

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

Agenda

Thursday, September 07, 2017 ♦ 6:30 PM
Putnam County Administration Building – Room 203

Opening

1. Call to Order
2. Attendance
3. Rules and Procedures

Minutes

4. Approval of Minutes - August 3, 2017

Requests

5. Request by **Gary Manring, agent for Phillip Stancil** for a side yard setback variance at 156 Collis Circle. Presently zoned R-1. [**Map 104B, Parcel 045**].
6. Request by **Greg Waddell, agent for Jeff Stansell** for a side yard setback variance at 104 Possum Point Circle. Presently zoned R-2. [**Map 088B, Parcel 016**].
7. Request by **Randy Daniel, agent for Edward and Shari Donatell** for a rear yard setback variance at 322 Sinclair Road. Presently zoned R-2. [**Map 112B, Parcel 051**].
8. Request by **Ryan Miller, agent for Eddie Richardson & Jameelah Gater** for a rear yard setback variance at 105 Sapelo Pointe Presently zoned RM-3. [**Map 103B, Parcel 043006**].
9. Request **Chad Keller** for a rear yard setback variance at 111 Riverview Drive. Presently zoned R-2. [**Map 057C, Parcel 213**]. **Request to withdraw without prejudice.**
10. Request by **Drew Jones Construction, LLC, agent for Celia Sunne** for a rear yard setback variance at 134 Whipporwill Court. Presently zoned R-2. [**Map 087A, Parcel 050**].

New Business

Adjournment

The Planning & Zoning Commission meeting will be conducted pursuant and in accordance with O.C.G.A. Chapter 36-66.

Notice: All opponents to any rezoning request on the Planning & Zoning Commission and the Board of Commission agendas must file a disclosure of campaign contributions with the Planning & Development Department within five calendar days prior to public hearings if you have contributed \$250.00 or more to an elected official in Putnam County within the last five years.

*The Putnam County Board of Commissioners will hear these agenda items on September 19, 2017 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Drive, Room 203.

The full meeting package can be reviewed in the Planning & Development office upon request.

The Board of Commissioners reserves the right to continue the meeting to another time and place in the event the number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public exceeds the legal limits.

The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 and Section 66-152 of the Putnam County Code of Ordinances and meets the requirements of the Zoning Procedures Laws established in O.C.G.A 36-66.

Persons with special needs relating to handicapped accessibility shall contact County Manager, Paul Van Haute, five business days in advance of the meeting at the Putnam County Administration Building, 117 Putnam Drive, Suite A, Eatonton, Georgia 31024, (706) 485-5826, between the hours of 8:00 am and 5:00 pm, Monday through Friday.

Backup material for agenda item:

4. Approval of Minutes - August 3, 2017

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

Thursday, August 3, 2017

The Putnam County Planning & Zoning Commission conducted a public hearing on Thursday, August 3, 2017 at 6:30 PM in the Putnam County Administration Building, 117 Putnam Drive, Room 203, Eatonton, Georgia.

1. Call to Order

Mr. James Marshall Jr., Chairman, called the meeting to order.

2. Attendance

Mrs. Karen Pennamon called the roll.

Present: James Marshall Jr., Chairman, John Langley, Tommy Brundage, Alan Oberdeck, Frederick Ward,

Staff Present: Lisa Jackson, Karen Pennamon and Jonathan Gladden

3. Rules of Procedures

Mr. Jonathan Gladden read the Rules of Procedures.

4. Approval of Minutes – July 6, 2017

Motion for approval made by: Alan M. Oberdeck

Seconded by: John Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

5. *Request by Owen Lovell & Rachel Schmelmen for a side yard setback variance at 230 Jackson Road. Presently zoned R-1. [Map 086B, Parcel 035].*

Mr. Owen Lovell represented this request. **Mr. Lovell** stated he is requesting a 10-foot setback variance, being 10 feet from the left-side property line when facing the house in order to construct a garage. He stated once he had purchased the property the dimensions of the current garage turned out not to be as advertised. In addition, the layout of the lot is very narrow in shape and due to the requirements of the Georgia Power lease lot coupled with septic requirements from the Putnam County Health Department the only suitable location to put the garage is in the proposed location. **Mr. Langley** stated he had visited the property and did not have a problem with the request. **Mr. Oberdeck** stated he had also visited the property and did not have a problem with the request. No one spoke in opposition to the request. Staff recommendation is for approval of a 10-ft. setback variance, being 10 feet from the left side property line when facing the house. **Mr. Langley** made a motion for approval and **Mr. Ward** seconded. **All approved.**

Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the left-side property line when facing the house.

Motion for approval made by: John D. Langley
 Seconded by: Frederick Ward

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

6. *Request by James & Ann Bush for a rear yard setback variance at 149 Norris Lane. Presently zoned R1-R. [Map 101B, Parcel 098].*

Mr. Jay Tanner, agent for James & Ann Bush represented this request. **Mr. Tanner** stated the applicants are requesting a 4.9-foot setback variance, being 95.10 feet from the nearest point to the lake for a pool with a deck and a 24-foot setback variance being 76 feet from the nearest point to the lake to construct a patio, due to the lot being a very narrow point lot. **Mr. Oberdeck** stated he visited the property and had no problem with the request. No one spoke in opposition to this request. Staff recommendation is for approval of a 4.9-foot setback variance, being 95.10 feet from the nearest point to the lake for a pool with a deck and a 24-foot setback variance being 76 feet from the nearest point to the lake to construct a patio. **Mr. Oberdeck** made a motion for approval. **Mr. Langley** seconded. **All approved.**

Staff recommendation is for approval of a 4.9-ft. setback variance, being 95.10 feet from the nearest point to the lake for a pool with a deck and a 24-foot setback variance being 76 feet from the nearest point to the lake to construct a patio.

Motion for approval made by: Alan M. Oberdeck
 Seconded by: John Langley

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

7. *Request by Brad Clower, agent for Rick Dunkerly for a side yard setback variance at 118 Ashwood Pt. Presently zoned R-1. [Map 087B, Parcel 218].*

Mr. Brad Clower, agent for Rick Dunkerly represented this request. He stated he is requesting a 10-foot setback variance, being 10 feet from the left- side property line when facing the house. Due to the shape of the lot and the layout of the septic system the only suitable place to build the new proposed structure would be where the variance is being requested. He stated the garage would be aesthetically the same as the current residence. **Mr. Langley** stated he had visited the property and concurred that the buildable area is limited. **Mr. Oberdeck** stated he had visited the property as well and did not have a problem with the request. Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the left- side property line when facing the house. **Mr. Langley** made a motion for approval. **Mr. Brundage** seconded. No one spoke in opposition to the request. **All approved.**

Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the left- side property line when facing the house.

Motion for approval made by: Frederick Ward
 Seconded by: Tommy Brundage

Commissioner	YES	NO	ABSTAIN	RECUSE
Tommy Brundage	x			
John D. Langley	x			
Alan M. Oberdeck	x			
Frederick Ward	x			
James Marshall, Jr.	x			

8. *Request by Abe Abouhamdan, agent for Matthew W. & Amy Black for a side yard setback variance at 112 Riverside Dr. Presently zoned R-1. [Map 102B, Parcel 053].*

Mr. Abe Abouhamdan, agent for Matthew W. & Amy Black represented this request. He stated the applicants are requesting a 10-foot setback variance, being 10 feet from the right-side property line when facing the lake to construct a garage. **Mr. Abouhamdan** stated due to the size of the lot it is difficult to place a house and garage on the property without a side yard setback variance. He stated that with the current request the garage would be blocking part of the house. **Mr. Abouhamdan** also asked if a 5 ft. variance could be added to the left side property line. **Mr. Langley** stated he had visited the property as well and after careful measurement it was his view that a variance is not needed on the left side property line for the house. **Ms. Jackson** stated that the applicants are requesting to be 11 feet from the left side and on the right side 45.5 ft. from the property line. She also stated aesthetics is not a reason that variances are granted. **Ms. Jackson** stated upon visiting the house she could see no reason why the house could not be moved over to achieve the 20 foot setback requirement on both sides. However, she did feel a variance is needed for the garage so it is not placed directly in the front yard in addition to the placement of the septic system. Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the right-side property line when facing the lake to construct a garage. **Mr. Oberdeck** stated he visited the property and made a motion for approval. **Mr. Ward** seconded. No one spoke in opposition to this request. **All approved**

Staff recommendation is for approval of a 10-foot setback variance, being 10 feet from the right-side property line when facing the lake to construct a garage.

9. *Request by Antonio Mullins for a conditional use at 202 Horton Drive. Presently zoned AG-1. [Map 050, Parcel 015]. **

Mr. Marshall stated that the Planning Director **Ms. Lisa Jackson** is recusing herself from this item due to being of relation to the applicant, because of this **Mrs. Karen Pennamon** authored the staff recommendation. **Mr. Antonio Mullins** represented this request. He stated that after retiring from the military and upon returning to Putnam he purchased the venue and would like to use it as a community center. **Mr. Mullins** stated he is requesting a conditional use at 202 Horton Drive to use as a community event center. **Mr. Ward** stated he had visited the property and had no problem with the request. Staff recommendation is for approval of a conditional use for a community event center at 202 Horton Drive with the following conditions: 1) Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration; 2) Hours of operation shall not exceed 12:00 a.m. No one spoke in opposition to this request. **Mr. Ward** made a motion for approval. **Mr. Langley** seconded. **All approved.**

Staff recommendation is for approval of a conditional use for a community event center at 202 Horton Drive with the following conditions: 1) Owners shall present a parking plan, prepared by a design professional which shall be approved by the Planning Director and executed prior to the issuance of a business registration; 2) Hours of operation shall not exceed 12:00 a.m.

10. Request by **James & Nina Peebles** to rezone 22.04 acres at 143 Checking Station Road from AG-1 to AG-2. [Map 024, part of Parcel 003]. *

Mr. James Peebles represented this request. He is requesting to rezone 22.04 acres from AG-1 to AG-2. **Mr. Peebles** stated that the 22.04 acres has been subdivided and resurveyed into two equal lots in order to be sold and comply with the zoning district. He is wanting to keep the property zoned agriculture which is why he is requesting the AG-2 designation. **Mr. Ward** stated he had visited the property and has no problem with the request. No one spoke in opposition to this request. Staff recommendation is for approval to rezone 22.04 acres from AG-1 to AG-2. **Mr. Ward** made a motion for approval. **Mr. Oberdeck** seconded. **All approved.**

Staff recommendation is for approval to rezone 22.04 acres from AG-1 to AG-2.

