request. **Floodplain Management** The parcel **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0092E dated September 26, 2008. The property **DOES NOT** contain additional floodplain delineated in the FC 2013 Future Conditions Flood Study. **Wetlands** The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. **Watershed Protection** There **ARE NOT** state waters located on the subject property. No riparian buffers are impacted by this request. **Groundwater** The property **IS** within a groundwater recharge area. **Post Construction Stormwater Management** This application for variance **WILL BE NOT** subject to the Post-Development Stormwater Management Ordinance as shown.

**FIRE MARSHAL:** No comments from Fire Marshal.

**PUBLIC WORKS/ENGINEERING: County Road Frontage Right of Way Dedication** – no additional ROW dedication is required. **Traffic Data** Blue Point Parkway is an internal subdivision road and has not been studied for traffic volumes. **Sight Distance** No additional lots or access points are proposed as part of this request.

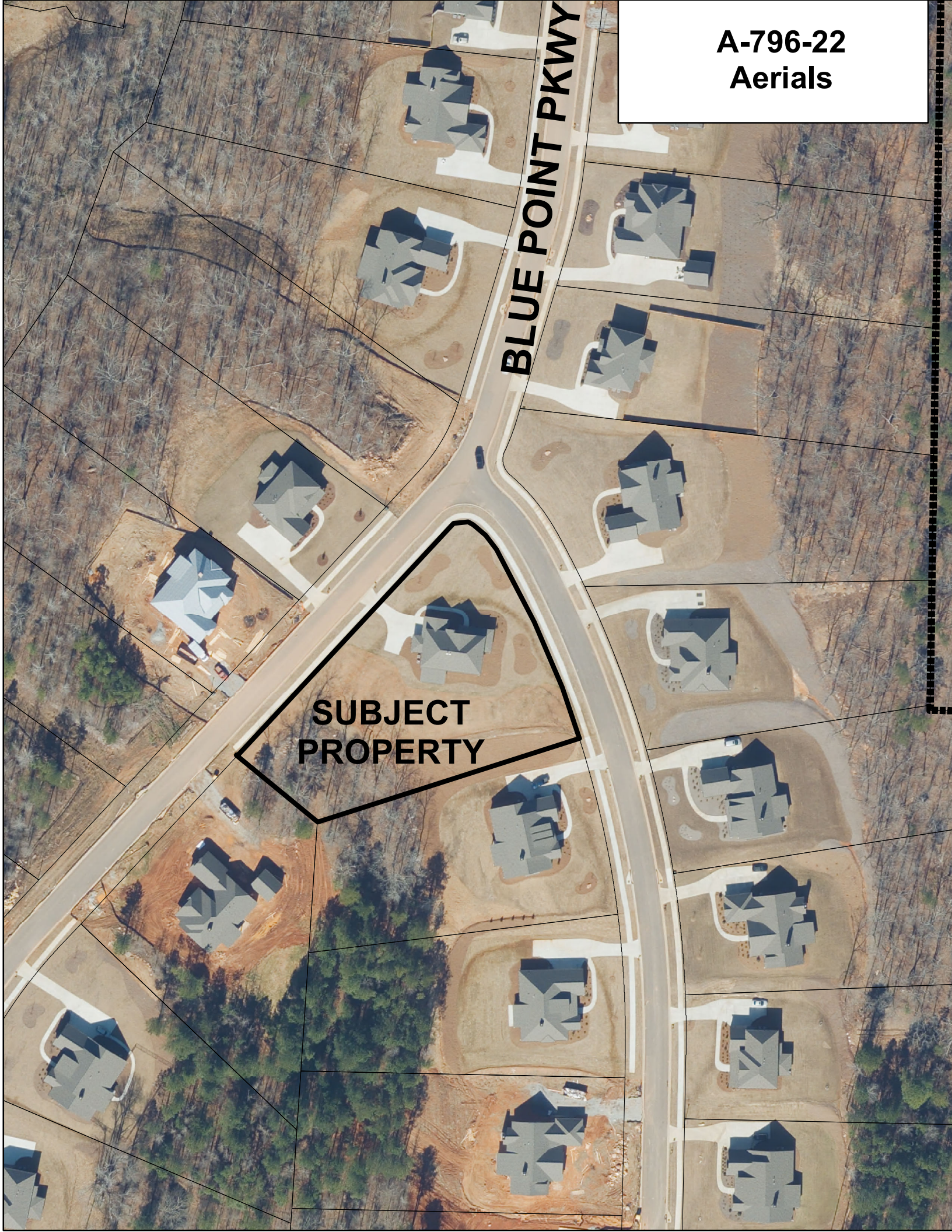
**WATER SYSTEM:** FCWS has no objection to the proposed variance. There is a 8" watermain along Blue Point Pkwy at this location.



