

Walton County Board of Appeals Application

Please Type or Print Legibly

Variance/Special Exception/Appeal # V14110004

Board of Appeals Meeting Date 12-16-14 at 6:00PM held at WC Board of Comm. Meeting Room

DOCUMENTS TO BE SUBMITTED WITH APPLICATION

Recorded Deed Survey Plat Site Plan Proof of Paid Property Taxes

Map/Parcel C51-109A Zoning District: A-1 Commission District: _____

Applicant Name/Address/Phone #

YAROSLAW FOLTYN
1808 KRISTINS WAY
LOGANVILLE, GA 30052

Phone # 770-843-7946

Property Owner Name/Address/Phone

YAROSLAW FOLTYN
1808 KRISTINS WAY
LOGANVILLE, GA 30052

Phone # 770-843-7946

Type Request: VARIANCE _____ SPECIAL EXCEPTION _____ APPEAL

Property Location 1808 KRISTINS WAY, LOGANVILLE, GA Acreage 2.64 ACS

Describe Variance/Special Exception/Appeal: REQUEST VARIANCE TO REDUCE RESIDENTIAL LOT WIDTH MINIMUM FROM 150 FEET TO PROPOSED 100 FEET, BECAUSE EXTRAORDINARY AND SPECIAL CIRCUMSTANCES HAVE SHAPED THIS LOT WITH 100 FEET ROAD FRONTAGE, OVER 320 FEET IN MIDDLE & 258 FEET AT BACK. ALSO, RESIDENCE WILL PROVIDE SAFETY & SECURITY OF OUTDOOR OPEN POOL FACILITY & GROUNDS AND WILL DETER ADDITIONAL VANDALISM OR THEFT. (CONTINUED BELOW)

State Reason for request and how these reasons satisfy Article 14 Standards of Review:

SEE ABOVE, INCLUDING VARIANCE WILL RELIEVE FINANCIAL HARDSHIP SINCE THIS REPRESENTS MY LIFE SAVINGS INVESTMENT TO PROVIDE A HOME FOR MY FAMILY. VARIANCE WOULD BE BENEFICIAL TO PUBLIC GOOD BY PROVIDING RESIDENTIAL IMPROVEMENT AND IS COMPATIBLE WITH CURRENT ZONING & USE OF IMMEDIATELY ADJACENT PROPERTIES WHICH ARE BOTH RESIDENTIAL & RECREATIONAL.

Public Water: Well: _____ Public Sewer: _____ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for Planning and Development personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature Yaroslav Folytyn Date 11-15-14 Fee Paid: \$ 150⁰⁰

PUBLIC NOTICE SIGN WILL BE PLACED AND REMOVED BY P & D OFFICE

Administrative Variance granted per Article 14 Section 180

P & D Official: _____ Date: _____

I HEREBY WITHDRAW THE ABOVE APPLICATION _____ Date _____

Letter of Intent for Variance Request

Re: Address 1808 Kristins Way, Loganville, Ga 30052

Yaroslav (Yarko) Foltyn
1808 Kristins Way
Loganville, GA, 30052

Board of Appeals:

As a long-time resident of Walton County I humbly request a variance for the above address to reduce residential lot width minimum from 150 feet to proposed 100 feet, to allow for a residence for the following reasons:

1. Extraordinary and exceptional circumstances have shaped this lot with 100 foot road frontage, over 320 feet of lot width in the center, and 258 feet along the back property line.
2. Granting a variance to allow a residence will provide for the *safety and security* of the outdoor pool facility, grounds, and clubhouse, and will deter any additional vandalism or theft.
3. A variance will relieve unnecessary hardship since this represents my life-savings investment to build a home for my family.
4. Granting a variance would be beneficial to the public good by bolstering residential improvement in the area.
5. A variance is compatible and agreeable with the current use and zoning of immediately adjacent properties which are both residential (Meadows at Bluesprings Subdivision) and recreational (Bluesprings Soccer Complex).