ATTEST:

Lisa Jackson
P&D Director

James Marshall, Jr.
Chairman

Backup material for agenda item:

5. Request by **Gary Manring, agent for Phillip Stancil** for a side yard setback variance at 156 Collis Circle. Presently zoned R-1. [**Map 104B, Parcel 045**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

September 1, 2017

TO: Planning & Zoning Commission

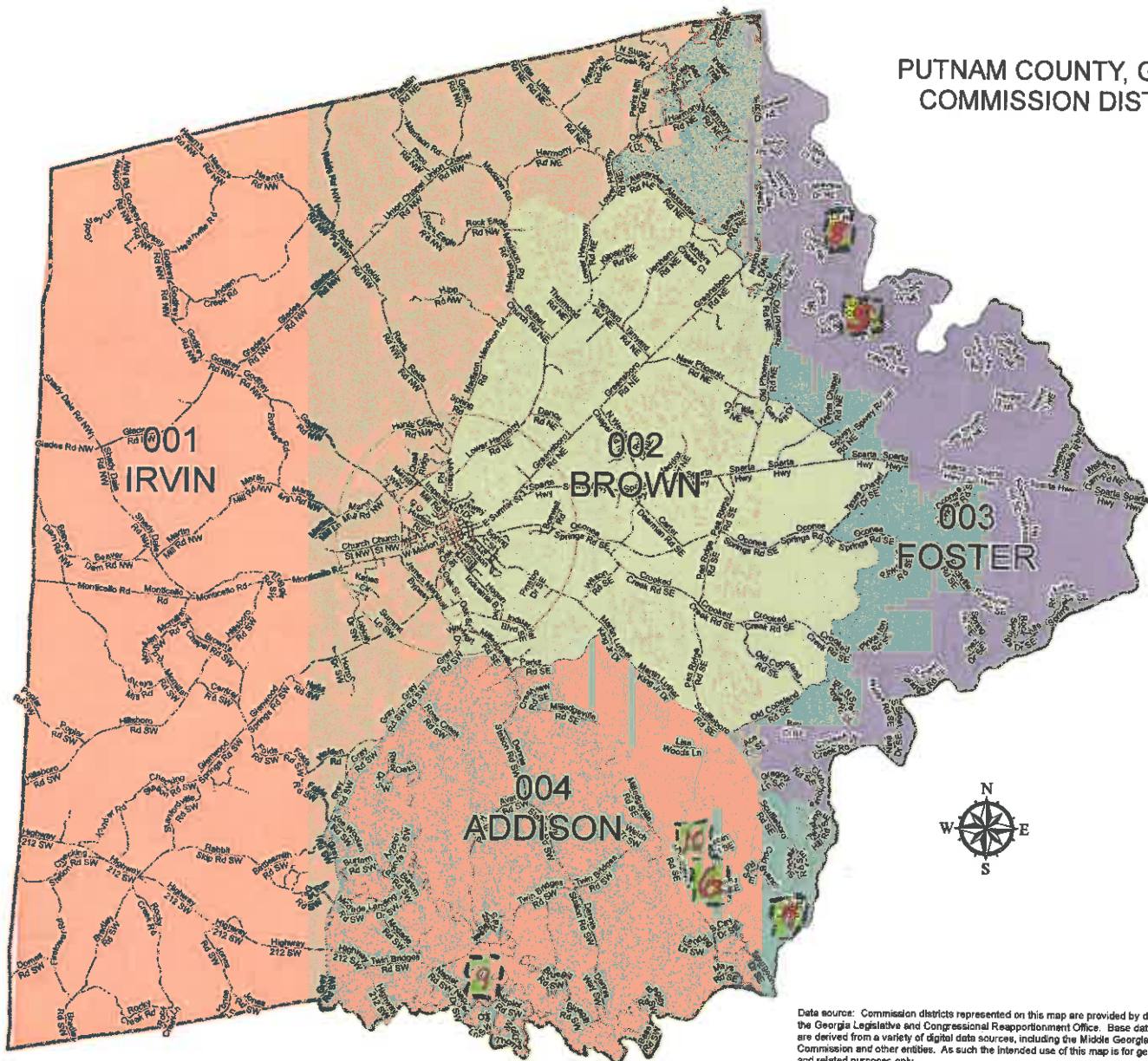
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/7/2017

5. Request by **Gary Manring, agent for Phillip Stancil** for a side yard setback variance at 156 Collis Circle. Presently zoned R-1. [**Map 104B, Parcel 045**]. The applicant is requesting a 5-foot setback variance, being 15 feet from the right-side property line when facing the house to construct a 9x6 balcony which will extend from a bonus room over a garage. The existing house is 3,500 square feet and the garage that is under construction will be 1,200 square feet. The applicants would like to extend a 9X6 balcony onto the garage which is 21 feet from the property line. However, with the addition of the balcony, there will be a 5-foot encroachment of the minimum 20-foot setback requirement. The balcony will not give access to the ground or the main level, nevertheless, the elevated extension will encroach the minimum setback. So, due to the location of the garage, this minor variance is required to erect the proposed balcony onto current structure. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for approval of a 5-foot setback variance, being 15 feet from the right-side property line when facing the house.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:88,367.34 DATE: DECEMBER 2016

5. Request by **Gary Manning**, agent for **Phillip Stancil** for a side yard setback variance at 156 Collis Circle. Presently zoned R-1. [Map 104B, Parcel 045].
6. Request by **Greg Waddell**, agent for **Jeff Stansell** for a side yard setback variance at 104 Possum Point Circle. Presently zoned R-2. [Map 688B, Parcel 016].
7. Request by **Randy Daniel**, agent for **Edward and Shari Donatell** for a rear yard setback variance at 322 Sinclair Road. Presently zoned R-2. [Map 112B, Parcel 051].
8. Request by **Ryan Miller**, agent for **Eddie Richardson & Jameelah Gater** for a rear yard setback variance at 105 Sapelo Point Presently zoned RM-3. [Map 103B, Parcel 043006].
9. Request **Chad Keller** for a rear yard setback variance at 111 Riverview Drive. Presently zoned R-2. [Map 057C, Parcel 213].
10. Request by **Drew Jones Construction, LLC**, agent for **Celia Sunne** for a rear yard setback variance at 134 Whipporwill Court. Presently zoned R-2. [Map 087A, Parcel 050].

- Putnam County
- City of Eatonton

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF VARIANCE /CONDITIONAL USE AS SPECIFIED.

APPLICANT: Phillip Stancil

MAILING ADDRESS: 156 Collis Circle
Eatonton, GA 31024

PHONE: 706-473-6700

PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____

MAILING ADDRESS: _____

PHONE: _____

PROPERTY:

LOCATION: 156 Collis Circle Eatonton GA 31024
MAP 104B PARCEL 045 PRESENTLY ZONED R-1 KP
104B045

REASON FOR REQUEST: Request 4'-6" x ~9' wide balcony
off garage Bonus room which would
incroach 20' setback 4-6'

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

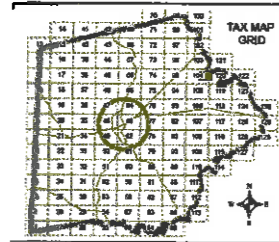
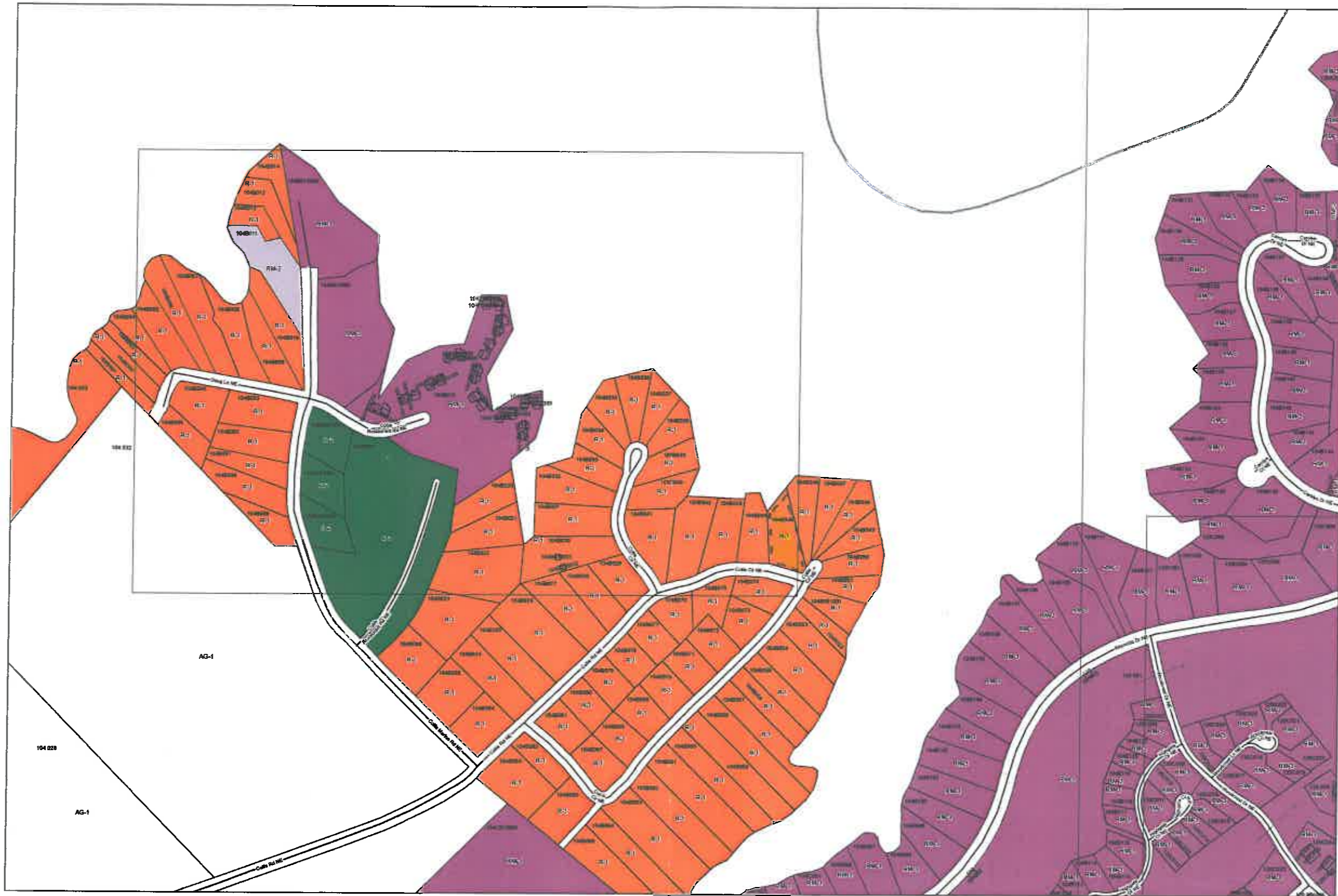
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: Gary Mandy DATE: 7-12-17

*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED: <u>7-25-17</u>	FEE: \$ <u>50.00</u>	CK. NO. _____	CASH <input checked="" type="checkbox"/>	C. CARD _____	INITIALS <u>KP</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				

RECEIVED
JUL 25 2017 KP



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

Zoning		GEOGRAPHIC FEATURE LEGEND										
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2	AG-1	C-1	I-M	MHP	R - 2 CITY	R-1R	RM-3
AG-1 CITY	C-1 CITY	IND-1 CITY	IND-2	R - 3 CITY	VILLAGE	C-2	IND-2	PUBLIC	R - 4 CITY	R-2	RM-1	
				R - 4 CITY				PUBLIC CITY				