**A-796-22  
Aerials**

**BLUE POINT PKWY**

**SUBJECT  
PROPERTY**









VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY OWNERS: JAMEKA CHARACTER

MAILING ADDRESS: 245 BLUE POINT PARKWAY, FAYETTEVILLE, GA 30215

PHONE: 770-337-1234 E-MAIL: JASON.CHARACTER@gmail.com

AGENT FOR OWNERS: N/A

MAILING ADDRESS: N/A

PHONE: N/A E-MAIL: N/A

PROPERTY LOCATION: LAND LOT 6:7 LAND DISTRICT 7TH PARCEL 070334008

TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: 1.21

ZONING DISTRICT: R-40

ZONING OF SURROUNDING PROPERTIES: \_\_\_\_\_

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. 796-22

[ ] Application Insufficient due to lack of:

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

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

by Staff: [Signature] Date: 5/14/2022

DATE OF ZONING BOARD OF APPEALS HEARING: June 27, 2022

Received from JAMEKA REESE CHARACTER a check in the amount of \$ 215.00

for application filing fee, and \$ 40.00 for deposit on frame for public hearing sign(s). (2 Signs)

Date Paid: May 16, 2022 Receipt Number: 014795

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:

JAMEKA CHARACTER

Please Print Names

Property Tax Identification Number(s) of Subject Property: \_\_\_\_\_

(I am) (we are) the sole owner(s) of the above-referenced property. Subject property is located in Land Lot(s) of the \_\_\_\_\_ District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the District, and said property consists of a total of \_\_\_\_\_ 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.

Jameka R Character

Signature of Property Owner 1  
Jameka R. Character

245 BLUE POINT PKWY, FAYETTEVILLE, GA  
Address

Signature of Property Owner 2

Address

Signature of Authorized Agent

Address

GA DL # 029392957

Dennis King

Signature of Notary Public

MAY 16, 2022

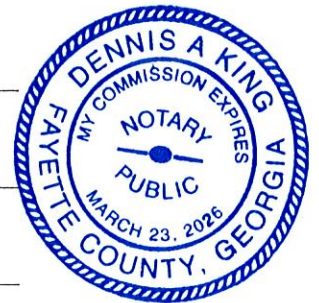
Date

Signature of Notary Public

Date

Signature of Notary Public

Date



## 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. 110-79(e)(2) 1	Additional setback added on secondary front yard 20'	0	100%

### ★ VARIANCE SUMMARY

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

OUR BUILDER SUBMITTED A SITE LOCATION APPROVAL REQUEST FOR THE ADDITION OF A DETACHED GARAGE. THE STAFF APPROVED AND COMMUNICATED THIS TO THE BUILDER. <sup>DURING</sup> ~~WHILE~~ THE PROCESS COMPLETION, FURTHER REVIEW REVEALED THAT A VARIANCE APPLICATION WOULD NEED TO BE COMPLETED. THIS WAS COMMUNICATED TO THE BUILDER, WHICH LEADS TO THE SUBMISSION OF THIS REQUEST.

## 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.

THE HOME IS CONSTRUCTED ON A CORNER LOT. IT'S  
ORIENTATION IS CATERCORNERED, DUE TO THE UNIQUE  
NATURE OF THE LOT, THERE WERE MULTIPLE OPTIONS FOR  
PRIMARY AND SECONDARY FRONTS.

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

MANY  
~~ARE~~ OF THE HOMES IN THE SUB-DIVISION HAVE A DETACHED  
GARAGE. (JC)

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

THIS ORDINANCE WOULD PLACE THE GARAGE IN THE CENTER  
OF OUR BACKYARD.



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.

---

THIS MODIFICATION REQUEST WAS SIGNED AND  
APPROVED BY SURROUNDING NEIGHBORS AND OUR HOA.