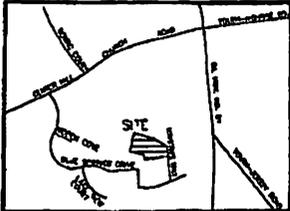
Thank you for your time and consideration. I look forward to our success together.

Best regards,

A handwritten signature in black ink, appearing to read 'Yaroslav Foltyn', written in a cursive style.

Yarko Foltyn

~~RECORDED DEED & SURVEY PLAT & SITE PLAN~~

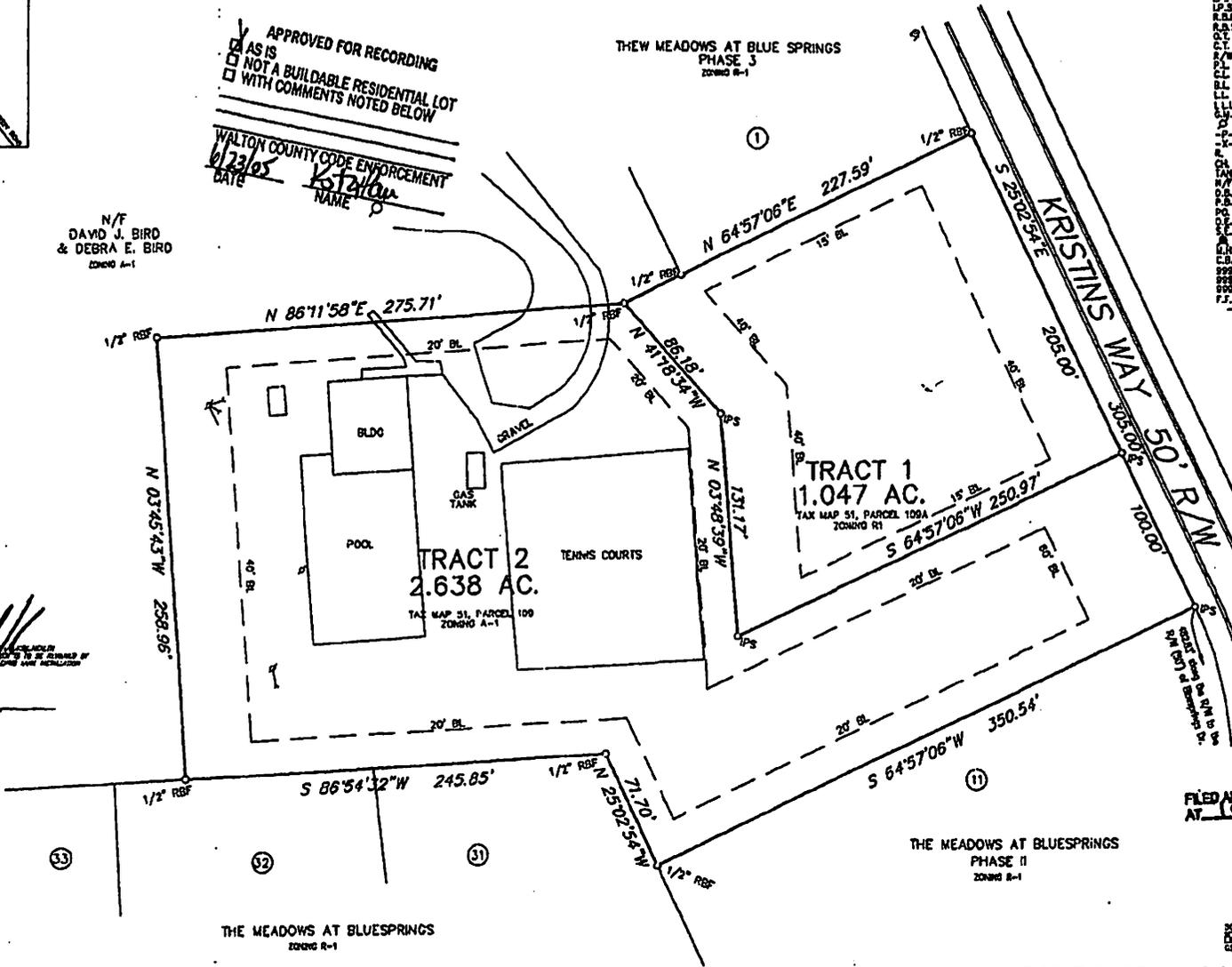


- LEGEND**
- I.P.S. ■ IRON PIN FOUND
 - I.P.S. ■ IRON PIN SET (1/2" RE-BAR)
 - R.S.P. ■ RE-OR SET
 - R.S.P. ■ RE-OR SET FOUND
 - R.S.P. ■ RE-OR SET
 - C.T. ■ OPEN TOP
 - C.T. ■ CRIMPED TOP
 - C.T. ■ SCOT OF WAY
 - C.L. ■ PROPERTY LINE
 - C.L. ■ CENTER LINE
 - B.L. ■ BUILDING LINE
 - L.L. ■ LAND LOT
 - L.L. ■ LAND LOT LINE
 - G.M.D. ■ GEORGIA METRIA DISTRICT
 - P. ■ POWER LINE
 - P. ■ POWER POLE
 - R. ■ RADIUS
 - R. ■ CHORD
 - T. ■ TANGENT
 - N.O.F. ■ NOW OR FORMERLY
 - D.B. ■ DEED BOOK
 - P.B. ■ PLAT BOOK
 - P.E. ■ PAGE
 - D.E. ■ DRAINAGE EASEMENT
 - S.E. ■ SEWER EASEMENT
 - F.H. ■ FIRE HYDRANT
 - M. ■ MANSION