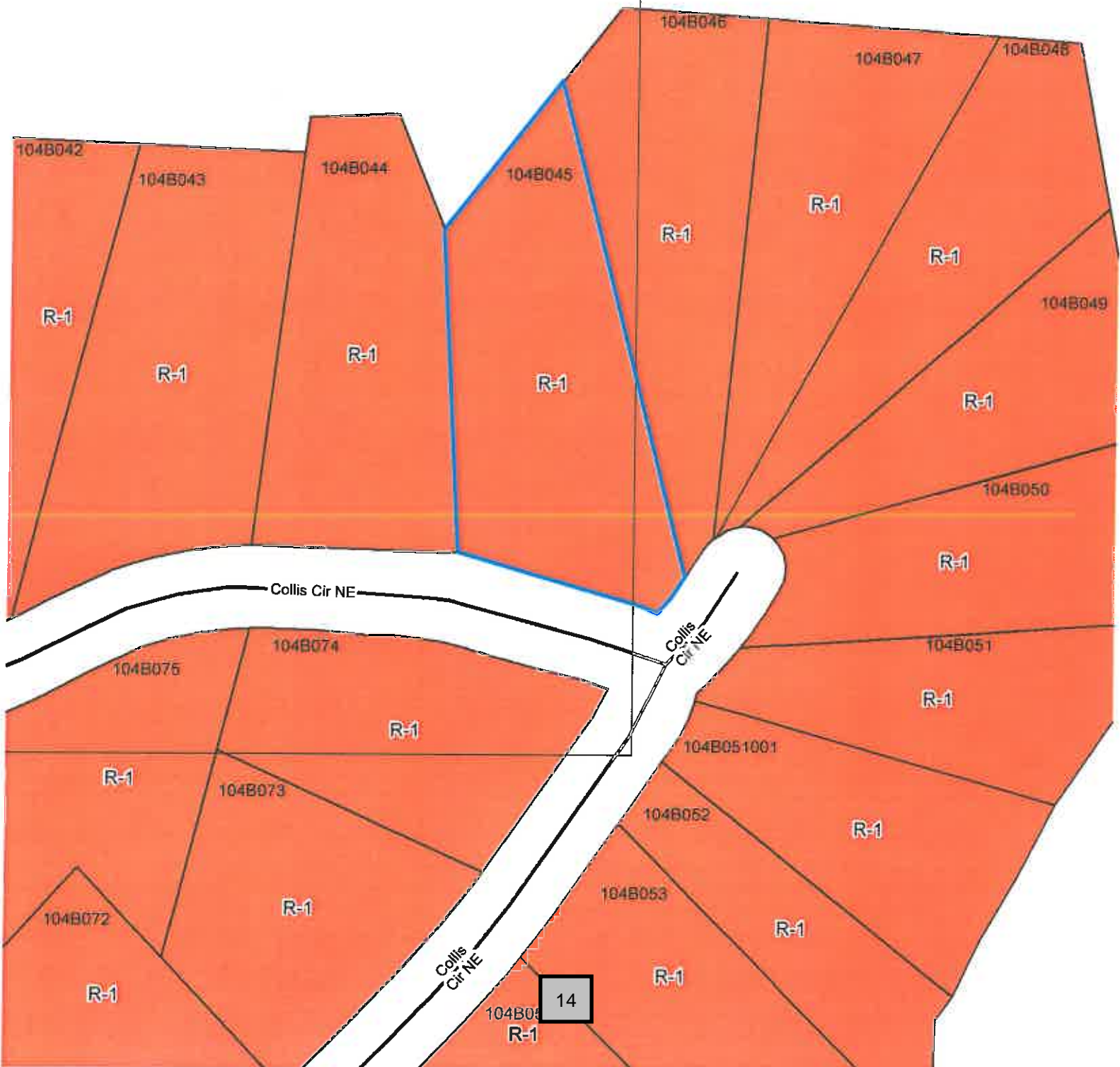
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Rt. 6
Macon, Georgia 31217
(478) 754-6100
(478) 754-6217
Web:
www.middlegeorgia.org
Email:
mgrc@mgrc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 104B

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: AUGUST 2017

104B040



LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT GIRLY MANRING TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR VARIANCE OF PROPERTY DESCRIBED AS MAP 104 B PARCEL 045, CONSISTING OF _____ ACRES, WHICH HAS THE FOLLOWING ADDRESS: 156 COLLIS CIRCLE EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR VARIANCE ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS 14th DAY OF July, 2017.

PROPERTY OWNER(S): PHILLIP STANCIU

[Signature] NAME (PRINTED)

_____ SIGNATURE

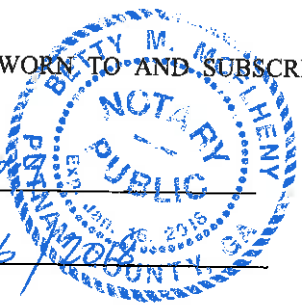
ADDRESS: 156 COLLIS CIRCLE

PHONE: 706-473-6700 GIRLY MANRING 706 473 1368

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF July, 2017.

[Signature]
NOTARY

MY COMMISSION EXPIRES: 1/16



RECEIVED
JUL 25 2017
K0

LETTER OF INTENT

Request for variance for lot# 21 (156 Collis Circle) Eatonton, GA 31024 (Collis Subdivision)

Map & Parcel: 104B045

Zoned:

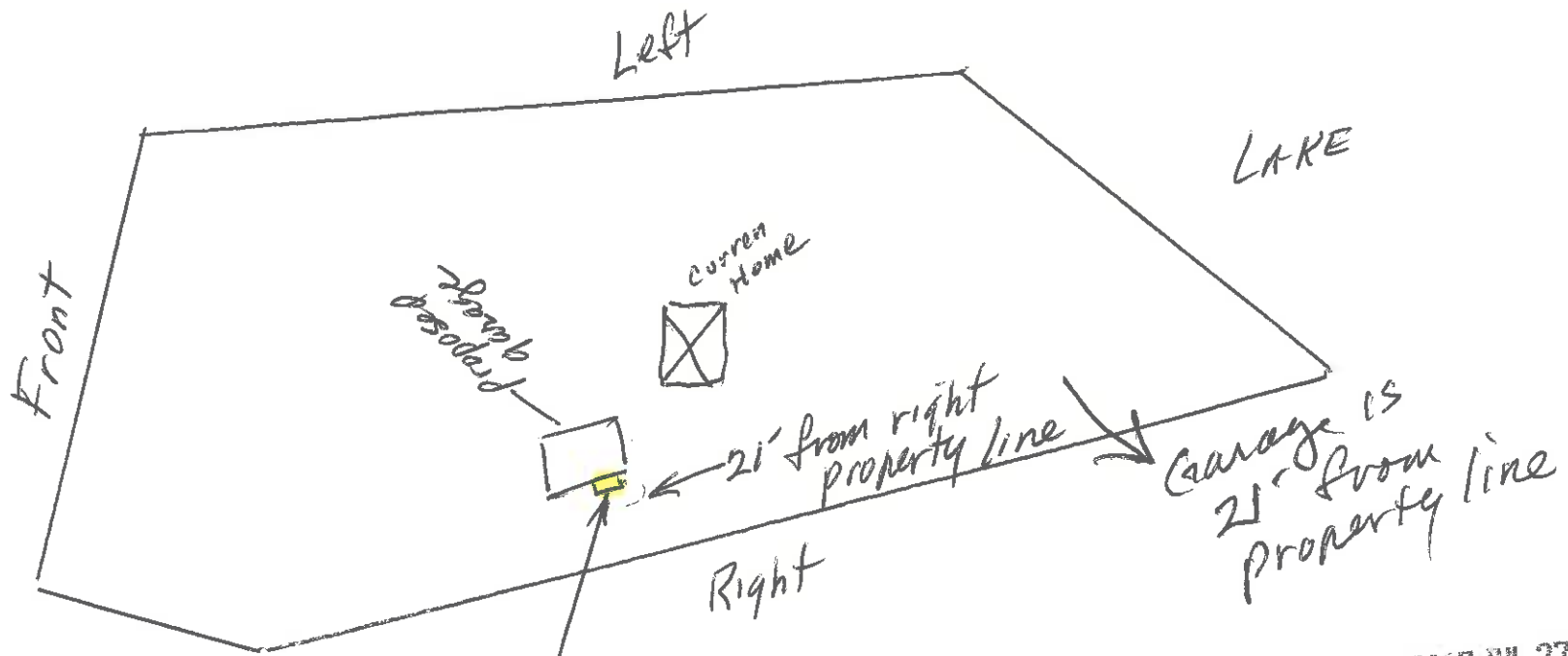
Owners are requesting variance for a balcony extending from the bonus room over a garage. The balcony would extend 6 feet out from the bonus room toward the right property line and would therefor encroach on the 20 foot setback by ~ 5 feet (see attached diagram and plat etc. provided with the building permit application).

encroachment will be 5' ^{Thank You} ~~from~~ into the right property line or 15' from the right property line.
Garage square footage is 1200 sq ft
Existing house is ~ 3500 sq ft
lot length is 327'
lot width is 140'

G. S. Manring
Gary Manring

RCVD 2017 JUL 27

KP



Proposed balcony ~ 9' wide x 6' deep
 Balcony may extend up to 5' & 15' from property line

RCVD 2017 JUL 27

KP

Also refer to plat submitted for building permit

Backup material for agenda item:

6. Request by **Greg Waddell, agent for Jeff Stansell** for a side yard setback variance at 104 Possum Point Circle. Presently zoned R-2. [**Map 088B, Parcel 016**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

September 1, 2017

TO: Planning & Zoning Commission

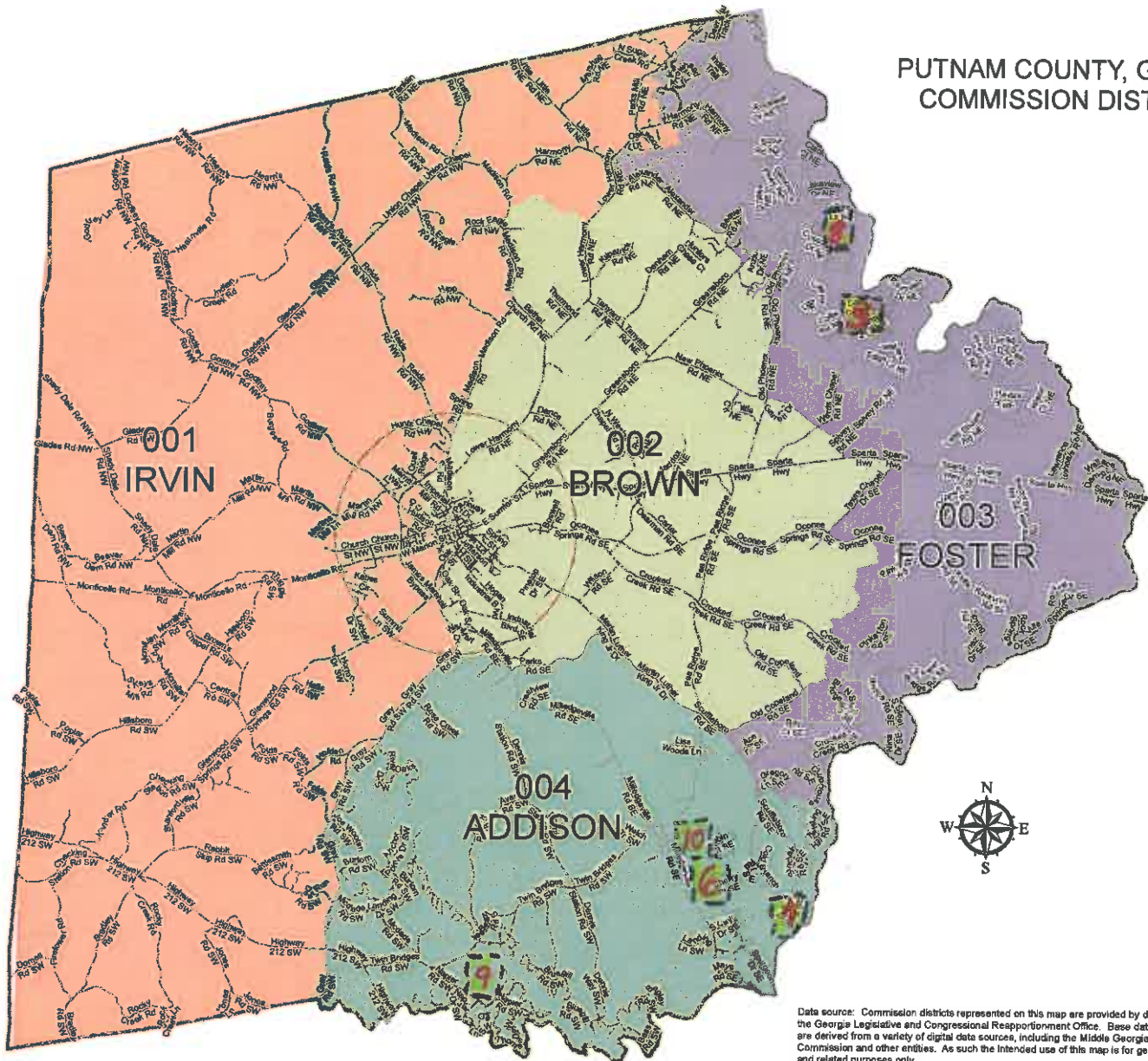
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/7/2017