---

---

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

---

MULTIPLE HOMES IN OUR SUB-DIVISION HAVE DETACHED  
GARAGES

---

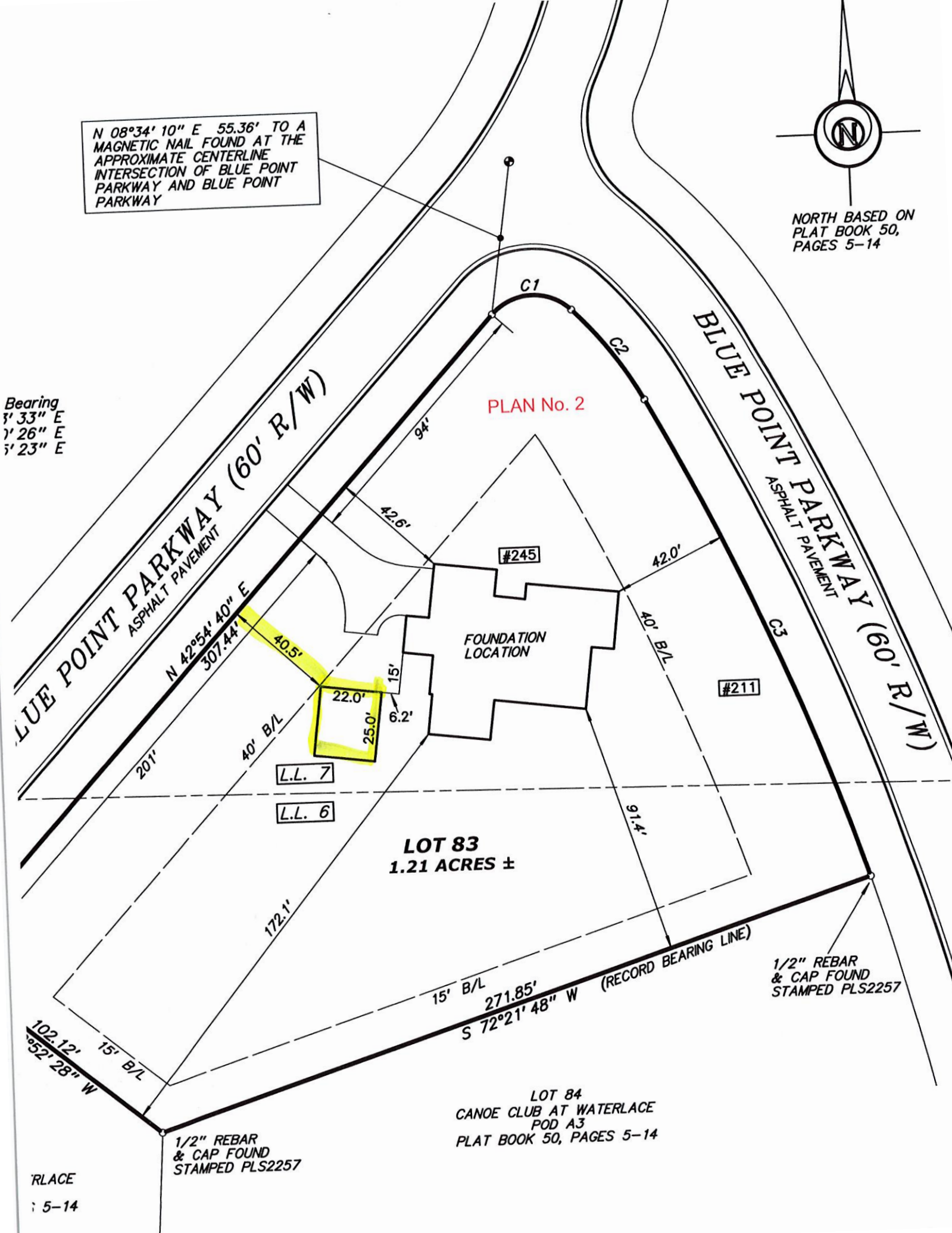
---



N 08°34' 10" E 55.36' TO A  
MAGNETIC NAIL FOUND AT THE  
APPROXIMATE CENTERLINE  
INTERSECTION OF BLUE POINT  
PARKWAY AND BLUE POINT  
PARKWAY