 - C.B. ■ CATCH BASIN
 - S.S.E. ■ EXISTING SPOT ELEVATION
 - P.S.E. ■ PROPOSED SPOT ELEVATION
 - S.S.P. ■ EXISTING SPOT ELEVATION
 - P.S.P. ■ PROPOSED SPOT ELEVATION
 - F.F.E. ■ FINISHED FLOOR ELEVATION
 - D.S.D. ■ DIRECTION OF SURFACE DRAINAGE

APPROVED FOR RECORDING
 AS IS
 NOT A BUILDABLE RESIDENTIAL LOT
 WITH COMMENTS NOTED BELOW

WALTON COUNTY CODE ENFORCEMENT
 DATE 6/23/05
 NAME Kristina

N/F
 DAVID J. BIRD
 & DEBRA E. BIRD
 ZONING A-1



Handwritten note: OUTLINE OF PROPOSED DEVELOPMENT AND USES SHOWN ARE FOR INFORMATION ONLY. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AGENCIES AND THE LOCAL GOVERNMENT. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL ACTS OR VIOLATIONS OF ANY APPLICABLE LAWS OR REGULATIONS.

FILED AND RECORDED 6-27-05
 AT 10:16 AM
 PLAT BOOK 96 PAGE 154
 KATHY K. TROST
 CLERK SUPERIOR COURT
 WALTON COUNTY, GEORGIA



TOTAL ACREAGE = 3.686

ZONING A-1 AND N1
 ZONING CASE NO. Z200400039

REVISED 3-22-05 TO MAKE TRACT 1 1.047 AC.