6. Request by **Greg Waddell, agent for Jeff Stansell** for a side yard setback variance at 104 Possum Point Circle. Presently zoned R-2. [**Map 088B, Parcel 016**]. The applicant is requesting a 4-foot setback variance, being 16 feet from both side property lines to construct a 2,800-square foot house and attached garage. This is a pie-shaped lot which narrows toward the road. This property has a limited buildable area of 94 feet in width at building setback, due to the narrowness of the lot and the location of the septic drain field which is on the lakeside of the property. The location of the septic system causes the proposed improvements to be placed in the narrow area of the lot. Due to the unique shape of the lot and the location of the existing septic system, the proposed place is the only suitable location for the proposed house and the garage and a side yard variance is required. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for approval of a 4-foot setback variance, being 16 feet from both side property lines.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



MAP SCALE: 1" = 5,687.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

5. Request by **Gary Mianring**, agent for **Philip Stencil** for a side yard setback variance at 156 Collis Circle. Presently zoned R-1. [Map 104B, Parcel 045].
6. Request by **Greg Waddell**, agent for **Jeff Stansell** for a side yard setback variance at 104 Possum Point Circle. Presently zoned R-2. [Map 088E, Parcel 615].
7. Request by **Randy Daniel**, agent for **Edward and Shari Donatell** for a rear yard setback variance at 322 Sinclair Road. Presently zoned R-2. [Map 112B, Parcel 051].
8. Request by **Ryan Miller**, agent for **Eddie Richardson & Jameelah Gater** for a rear yard setback variance at 105 Sapelo Point Presently zoned RM-3. [Map 103B, Parcel 043006].
9. Request **Chad Keller** for a rear yard setback variance at 111 Riverview Drive. Presently zoned R-2. [Map 057C, Parcel 213].
10. Request by **Drew Jones Construction, LLC**, agent for **Celia Sunne** for a rear yard setback variance at 134 Whipporwill Court. Presently zoned R-2. [Map 087A, Parcel 050].

- Putnam County
 City of Eatonton

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF VARIANCE /CONDITIONAL USE AS SPECIFIED.

APPLICANT: Greg Waddell, Tangle Ridge Builders

MAILING
ADDRESS:

984 Dennis Station Road
Eatonton GA 31024

PHONE: 478-457-4048

PROPERTY OWNER IF DIFFERENT FROM ABOVE: Jeff Stansell

MAILING ADDRESS: 1104 Primrose Lane

Evans GA 30809

PHONE: 404-216-2071

PROPERTY:

LOCATION: 104 Possum Point Circle

MAP 088B

PARCEL 016

PRESENTLY ZONED R-2 KP

REASON FOR REQUEST: We are requesting a side line variance of 4' for each sideline due to the steepness and the pie shape of the lot. The steepness of the lot requires the septic tank to be on the lake side of the home. Maintaining the one hundred foot set back from the lake makes us need the side line request.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

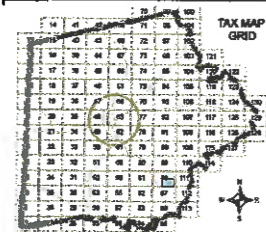
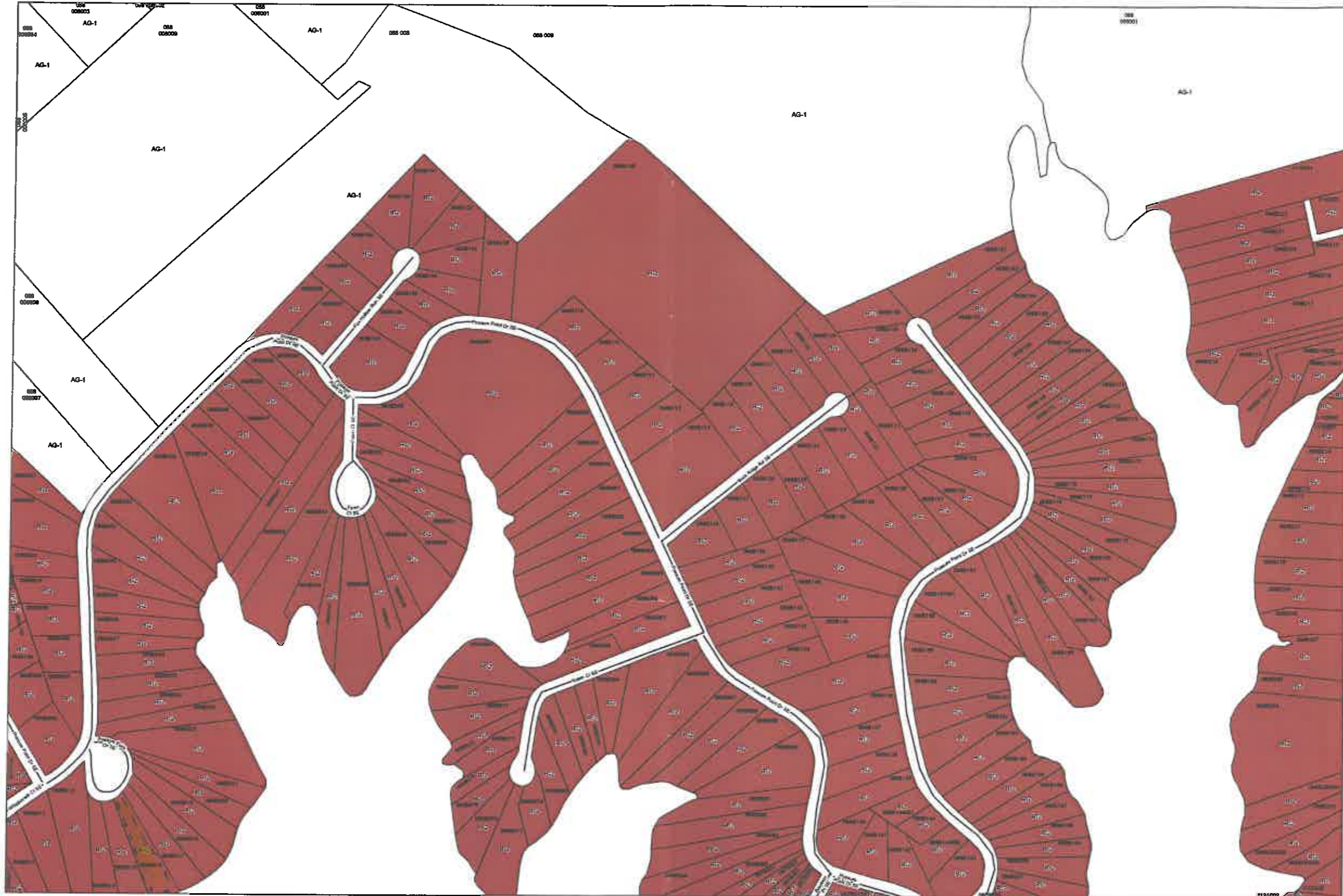
PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: [Signature]

DATE: 7-27-17 REVISED 2017 JUL 27 KP

*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED: 7-27-17 FEE: \$ 50.00 CK. NO. 10128 ^{\$15.00} CASH ^{\$25.00} C. CARD INITIALS KP
DATE OF NEWSPAPER AD: _____ DATE SIGN POSTED: _____
PLANNING & ZONING HEARING: _____ RESULT: _____
COMMISSIONERS/CITY COUNCIL HEARING: _____ RESULT: _____



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

- Zoning**
- No Code
 - AG-1
 - AG-1 CITY

- GEOGRAPHIC FEATURE LEGEND**
- | | | |
|----------|------------|-------------|
| AG-2 | C-2 CITY | IND-2 CITY |
| C-1 | I-M | MHP |
| C-1 CITY | IND-1 CITY | PUBLIC |
| C-2 | IND-2 | PUBLIC CITY |

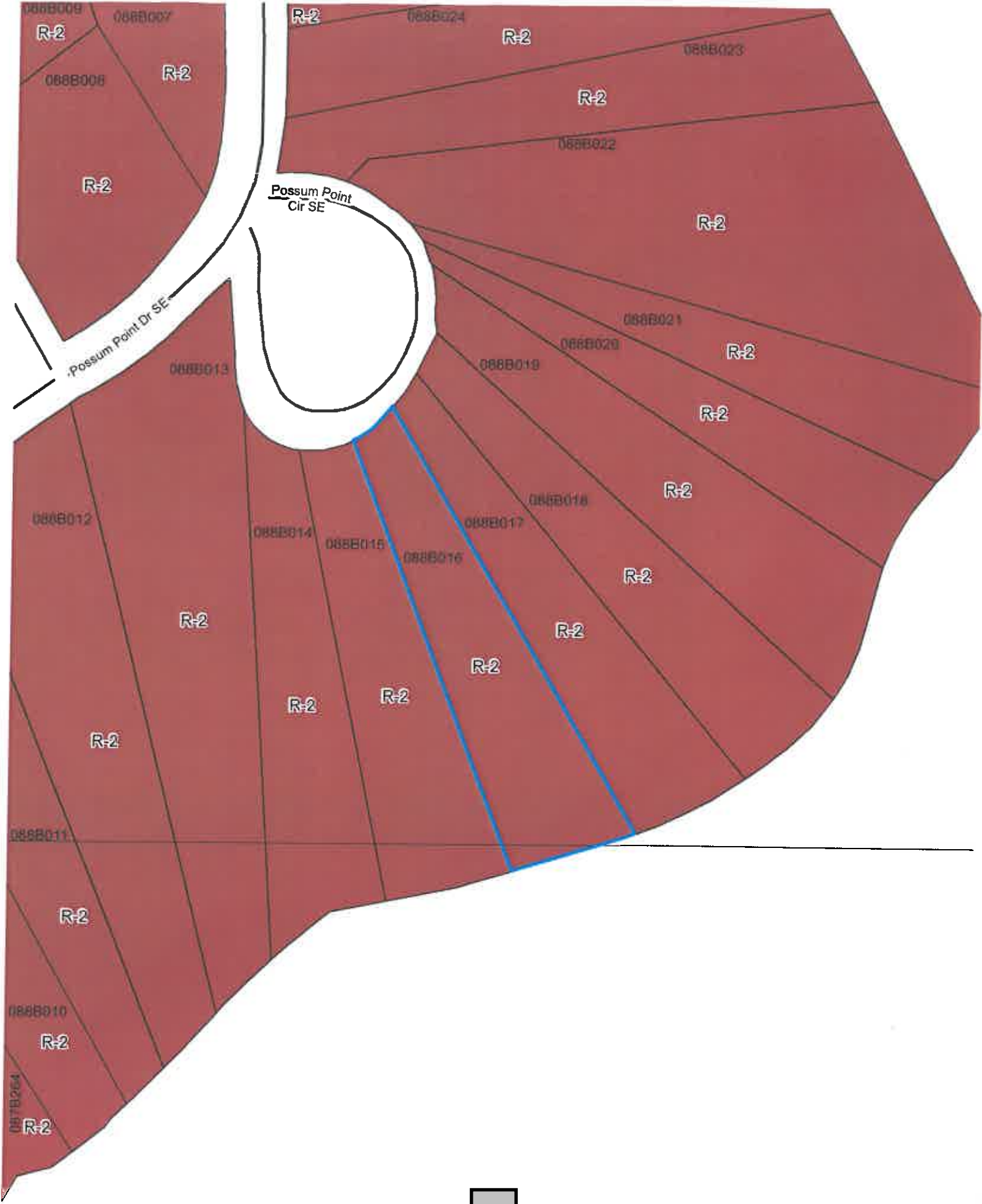
- | | | |
|------------|------|---------|
| R - 1 CITY | R-1 | RM-2 |
| R - 2 CITY | R-1R | RM-3 |
| R - 3 CITY | R-2 | VILLAGE |
| R - 4 CITY | RM-1 | |