NORTH BASED ON  
PLAT BOOK 50,  
PAGES 5-14

Bearing  
3' 33" E  
1' 26" E  
3' 23" E



PLAN No. 2

FOUNDATION  
LOCATION

LOT 83  
1.21 ACRES ±

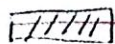


1/2" REBAR  
& CAP FOUND  
STAMPED PLS2257

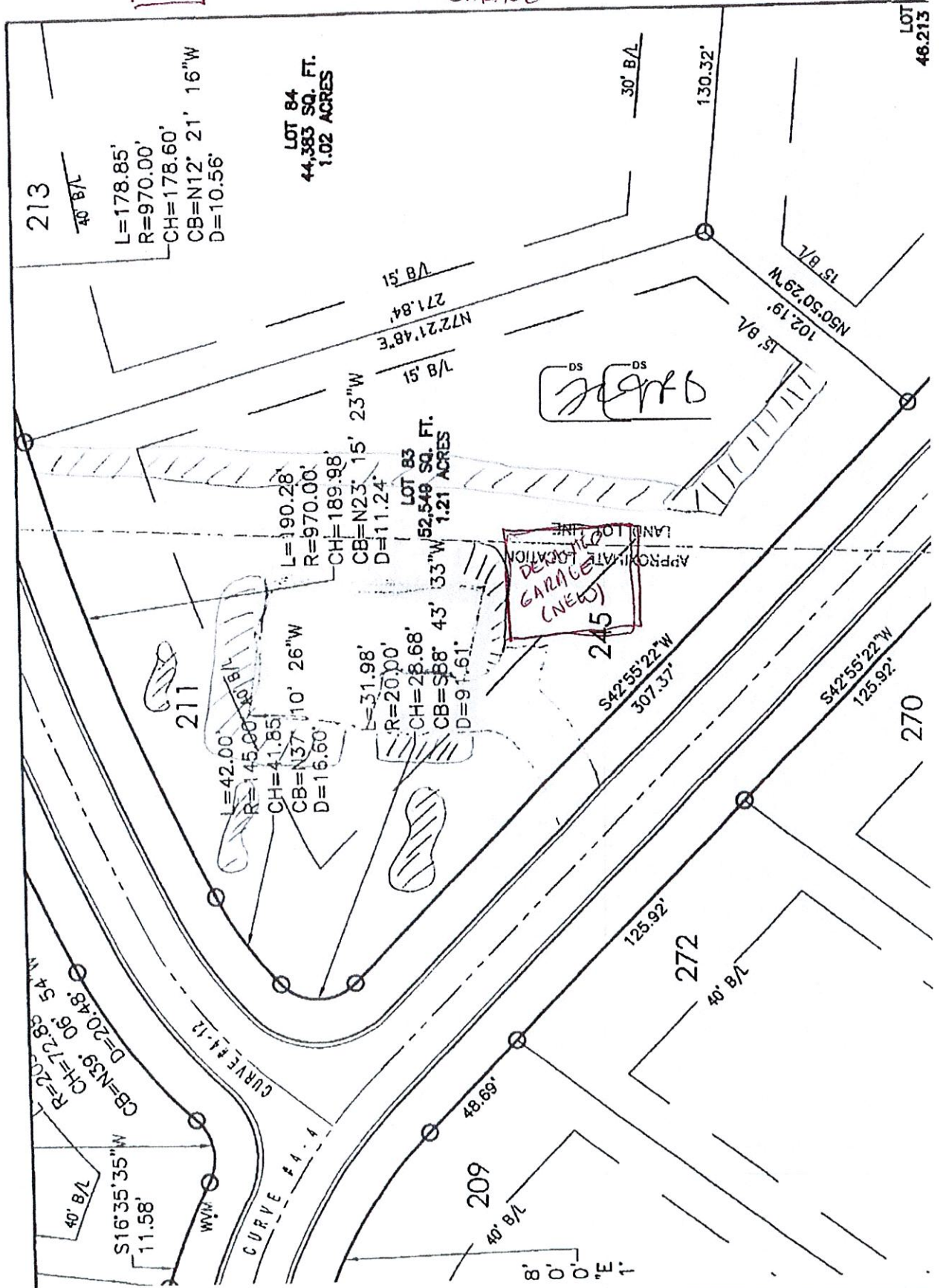
LOT 84  
CANOE CLUB AT WATERLACE  
POD A3  
PLAT BOOK 50, PAGES 5-14

1/2" REBAR  
& CAP FOUND  
STAMPED PLS2257

WATERLACE  
PAGES 5-14

# Exhibit "C"

 = REPLACE PIPE STRAW  
 W/ MULCH AND RAVEROCK  
 = HOUSE DETACHED GARAGE  
 = PROPOSED GROUND LEVEL DECK







Doc ID: 010542780004 Type: WD  
Recorded: 12/14/2018 at 10:10:00 AM  
Fee Amt: \$497.10 Page 1 of 4  
Transfer Tax: \$481.10  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

BK 4822 PG 29-32

**Record and Return to:**  
Weissman PC  
5909 Peachtree Dunwoody Road, Suite 100  
Atlanta, GA 30328

**File No.:** PC135-18-0459-RC

**Parcel ID:** 070334008

----- SPACE ABOVE THIS LINE FOR RECORDING DATA -----

**RECORDING COVER SHEET**

**GRANTOR:** Canoe Club Partners, LLC, a Georgia limited liability company  
**GRANTEE:** Jameka Reese Character  
**DATE OF INSTRUMENT:** December 5, 2018  
**TYPE OF INSTRUMENT** Limited Warranty Deed

**To the Clerk of Fayette County, Georgia:**

**NOTE:** This cover page is for recording purposes only and does not modify or amend the terms of the attached instrument.

**Record and Return to:**

Weissman PC

5909 Peachtree Dunwoody Road, Suite 100

Atlanta, GA 30328

**File No.: PC135-18-0459-RC**

## **LIMITED WARRANTY DEED**

**STATE OF GEORGIA**

**COUNTY OF FAYETTE**

THIS INDENTURE, made this 5th day of December, 2018 by and between **Canoe Club Partners, LLC, a Georgia limited liability company**, as party or parties of the first part, hereinafter called Grantor, and **Jameka Reese Character**, 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 NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS 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, to-wit:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO**

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

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, only to the 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 herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered  
in the presence of:

*Dana Rich*  
Unofficial Witness

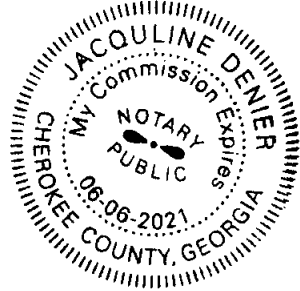
*Jacqueline Denier*  
Notary Public

My Commission Expires: 06-21

Canoe Club Partners, LLC, a Georgia limited liability company

By: TPA RES Investors, LLC, a Georgia limited liability company,  
Its sole member

By: *Richard W. Deriso*  
Richard W. Deriso, Authorized Signatory



**EXHIBIT "A"**

**File No.: PC135-18-0459-RC**

All that tract or parcel of land lying and being in Land Lots 6 and 7 of the 7th District, Fayette County, Georgia, being Lot 83 of Canoe Club at Waterlace, POD A3, per plat thereof recorded in Plat Book 50, Pages 5-14, Fayette County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description; being known as 245 Blue Point Parkway, according to the present system of numbering property in Fayette County, Georgia.