OWNER
 YARRO FULTON
 825 MICHAEL CIRCLE
 MONROE, GA. 30655

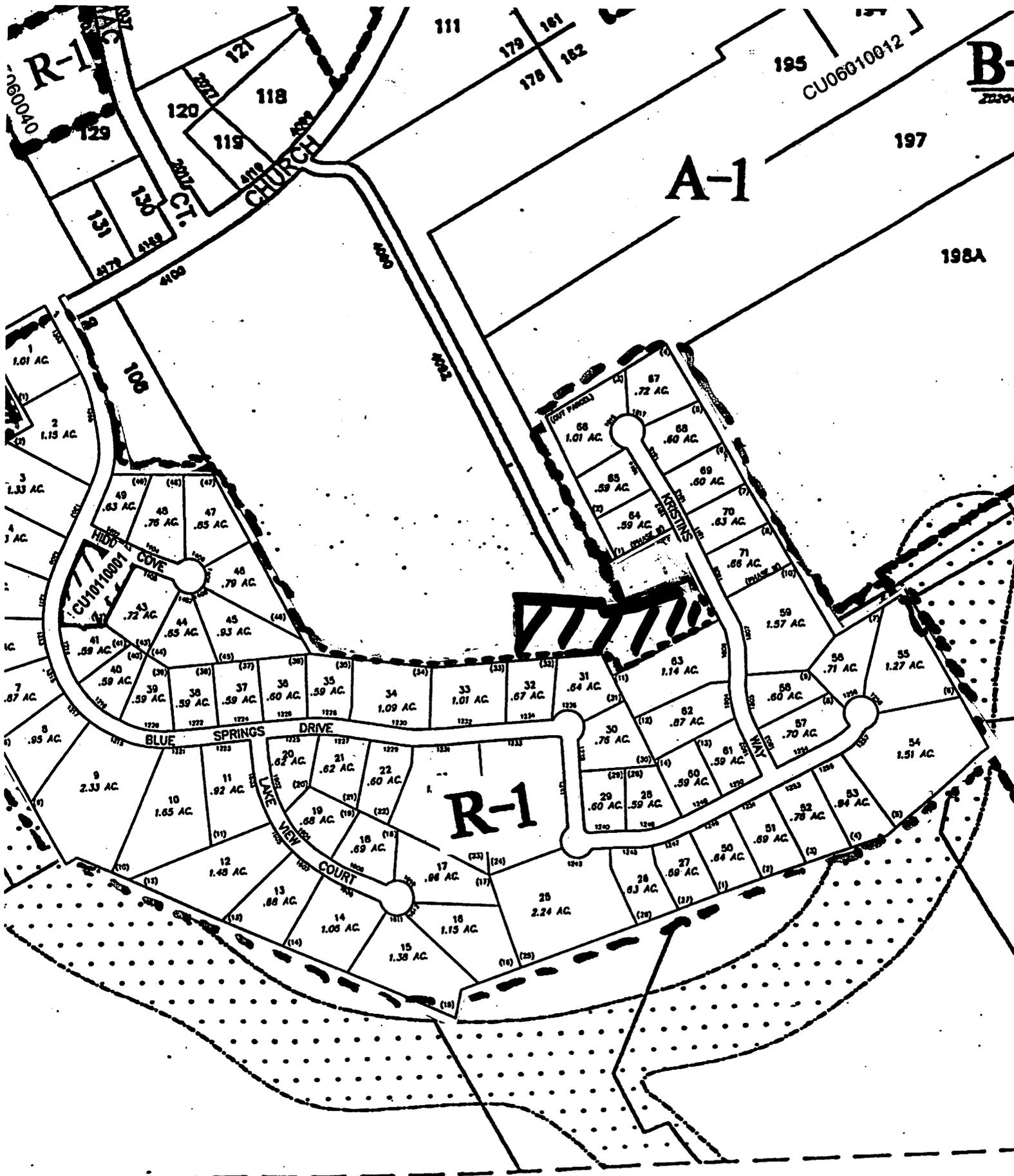


SURVEY FOR: YARRO FOLTYN	
LOT: BLDG# 3/P	UNIT: PHASE
LAND LOTS: 178	4TH DISTRICT - WALTON COUNTY, GEORGIA
SCALE: 1" = 30'	G.M.D. 418 DATE: 2/7/05
Yarro Foltyn & McCae, Inc.	
SURVEYOR AND CREATOR	

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE FOREGOING PLAT SHOWS HEREIN HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING BY THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DIRECTOR, WALTON COUNTY PLANNING & DEVELOPMENT DATE

NO. 10. NO. PORTION OF THE PROPERTY SHOWN HEREIN IS OF A RECORDED PLAT. WALTON COUNTY, GEORGIA. ACCORDING TO THE PUBLIC RECORDS OFFICE DATED 2/14/05



MAP 52

B-
22704

195
CU06010012

A-1

R-1

CHURCH

CT.

BLUE SPRINGS DRIVE

LAKE VIEW COURT

KRISTINA DRIVE

HILL COVE

R-1
129
130
131
479
4199

111

179
181
178
182

197

198A