16 VAR00092

Brookhaven
GEORGIA

4362 Peachtree Road • Brookhaven, Georgia 30319 • (404) 637-0500 • Fax (404) 637-0501 • www.brookhavenga.gov

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Variance Application

Type

Type of Request: ☐ Zoning/Special Exception ☐ Sign ☑ Stream Buffer ☐ Other
☐ Administrative (Zoning/Special Exception or Stream Buffer)

Applicable Zoning/Sign Code Section:

Nature of Request:	Required:	Proposed:	Minimum Setback Requirements	Proposed Setback Requirements
☑ Setback	(See Chart to the Right)		Front 30.0'	Front 30.0'
☐ Sign			Side 7.5'	Side 7.5'
☐ # Parking Spaces			Rear 40.0'	Rear 40.0'
☐ Other _____			Other	Other

Project

Name of Project/Subdivision: Ashford Park — Present Zoning: R75

Property Address/Location: 2724 Green Meadows Lane NE

District: 18 — Land Lot: 241 — Block: 14 — Property ID: 18-241-14-017

Is this development and/or request seeking any incentives or tax abatement through the City of Brookhaven or any entity that can grant such waivers, incentives, and/or abatements?
☐ Yes ☑ No

Owner Information

Name: Brookhaven Porches and More LLC

Address: 1853 Georgian Terrace Brookhaven GA 30341

Phone: 770-547-2142 — Fax: —

Cell: 770-547-2142 — Email: blakeculberson@yahoo.com

Applicant

Name: Blake Culberson

Address: 1853 Georgian Terrace Brookhaven GA 30341

Phone: 770-547-2142 — Fax: —

Cell: 770-547-2142 — Email: blakeculbersm@yahoo.com

Affidavit

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Brookhaven Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Brookhaven Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included

Applicant's Name: Blake Culberson

Applicant's Signature: [signature] — Date: 10/25/16

Notary

Sworn to and subscribed before me this 25th Day of OCTOBER 2016

Notary Public: Robert Sidney Owen

Signature: [signature]

Date: 10.25.16

ROBERT SIDNEY OWEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
OCTOBER 7, 2017
FULTON COUNTY, GEORGIA

Office Use

Application Received By: — Project Title: — Project Number:

☐ Application Fee ☐ Sign Fee ($135 per 500 feet per frontage) ☐ Legal Fee ($20)

Fee: $ — Payment: ☐ Cash ☐ Check ☐ CC — Date:

☐ Approved ☐ Approved with Conditions ☐ Denied — Date:

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Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this variance application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for variance(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner	Signature:		Date: 10/25/16
	Address: 1852 Georgian Terrace	City, State: Brookhaven GA	Zip: 30341
	Phone: 770-547-2142		
	Sworn to and subscribed before me this 25 day of OCTOBER, 20 16		
	Notary Public:		
Property Owner (If Applicable)	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20_____		
	Notary Public:		
Property Owner (If Applicable)	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20_____		
	Notary Public:		

ROBERT SIDNEY OWEN
MY COMMISSION EXPIRES
NOTARY PUBLIC
OCTOBER 7, 2017
FULTON COUNTY, GEORGIA

Campaign Disclosure Ordinance

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Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the City of Brookhaven City Council or a member of the City of Brookhaven Planning Commission?

☐ YES ☑ NO

Applicant / Owner	
	Signature:
	Address: 1853 Georgian Terrace Brookhaven GA 30341
	Date: 10/25/16

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

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LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 241 of the 18th Land District, Dekalb County, Georgia, being known as Lot 10 Block A of the Ashford Park subdivision, being more particularly described as follows:

BEGINNING at a point on the northwesterly right of way of Green Meadows Lane (60 foot right of way) 140' southwest from the intersection of the southwesterly right of way of Cheshire Way with the northwesterly right of way of Green Meadows Lane; thence running along said right of way running South 29 degrees 28 minutes 56 seconds West a distance of 75.00 feet to a ½" rebar found; thence leaving said right of way running North 60 degrees 31 minutes 04 seconds West a distance of 149.22 feet to a crimp top pipe; thence running North 29 degrees 28 minutes 56 seconds East a distance of 75.00 feet to a point; thence running South 60 degrees 31 minutes 04 seconds East a distance of 149.22 feet to a point on the northwesterly right of way of Green Meadows Lane, said point being the point of BEGINNING.