MOCK UP





**PETITION NO. A-797-22**  
**Brendt Bowen**  
**322 McBride Road**  
**Fayetteville, GA 30215**  
**Public Hearing Date June 27, 2022**

The subject property is located at McBride Road, GA 30215 and is zoned R-40. The applicant is requesting a Variance as follows:

1. Variance to Sec. 110-79. (c) (1) (a) Number and size, to increase the square footage amount from 1800 square feet to 2205 square feet for residential accessory structures on lots less than five (5) acres.

**History:** The Final Plat of Sams Crossing Phase 2 was recorded on December 18, 2017 in Book 50 and Page(s) 160-161, the subject property is Lot 5. Tax Assessor's records indicate that the house was built in 2018, and according to the deed the applicant purchased the property in 2019. The lot is 2.5 acres.

On February 7, 2022, the applicant was issued a building permit for a detached accessory structure (i.e., garage) totaling 1,785 square feet. A Building Inspector noticed the unpermitted violation of a covered addition to the detached structure while out on his rounds. The owner was told to come by the Planning & Zoning Department for location approval. While reviewing the site plan staff noticed the increase square footage (from 1800 square feet to 2205 square feet) for 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.**

- Add a 35'x12' shed roof to cover tractor and tractor implements.
- Shed roof will be added to rear of 51'x35' detached garage.
- Shed roof has already been constructed.

**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.**

No. There are no extraordinary or exceptional conditions pertaining to the property.



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

Hardship – The structure has already been built. We were not aware that a shed roof was considered in the 1800 square feet maximum.

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

We were trying to abide by the 1800 sq. ft. max limit. This would not allow storage of lawn tractor & implements. Therefore, we were build a shed roof off the rear to provide cover for equipment & to keep out of public view. To beautify the property/neighbors.

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,**

There would be no detriment to the public. In fact, it would be beneficial to the public having equipment out of site.

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

No.

#### DEPARTMENTAL COMMENTS

**ENVIRONMENTAL HEALTH:** This office has no objection to the addition of a 35' x 12' overhang off new garage structure. A new septic system has been installed for this building. It is the owner's responsibility to ensure the tank and drain lines are properly protected during construction. If any damage to the tank or drain lines occurs, then a repair permit must be submitted to our office.

**ENVIRONMENTAL MANAGEMENT: Floodplain Management**The 2.50-acre site **DOES NOT** contain floodplain per FEMA FIRM panel 13113C0114E dated September 26, 2008 or the FC 2013 Future Conditions Flood Study. **Wetlands** The property **DOES NOT** contain wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. **Watershed Protection** There **ARE NOT** state waters located on the subject property. **Groundwater** The property **IS NOT** within a groundwater recharge area. **Post Construction Stormwater Management** This development **WILL NOT BE** subject to the Post-Development Stormwater Management Ordinance if re-zoned and developed with more than 5,000 square feet of impervious surfaces. Staff recommendation: No comment.

**FIRE MARSHAL:** No comment.

**PUBLIC WORKS/ENGINEERING: Traffic Data** There is no traffic data for McBride Road. It is classified as a Collector and has an 80' ROW. **Sight Distance** No new driveways are proposed. The existing driveway was approved on 4/4/2018 and has adequate sight distance for the road speed/classification. Staff recommendation: No comment.

**WATER SYSTEM:** FCWS has no objection to the proposed variance. This property is currently unable to be served by the water system.



**A-797-22  
Aerials**

**McBRIDE ROAD**

**SUBJECT  
PROPERTY**

**ANTIIOCH ROAD**





VARIANCE APPLICATION TO THE ZONING BOARD OF APPEALS

PROPERTY OWNERS: Brendt Bowen

MAILING ADDRESS: 322 McBride Rd, Fayetteville, GA 30215

PHONE: 920-268-9026 E-MAIL: brendtbowen@gmail.com

AGENT FOR OWNERS: Mark Murphy

MAILING ADDRESS: 1104 McDonough Place McDonough Ga 30253

PHONE: 404-217-1363 E-MAIL: Markm.shs@gmail.com

PROPERTY LOCATION: LAND LOT 250 LAND DISTRICT 4<sup>th</sup> PARCEL 0448074

TOTAL NUMBER OF ACRES OF SUBJECT PROPERTY: 2.5 Acres

ZONING DISTRICT: R-40

ZONING OF SURROUNDING PROPERTIES: \_\_\_\_\_

PRESENT USE OF SUBJECT PROPERTY: Home / detached garage / ~~covered patio~~

PROPOSED USE OF SUBJECT PROPERTY: Home / detached garage w/ covered patio on Rear

1  
★

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: A-797-22

[ ] Application Insufficient due to lack of:

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

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

by Staff: [Signature] Date: MAY 23, 2022

DATE OF ZONING BOARD OF APPEALS HEARING: JUNE 27, 2022

Received from STRUCTURED HOMES SERVICES, LLC a check in the amount of \$ 175.00 for application filing fee, and \$ 20.00 for deposit on frame for public hearing sign(s).