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Geneva Hwy
Macon, Georgia 31217
(478) 751-6100
(478) 751-6517
www.mgarc.org
Email: mgarc@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 088B

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: AUGUST 2017



Planning and Development
117 Putnam Drive, Suite B
Eatonton GA 31024

07/27/2017

RE: 104 Possum Point Circle
Lot 3 Possum Point

To whom it may concern,

We are requesting a variance for Lot 3 Possum Point, 104 Possum Point Circle, Eatonton GA Putnam County. We propose to build a new home that is 38' in depth and 61' in Length with an attached garage that adds 24 feet of depth. The total new heated and cooled square footage will be approximately 2800 square feet. We will be removing a manufactured home that is currently located on the property. We are requesting a variance of 4' for the each side line of the new home. This would place the two roadside corners of the home at a distance of 16' from each sideline. The lot width at the house site is 94' in width. The reason for the request is due to the irregular shape and the steepness of the lot which puts the septic tank on the lakeside of the home. In maintaining the 100' setback from the water it pushes the house site tighter into the pie shape of the lot and to a location that has us requesting this variance. Thank your help and for your consideration.

Sincerely,



R. Greg Waddell
Tangle Ridge Builders, LLC
478-457-4048

RCVD 2017 JUL 27

KQ

Georgia Department of Human Resources
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System

*C
pd*

COUNTY: PUTNAM	SUBDIVISION: Possum Point	LOT NUMBER: 3	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): 104 Possum Point Circle, Eatonton GA 31024			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-26. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: 		DATE: 07/20/2017
PROPERTY OWNER'S NAME: Jeff Stansell	PHONE NUMBER: 404-216-2071	ALTERNATE PHONE NUMBER: 478-457-4048
PROPERTY OWNER'S ADDRESS: 1104 Primrose Lane, Evans GA 30809		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): Greg Wadell	PHONE NUMBER: 478-457-4048	RELATIONSHIP TO OWNER: builder

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): Single Family RES	9. SOIL SERIES (e.g. Facolet, Orangeburg, etc.): Gwinnett
2. WATER SUPPLY: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Community	6. WATER USAGE BY: <input checked="" type="checkbox"/> Bedroom Numbers <input type="checkbox"/> Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 45
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Addition	7. NO. OF BEDROOMS / GPD: 4	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 60
4. LOT SIZE (SQUARE FEET / ACRES): .93 ac	8. LEVEL OF PLUMBING OUTLET: <input type="checkbox"/> Ground Level <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Above Ground Level	12. SOIL TEST PERFORMED BY: Rick Joshlyn

Section B - Primary / Pretreatment

1. DISPOSAL METHOD: <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Privy <input type="checkbox"/> Aerobic Unit <input type="checkbox"/> Other:	3. SEPTIC TANK CAPACITY (GALLONS): 11000	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	7. PRESCRIBED TANK LOCATION / REMARKS: Pump and fill old tank			

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: <input checked="" type="checkbox"/> Level Field <input type="checkbox"/> Serial <input type="checkbox"/> Drip <input type="checkbox"/> Distribution Box <input type="checkbox"/> Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 1200	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Coar Pipe + Gravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 400	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): 12	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 30-30	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: See soil report. Maintain setbacks for wells and lake. No bedrooms allowed unfinished basement. No bedroom		

Permit

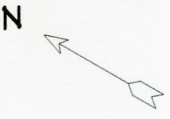
A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID. FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

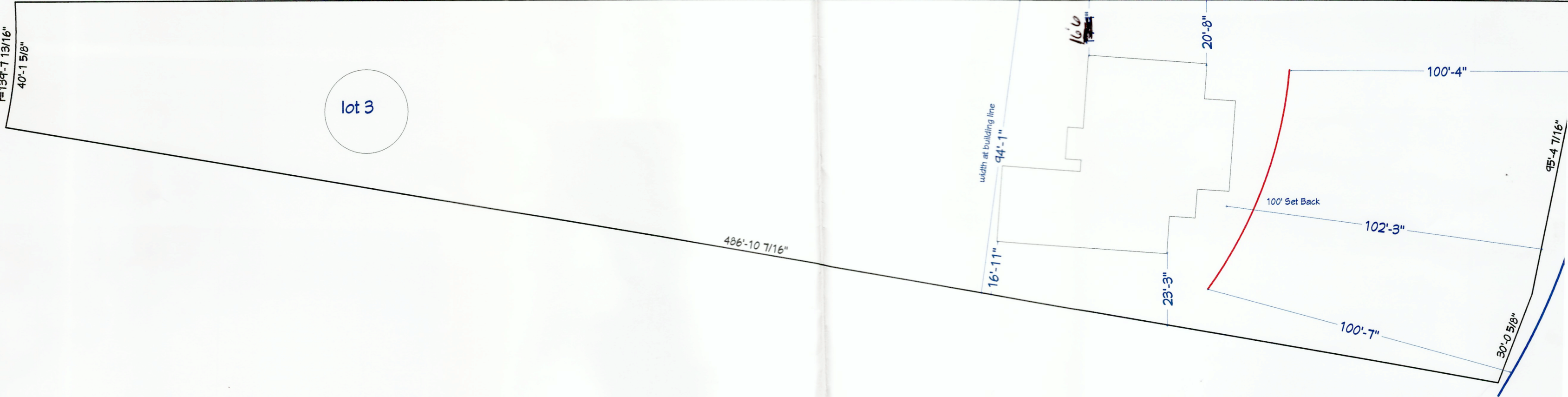
ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME. FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

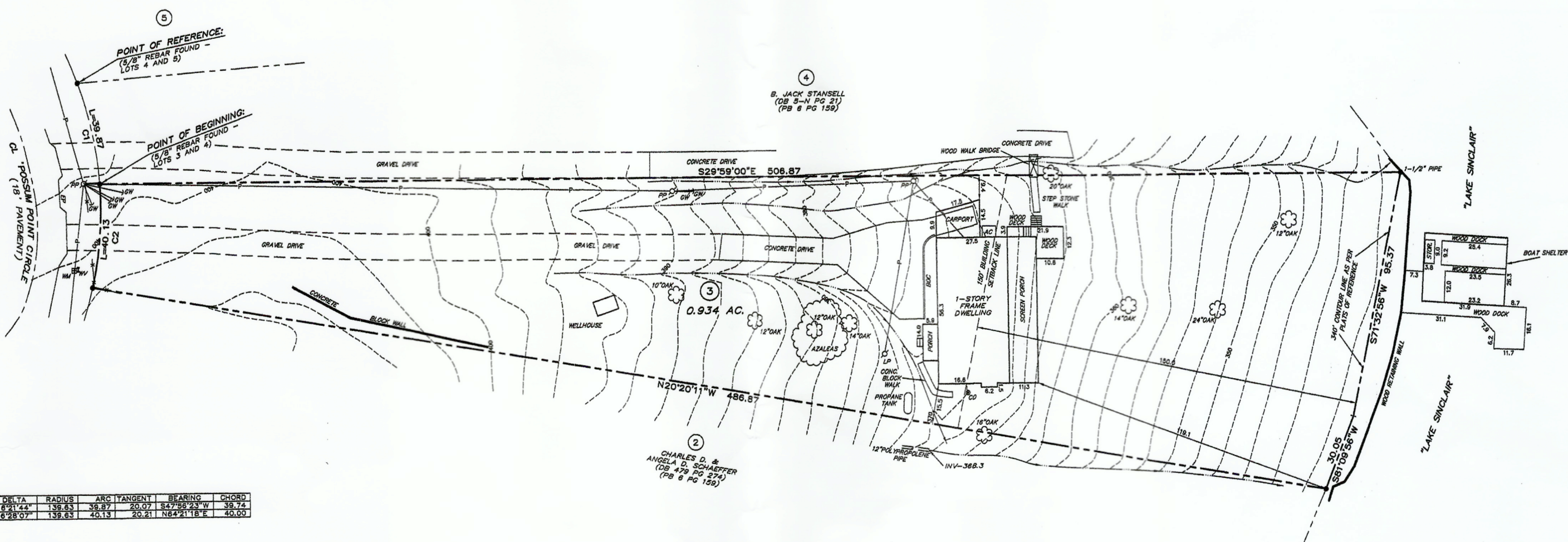
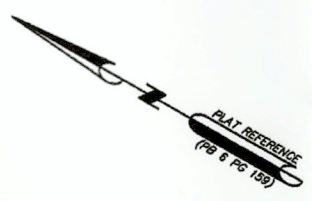
1. SITE APPROVED AS SPECIFIED ABOVE: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

APPROVING ENVIRONMENTALIST: Kathryn Hill REHS	TITLE: EHS County Manager	26	CONSTRUCTION PERMIT NUMBER: 1726/17 17/94 / 11700965
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104 Possum Point Circle



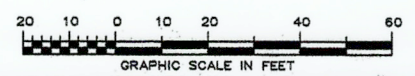


CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	16°21'44"	139.63	39.87	20.07	S47°55'23"W	39.74
C2	16°26'07"	139.63	40.13	20.21	N64°21'18"E	40.00

REFERENCE:
 PLAT BOOK 6 PAGE 159
 DEED BOOK 329 PAGE 752
 CLERK'S OFFICE PUTNAM COUNTY
 SUPERIOR COURT.

NOTES:
 1. THE BEARING DATUM WAS ESTABLISHED FROM PLAT OF REFERENCE (PLAT BOOK 1 PAGE 159).
 2. THE ELEVATION DATUM IS USGS 1929 AS ESTABLISHED USING THE WATER SURFACE ELEVATION OF LAKE SINCLAIR. THE WATER SURFACE ELEVATION OF LAKE SINCLAIR WAS FURNISHED BY GEORGIA POWER COMPANY. THE CONTOUR INTERVAL IS TWO (2').
 3. DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES.