SAID PARCEL CONTAINS 0.257 ACRES MORE OR LESS

Campbell & Brannon, LLC
One Buckhead Plaza
3060 Peachtree Road, Suite 1735
Atlanta, GA 30305
File No.: TB162907
(Phone No.: (404)504-8700)

2016144332 DEED BOOK **25837** Pg **734**

Real Estate Transfer Tax $277.10

Filed and Recorded:
10/7/2016 12:24:53 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

STATE OF GEORGIA
COUNTY OF FULTON

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LIMITED WARRANTY DEED

THIS INDENTURE, made on **5th day of October, 2016**, between

Anna Lou House

(hereinafter referred to as "Grantor") and

Brookhaven Porches and More, LLC

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 241 of the 18th District of DeKalb County, Georgia, and being Lot 10, Block A of Ashford Park Subdivision, as shown on plat recorded in Plat Book 23, Page 146, DeKalb County, Georgia records, which plat is incorporated herein by reference and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee. Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Anna Lou House
Anna Lou House

Jack A. Wotta
Notary Public
My Commission Expires: _____
[Attach Notary Seal]

JACK A WOTTA NOTARY PUBLIC EXPIRES GEORGIA December 17, 2019 FULTON COUNTY

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small
Portion of addition
on pervious
surface.

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Most of addition sits where this concrete pad is.

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Remaining pics are of creek but showing it is a dry creek bed.

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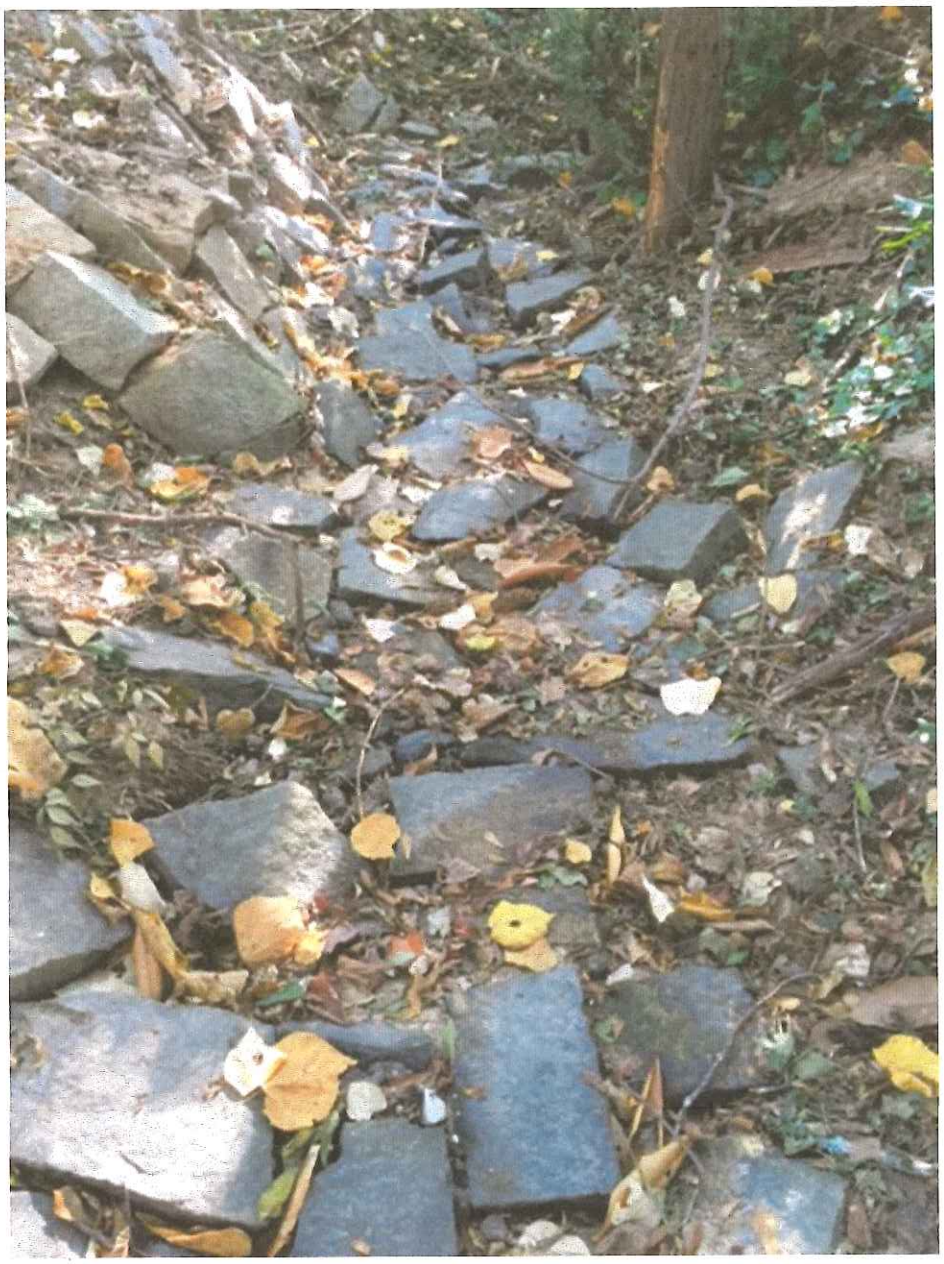

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