Date Paid: MAY 20, 2022 Receipt Number: 014859

**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:

Brendt Bowen  
Please Print Names

Property Tax Identification Number(s) of Subject Property: \_\_\_\_\_

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

**(I) (We)** hereby delegate authority to Mark Murphy 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.

Brendt Bowen  
Signature of Property Owner 1

322 McBRIDE Rd.  
Address

Carrie Bowen  
Signature of Property Owner 2

322 McBride Rd.  
Address

Mark Murphy  
Signature of Authorized Agent

1104 McDonough Place  
Address  
McDonough Ga 30253

Chelsie Boynton  
Signature of Notary Public

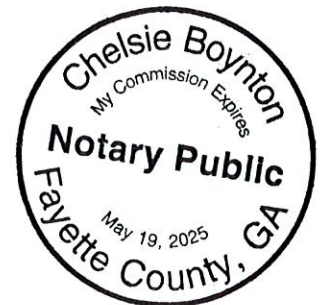
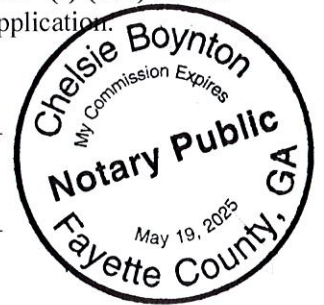
5-20-22  
Date

Chelsie Boynton  
Signature of Notary Public

5-20-22  
Date

Chelsie Boynton  
Signature of Notary Public

5-20-22  
Date



### 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 110-79(c)(1) (a)	1800 sq. ft	2205 sq. ft.	405 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.

- Add a 35' x 12' shed roof to cover tractor and tractor implements.

- Shed roof will be added to the rear of 51x35 detached garage.

- Shed roof has already been constructed



## 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.

No. There's no <sup>extraordinary or</sup> exceptional conditions pertaining to property.

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

Hardship - The structure has already been built. We were not aware that a shed roof was considered in the 1800 sqft max.

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

We were trying to abide by the 1800 sqft max limit. This would not allow the storage of lawn tractor & implements. Therefore we were build a shed roof off the rear to provide cover for equipment & to keep out of public view. To beautify the property / neighbors.

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.

---

There would be no detriment to the public. In fact, it would be beneficial to the public ~~being~~ having equipment out of site.

---

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

---

No -

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**FOUNDATION SURVEY**  
FOR PERMITTING PURPOSES ONLY

**S.A. GASKINS & ASSOCIATES, LLC.**

SURVEYORS, PLANNERS, DEVELOPMENT CONSULTANTS  
P.O. BOX 303, Spauld, GA 30255  
678-571-3054

**CLOSURE STATEMENT**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,150 FEET AND AN ANGULAR ERROR OF 00' 00" 02" PER ANGLE POINT AND HAS BEEN ADJUSTED USING THE COMPASS RULE METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 12,150 FEET.

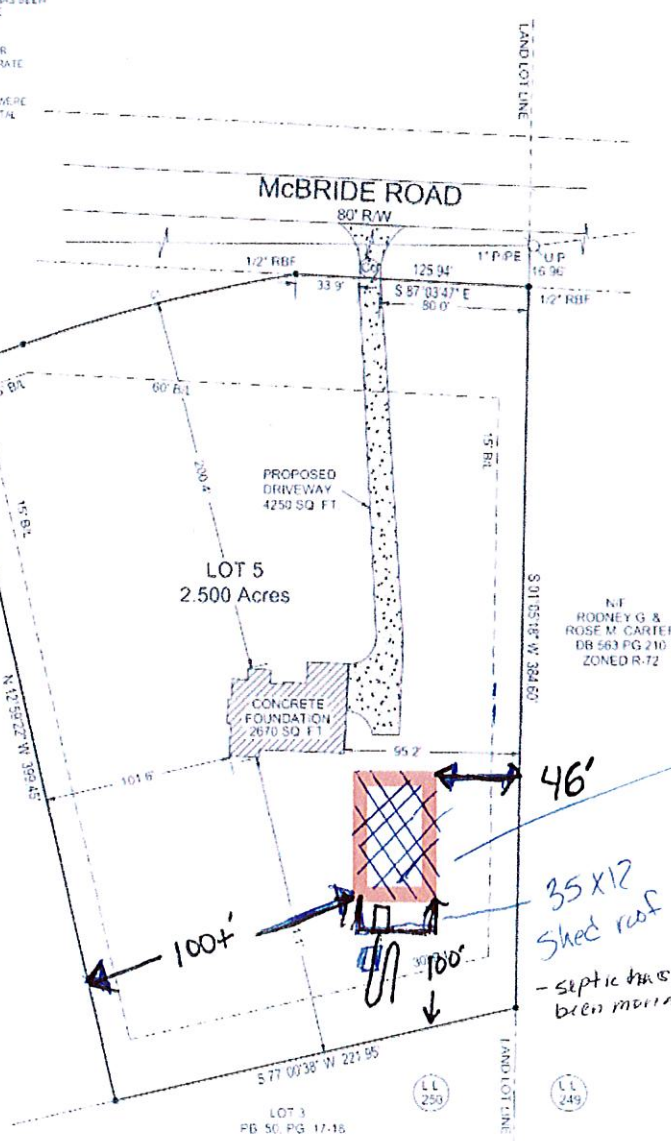
ANGULAR & LINEAR MEASUREMENTS WERE OBTAINED USING A LEICA 601 FOR TOTAL STATION.