- LEGEND:**
- 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET
 - PROPERTY LINE
 - CENTERLINE
 - POWER LINE
 - CHAIN LINK FENCE
 - WOOD RAIL FENCE
 - LAND LOT LINE
 - UNDERGROUND POWER LINE
 - ORIGINAL LOT LINE
 - CONCRETE RIGHT-OF-WAY MONUMENT FOUND
 - AC — AIR CONDITIONER
 - BOC — BACK OF CURB
 - CO — CONCRETE
 - CONC. — CONCRETE
 - EP — EDGE PAVEMENT
 - FFE — FINISH FLOOR ELEVATION
 - GW — GUY WIRE
 - INV — INVERT ELEVATION OF PIPE
 - LP — LIGHT POLE
 - PP — POWER POLE
 - STOR. — STORAGE AREA
 - WM — WATER METER
 - WV — WATER VALVE



DATES: SURVEY: 1/13/2015 PLAT: 1/17/2015	TOPOGRAPHIC SURVEY FOR: JEFFREY J. & KATHRYN D. STANSELL 104 'POSSUM POINT CIRCLE, SE LOT 3 'POSSUM POINT SUBDIVISION LAND LOT 248-2ND LAND DIST 313TH. G. M. DISTRICT PUTNAM COUNTY, GEORGIA Scale: 1" = 20.0' Date: January 17, 2015 JAMES E. (J.E.) SMITH, JR. 3015 NEWALL DRIVE MILLEDGEVILLE, GEORGIA 31061 GA. REG. NO. 1895 PHONE: 478-452-1182
--	---

Backup material for agenda item:

7. Request by **Randy Daniel, agent for Edward and Shari Donatell** for a rear yard setback variance at 322 Sinclair Road. Presently zoned R-2. [**Map 112B, Parcel 051**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

September 1, 2017

TO: Planning & Zoning Commission

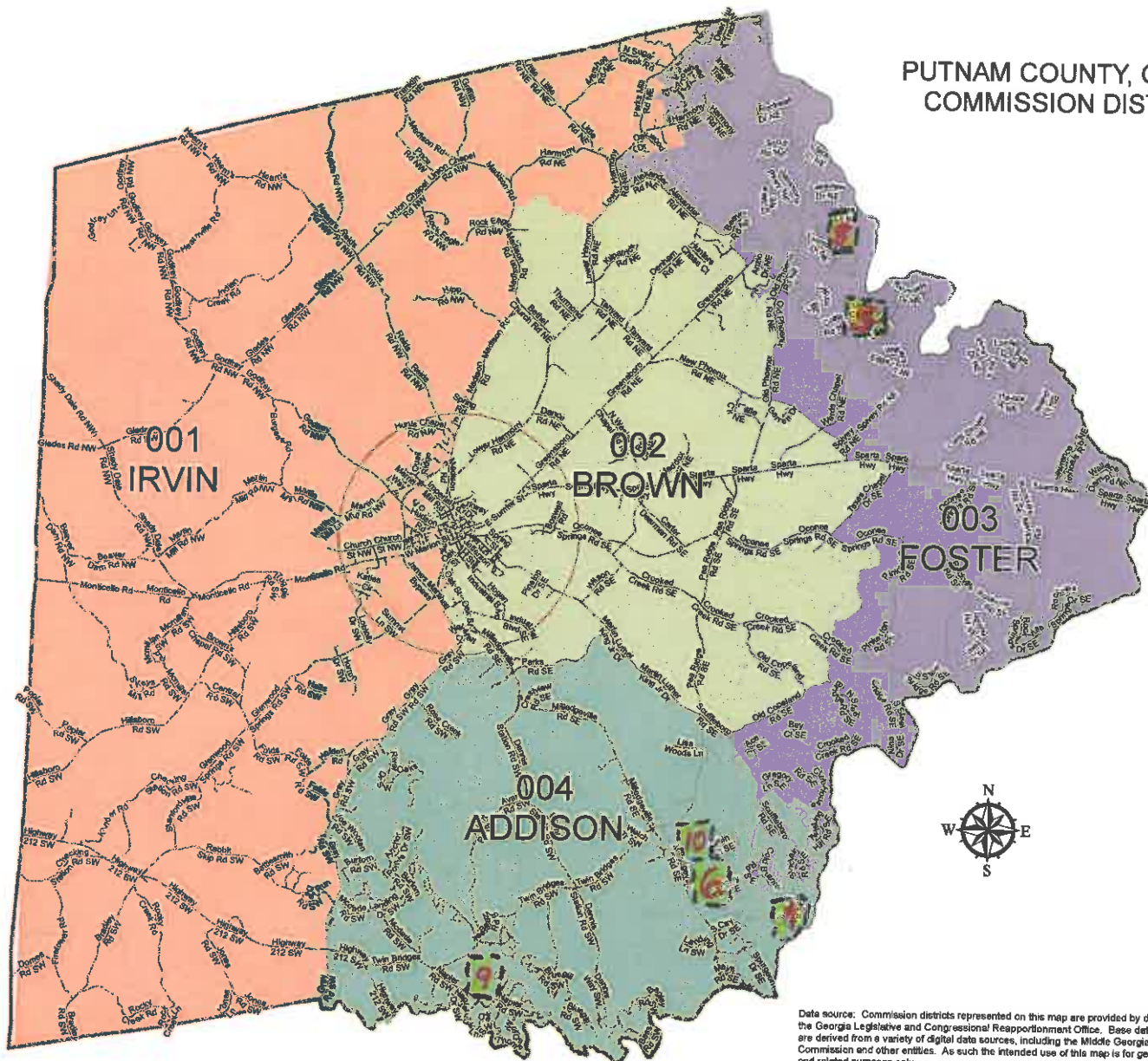
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/7/2017

7. Request by **Randy Daniel, agent for Edward and Shari Donatell** for a rear yard setback variance at 322 Sinclair Road. Presently zoned R-2. [**Map 112B, Parcel 051**]. The applicant is requesting a 54.3-foot variance, being 45.7 feet from the nearest point to lake to construct a 3,900-square foot house. This is a peninsula lot which is surrounded on three sides by the lake. The septic drain lines are located on the front side of the property which creates limited buildable area on the lot and pushes the proposed structure closer to the lake side of the property. The lot width at building setback is 134 feet. The applicant is requesting to be 45.7 feet from the lake however, there is ample room for the proposed house to be located an additional 4.3 feet from the left side property line when facing the lake to be at least 50 feet from the nearest point to the lake. Although a variance is needed to construct the proposed house, there is ample room for the structure to be at least 50 feet from the lake. Therefore, this request meets the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for approval of a 50-foot setback variance, being 50 feet from the nearest point to the lake.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

5. Request by **Gary Manning**, agent for **Phillip Stancil** for a side yard setback variance at 156 Collis Circle. Presently zoned R-1. [Map 104B, Parcel 045].
6. Request by **Greg Waddell**, agent for **Jeff Stansell** for a side yard setback variance at 104 Possum Point Circle. Presently zoned R-2. [Map 088B, Parcel 016].
7. Request by **Randy Daniel**, agent for **Edward and Shari Donatell** for a rear yard setback variance at 322 Sinclair Road. Presently zoned R-2. [Map 112B, Parcel 051].
8. Request by **Ryan Miller**, agent for **Eddie Richardson & Jameelah Gater** for a rear yard setback variance at 105 Sapelo Point Presently zoned RM-3. [Map 103B, Parcel 043006].
9. Request **Chad Keller** for a rear yard setback variance at 111 Riverview Drive. Presently zoned R-2. [Map 057C, Parcel 213].
10. Request by **Drew Jones Construction, LLC**, agent for **Celia Sunne** for a rear yard setback variance at 134 Whipporwill Court. Presently zoned R-2. [Map 087A, Parcel 050].

Putnam County
 City of Eatonton

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF VARIANCE /CONDITIONAL USE AS SPECIFIED.

APPLICANT: EDWARD + SHARI DONATEL

MAILING ADDRESS: 774 LYSER ROAD
HIGHWOOD, IL 60040-2029

PHONE: 678-777-1929

PROPERTY OWNER IF DIFFERENT FROM ABOVE: _____
MAILING ADDRESS: _____

PHONE: _____

PROPERTY:

LOCATION: 322 SINCLAIR RD EATONTON, GA
MAP 112 B PARCEL 051 PRESENTLY ZONED R2 RESIDENTIAL

REASON FOR REQUEST: THE SHAPE OF PROPERTY IS A POINT LOT. WE ARE DEMOLISHING AN EXISTING STRUCTURE + MOVING NEW HOME BACK FROM PRESENT STRUCTURE TO FIT HOME INTO CONTOUR OF PROPERTY WE NEED A VARIANCE.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

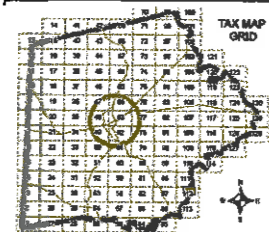
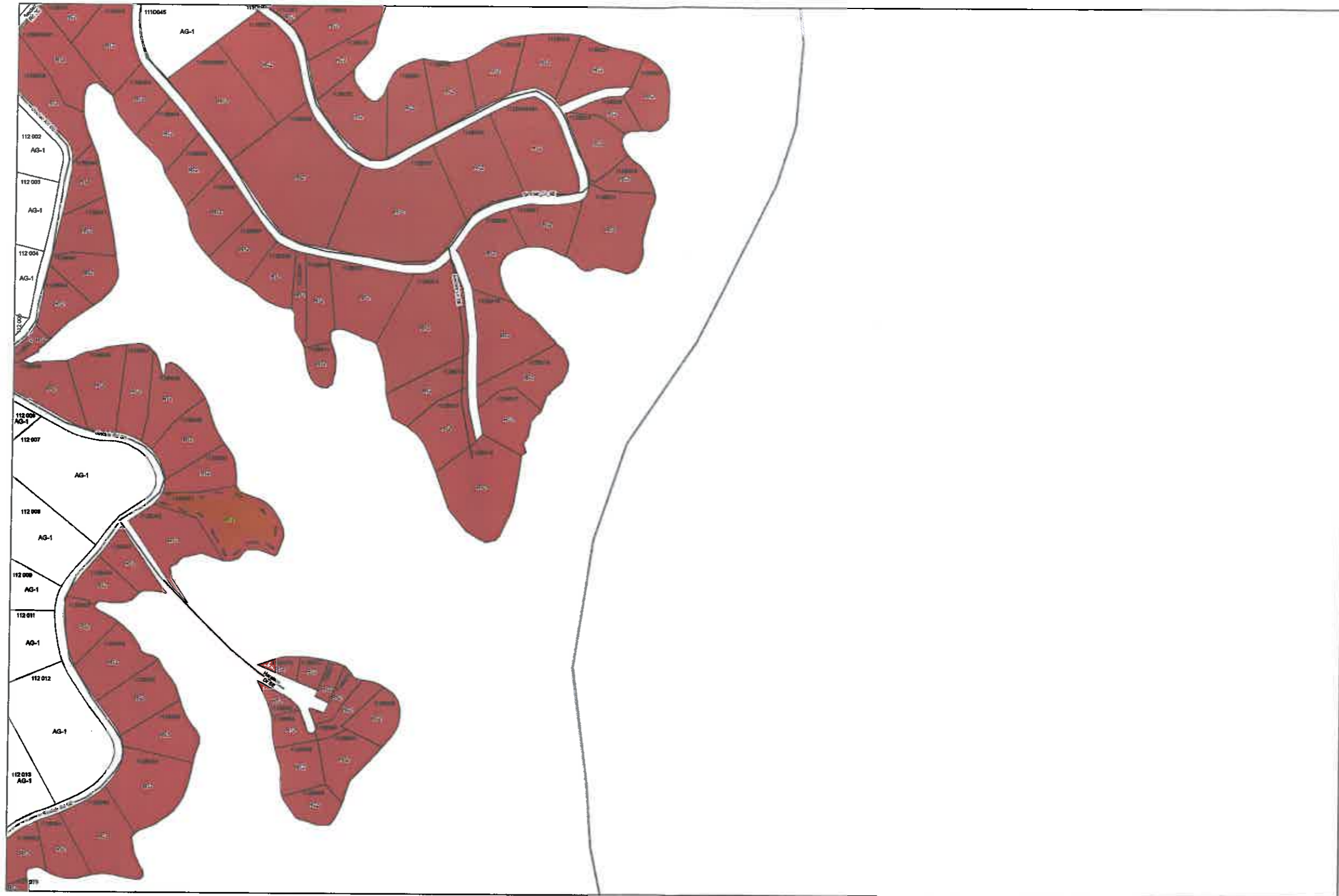
PROPOSED LOCATION MUST BE STAKED OFF.