- LEGEND**
- RF - REBAR FOUND
  - RBS - REBAR SET
  - CTP - CURB TOP FEE
  - LL - LAND LOT
  - LL - LAND LOT LINE
  - PL - PROPERTY LINE
  - CO - CONSTRUCTION ENTRANCE
  - EP - EDGE OF PAVEMENT
  - POB - POINT OF BEGINNING
  - BSL - BUILDING SETBACK LINE
  - DE - DRAINAGE EASEMENT
  - NT - NOW OR FORMERLY
  - F.W.P. - FIELD WORK PERFORMED DATE
  - OF - OUT OF FLOOD PLAIN
  - DB - DEED BOOK
  - FB - FLAT BOOK
  - HH - HOUSE NUMBER



**FLOOD STATEMENT**  
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY AND UNINCORPORATED AREAS DATED SEPTEMBER 21, 2018 MAP NUMBER 13113-0118. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

Prepared For			
<b>GREEN FOREST CONSTRUCTION</b>			
Submission: Green Crossing - Pg 50 Pg 17-18	Date:	6/15/21	
Scale: 1" = 50'	F.W.P. Date:	6/15/21	
County: FAYETTE, GA	Legal Lot: 250	District: 48	



NT RODNEY G & ROSE M CARTER DB 563 PG 210 ZONED R-72

*P#2*  
**NEW GARAGE (51' X 35')**  
**APPROVED FOR LOCATION ONLY**  
**HE JOHNSON**  
**12-7-2021**



*ZONED R-40*

Doc ID: 010661180001 Type: WD  
Recorded: 06/18/2019 at 10:05:00 AM  
Fee Amt: \$539.90 Page 1 of 1  
Transfer Tax: \$529.90  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court  
BK 4886 PG 641

Please return to:  
Lawson & Beck, LLC  
1125 Commerce Drive, Suite 300  
Peachtree City, GA 30269  
File # 19-LAW-1120

STATE OF GEORGIA  
COUNTY OF FAYETTE

**LIMITED WARRANTY DEED**

THIS INDENTURE made this 7th day of June, 2019 between

**Green Forest Construction, LLC**

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

**Brendt B. Bowen and Carrie A. Bowen 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 250 of the 4th District of Fayette County, Georgia, being Lot 5 of Sams Crossing Subdivision, Phase 2, as shown on that certain plat of said subdivision recorded in Plat Book 50, Pages 160-161, Fayette County, Georgia Records, said plat being incorporated herein and made a part hereof by reference.

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:

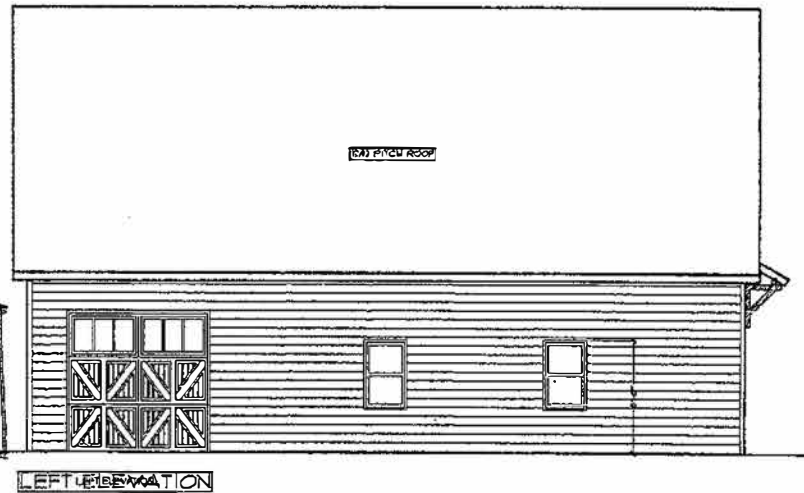
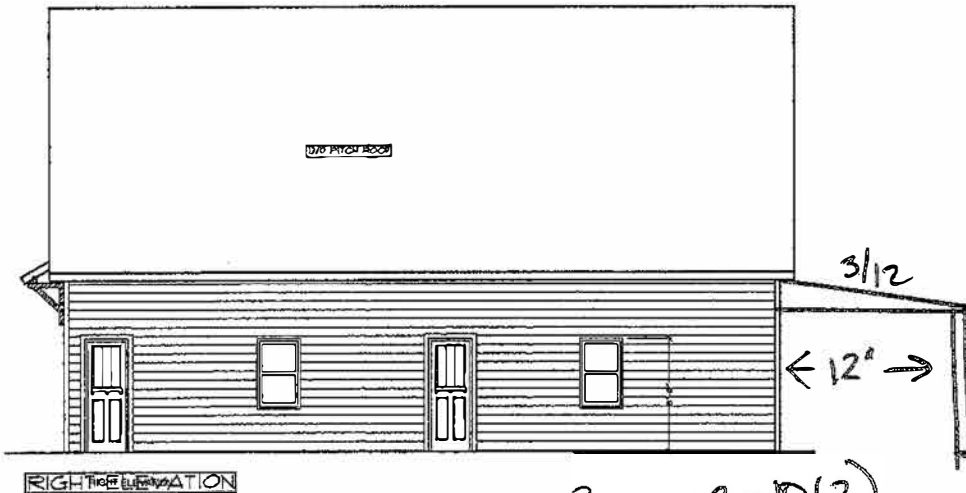
Green Forest Construction, LLC

*[Signature]*  
Unofficial Witness  
  
*[Signature]*  
Notary Public

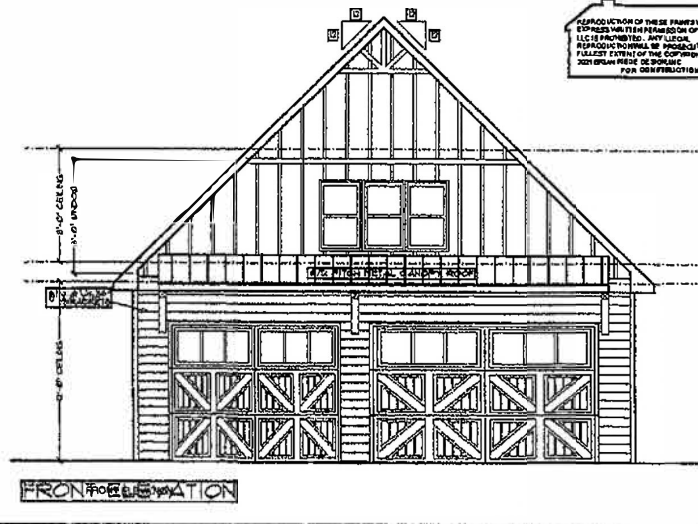
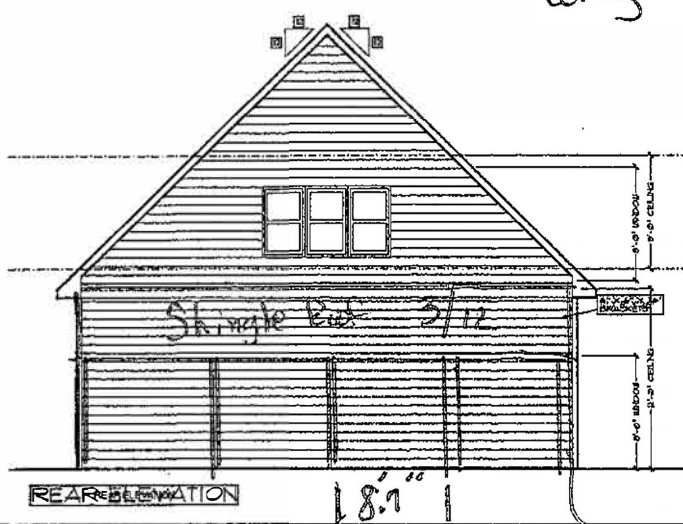
BY: *Jason L. Betsill*  
Jason L. Betsill, Sole Member by Robin Hullemeier,  
as Attorney in Fact





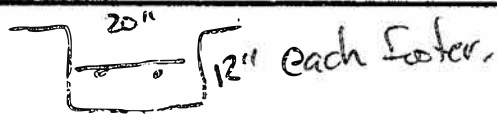


- Beams = 2 x 10 (2)
- Rafters 2 x 6
- Ceiling 2 x 8



Between each post

6x6 Post



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Brian Riede Design, Inc.  
1234 S. Highway 100  
Newport, VA 22570  
813-381-2558 briede@brianriede.com

OWNER	DATE
DESIGNER	DATE
CONTRACTOR	DATE
PERMIT	DATE
REVISION	DATE

RELEASE DATE: 8/6/2021