RCVD JUL 27 17

*SIGNATURE OF APPLICANT: Shari WD DATE: July 26, 2017

*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED: <u>7/27/17</u>	FEE: \$ <u>5000</u>	CK. NO. _____	CASH _____	C. CARD <input checked="" type="checkbox"/>	INITIALS <u>DE</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

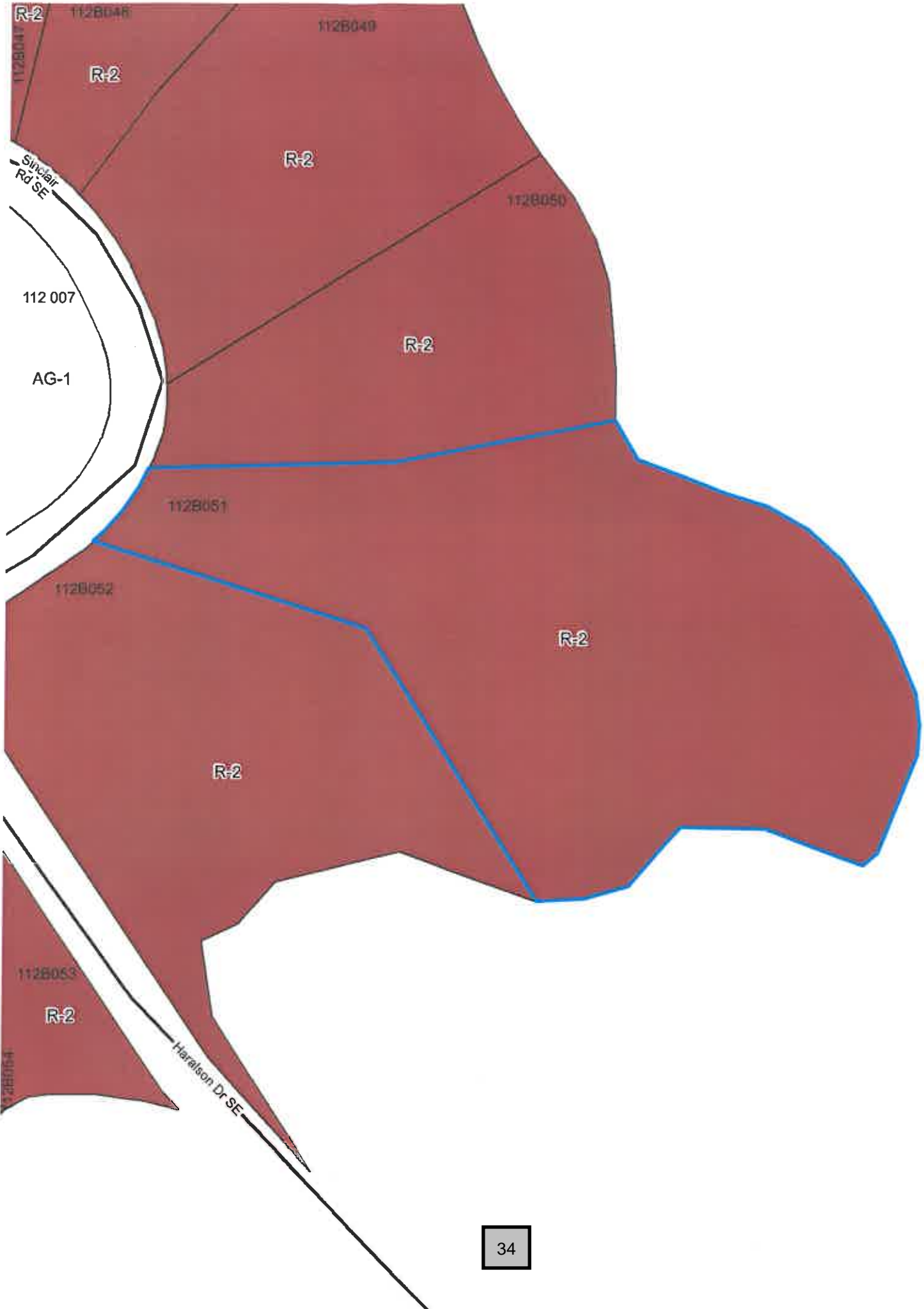
GEOGRAPHIC FEATURE LEGEND					
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
AG-1	C-1	I-M	MHP	R - 2 CITY	RM-3
AG-1 CITY	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	VILLAGE
	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Emory Hwy
Suite C
Macon, Georgia 31217
(478) 751-4100
(478) 751-0517
Web: www.mgarc.com
Email: mg@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 112B

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: AUGUST 2017



LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT RANDY DANIEL TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR VARIANCE OF PROPERTY DESCRIBED AS MAP 1123 PARCEL 051, CONSISTING OF _____ ACRES, WHICH HAS THE FOLLOWING ADDRESS: 322 SINCLAIR RD EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR VARIANCE ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS 26th DAY OF JULY, 2017.

PROPERTY OWNER(S): Edward & Shari Donatell
NAME (PRINTED)

Shari W Donatell
SIGNATURE

ADDRESS: 322 Sinclair Rd, Eatonton, GA 31024
PHONE: 678-777-1929

ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF JULY, 2017.

Courtney Weaver
NOTARY

MY COMMISSION EXPIRES: 4/25/2020



RCVD JUL 27 '17

DE

Request for Variance for lot 65, for setback at 322 Sinclair Rd, Eatonton, GA. 31024

Location: Eatonton, GA

Map 112B and Parcel 051 Presently Zoned - Residential

Lot Length ~~and~~ Width at Building setback 134' With 450' Length

We are the owner of this lot and the builder of our proposed new residence is Randy Daniel.

TOTAL SQ Footage of New Structure is 3900.56 FF.

The footprint of our proposed house plan is 113' 7" x 72' so we are requesting a variance so the house can be located as shown on the plat which has been provided.

We are Asking for A 54.3 Foot Variance being 45.7 Feet From Lake

The property being a point lot doesn't allow for us to place the home so it would meet the 100' setback requirements.

We will be terminating the existing septic system and build a new septic system which will be located to the left of the driveway as entering the property and will be a 7,000 sq ft drain field area with a holding tank and pump located on the north side of the new home also shown on the plat.

The existing well was inoperable when we purchased the property in 2015 and was a costly fix so we have county water. The existing well will be filled in following any and all requirements as deemed by Putnam County.

We are so pleased and looking forward to building our forever home here on Lake Sinclair and in Putnam County. We have lived all over the United States of America having lived in Washington, Idaho, California, Colorado, Illinois, Wisconsin, New York, and Georgia and have chosen Georgia as our final residence. On a visit here two years ago we saw this property and bought it on the spot!! The people here, the beautiful lake and surrounding farm lands is what has pulled at our hearts and we are honored to be calling Georgia our home.

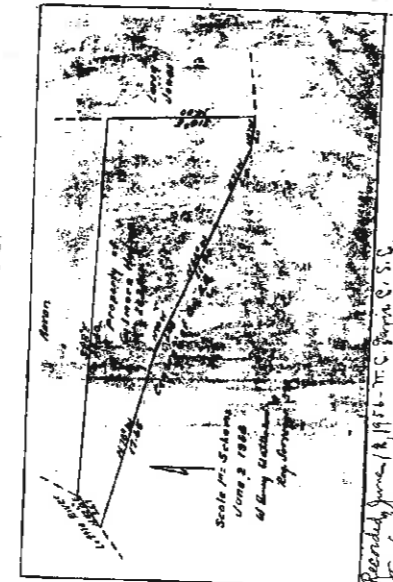
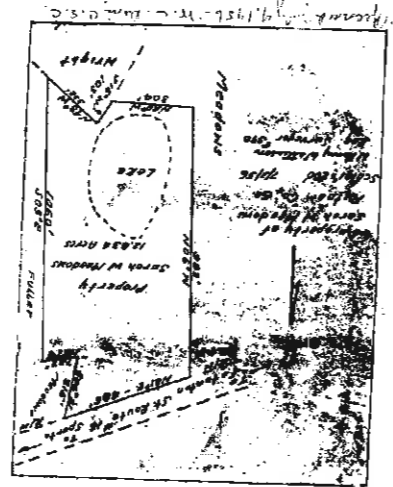
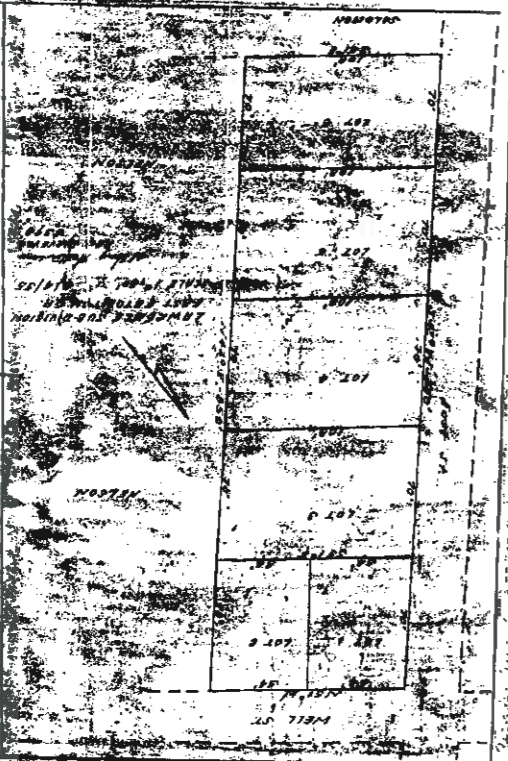
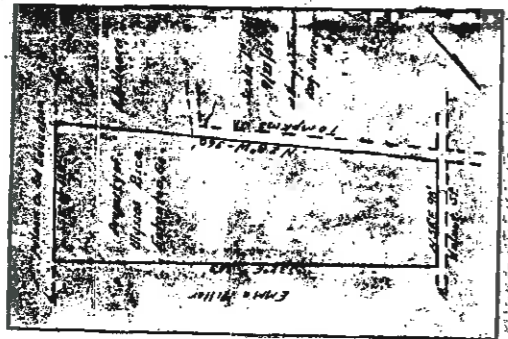
Thank you for your consideration to our application for variance and please don't hesitate to let us know if you need additional information.

Thank you

Ed and Shari Donatell
322 Sinclair Rd
Eatonton, GA. 31024

RCVD 2017 JUL 27

KD



CLYBURN & SONS, INC.
 Plat Book 2 Putnam Co.

ROVD JUL 27 '17

RE

C. P. H.

Georgia Department of Human Resources
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System

COUNTY: PUTNAM	SUBDIVISION: #2	LOT NUMBER: 65	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): 322 SINCLAIR RD EATONTON, GA 31024			
TARCEL # 112B051			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-26. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE: <i>[Signature]</i>	DATE: 7/27/2017
PROPERTY OWNER'S NAME: ED + SHARI DONATELL	PHONE NUMBER: 678-777-1929
PROPERTY OWNER'S ADDRESS: 322 SINCLAIR RD EATONTON, GA 31024	ALTERNATE PHONE NUMBER:
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): RANDY DANIEL	PHONE NUMBER: 706-475-2700
	RELATIONSHIP TO OWNER: BUILDER

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): SINGLE FAMILY RESIDENCE	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): Estimated
2. WATER SUPPLY: <input checked="" type="radio"/> (1) Public <input type="radio"/> (2) Private <input type="radio"/> (3) Community	6. WATER USAGE BY: <input checked="" type="radio"/> (1) Bedroom Numbers <input type="radio"/> (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: 45
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> (1) New <input type="radio"/> (2) Repair <input type="radio"/> (3) Addition	7. NO. OF BEDROOMS / GPD: 5	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): 60
4. LOT SIZE (SQUARE FEET / ACRES): 2.303 ACRES	8. LEVEL OF PLUMBING OUTLET: <input checked="" type="radio"/> (1) Ground Level <input type="radio"/> (2) Basement <input type="radio"/> (3) Above Ground Level	12. SOIL TEST PERFORMED BY: Health Dept.

Section B - Primary / Pretreatment

1. DISPOSAL METHOD: <input checked="" type="radio"/> (1) Septic Tank <input type="radio"/> (2) Privy <input type="radio"/> (3) Aerobic Unit <input type="radio"/> (4) Other:	3. SEPTIC TANK CAPACITY (GALLONS): 2000	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS): 1500	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: Pump and fill old tank			

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: <input checked="" type="radio"/> (1) Level Field <input checked="" type="radio"/> (2) Serial <input type="radio"/> (3) Drip <input type="radio"/> (4) Distribution Box <input type="radio"/> (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 1500	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: Conc. Pipe + Gravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 500	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
3. AGGREGATE DEPTH (inches): 12	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 30-36	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: Close well. Maintain 100' setback from neighbor's well. Maintain 50' setback from line. Well is 1/2" multi-use close-well letter		

Permit

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID. FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME. FURTHERMORE SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH

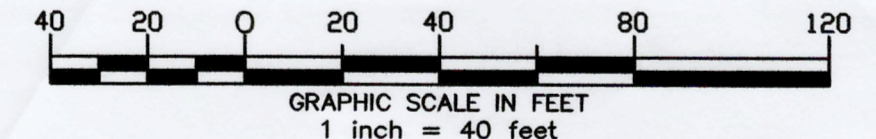
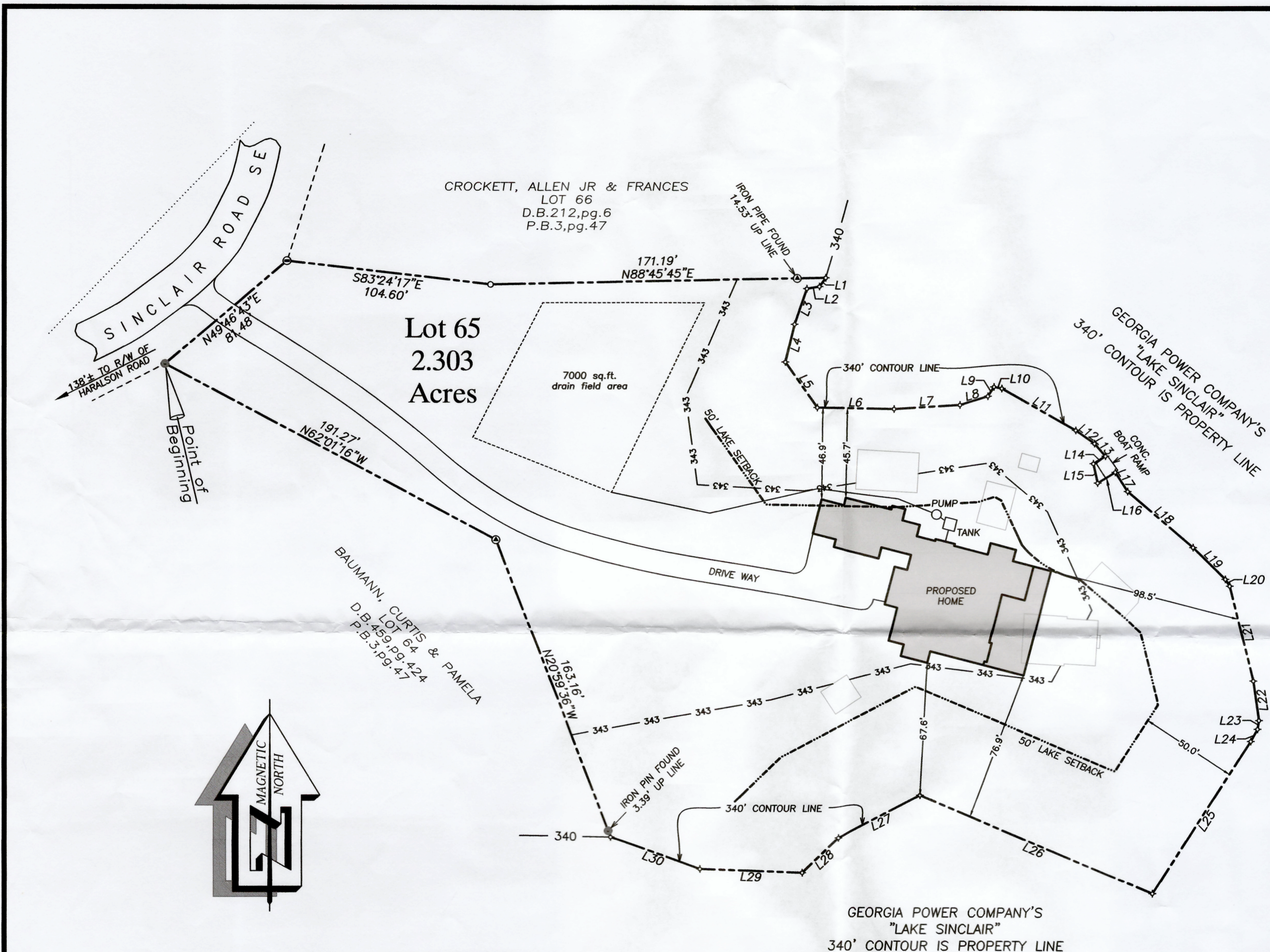
1. SITE APPROVED AS SPECIFIED ABOVE: <input checked="" type="radio"/> (1) Yes <input type="radio"/> (2) No

38

APPROVING ENVIRONMENTALIST: <i>[Signature]</i>	TITLE: EHS	CONSTRUCTION PERMIT NUMBER: 7-27-17 17-95
---	----------------------	---

Parcel Line Table

Line #	Length	Direction
L1	5.54'	S35°40'51"W
L2	6.51'	S80°05'40"W
L3	19.45'	S18°48'59"W
L4	19.88'	S13°36'17"W
L5	28.31'	S35°15'46"E
L6	39.48'	S89°01'30"E
L7	33.65'	N86°23'27"E
L8	14.95'	N72°38'53"E
L9	5.71'	N32°51'32"E
L10	4.10'	S78°24'31"E
L11	43.32'	S60°55'36"E
L12	11.65'	S54°34'02"E
L13	8.49'	S40°56'48"E
L14	7.24'	S58°19'27"W
L15	10.17'	S12°19'14"E
L16	10.45'	N58°54'35"E
L17	11.79'	S33°25'48"E
L18	43.90'	S49°34'12"E
L19	23.09'	S45°37'19"E
L20	4.16'	S32°37'52"E
L21	50.77'	S13°48'49"E
L22	20.27'	S8°19'20"E
L23	4.57'	S9°17'13"W
L24	7.10'	S28°53'44"W
L25	92.26'	S32°44'14"W
L26	128.96'	N67°16'45"W
L27	47.28'	S62°29'06"W
L28	25.88'	S46°28'33"W
L29	52.20'	N87°55'56"W
L30	48.63'	N70°17'13"W



NOTES:

- 1)The surveyor whose seal is hereto attached has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. Matters of title are excepted.
- 2)The surveyor whose seal is hereto attached does not certify that all easements and encumbrances have been shown, nor does the surveyor assume any liability for any such easements or encumbrances, either dedicated or implied, which may affect this property.
- 3)The fieldwork was performed immediately prior to and/or concurrent with the date on this plat.
- 4)The adjoining information is shown as taken from tax records at the time of survey.

LEGEND:

- - 1/2" Ø IRON PIN FOUND (IPF)
- ⊙ - 1.25" Ø IRON PIPE FOUND (IPPF)
- ⊕ - 1" Ø IRON PIN FOUND (IPF)
- ⊙ - COMPUTED POINT
- ⊙ - UTILITY POLE
- OVERHEAD POWER LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- 340 --- 340' CONTOUR LINE
- 343 --- 343' CONTOUR LINE

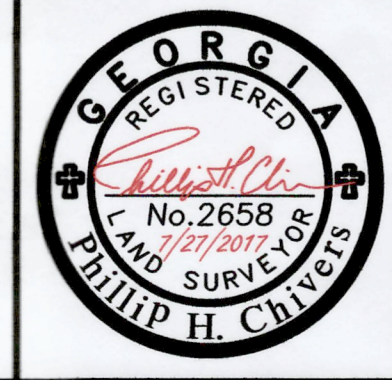
REFERENCES:

D.B.312,PG.360
 P.B.3,PG.47
 CLERK OF SUPERIOR COURT
 PUTNAM COUNTY, GEORGIA

GEORGIA POWER COMPANY'S
 "LAKE SINCLAIR"
 340' CONTOUR IS PROPERTY LINE

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. Authority O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-9, 43-15-22.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,000+ FEET AND AN ANGULAR ERROR OF 3.0 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 80,000+ FEET.

Equipment Used
 Linear: Leica TCRP1203
 Angular: Leica TCRP1203
 ocris@hotmail.com



SITE PROPOSAL

For: **Shari Donatell**

Lot 65 of Georgia Power Company's Lake Sinclair Subdivision # 2, in Land Lot 268, of the 2nd Land District Putnam County, Georgia

SCALE: 1" = 40' | July 26, 2017

Ogletree & Chivers
 Land Surveyors
 693 Dunlap Rd. Suite B Milledgeville, GA 31061 478-453-3454 6829A

Backup material for agenda item:

8. Request by **Ryan Miller, agent for Eddie Richardson & Jameelah Gater** for a rear yard setback variance at 105 Sapelo Pointe Presently zoned RM-3. [**Map 103B, Parcel 043006**].

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

September 1, 2017

TO: Planning & Zoning Commission

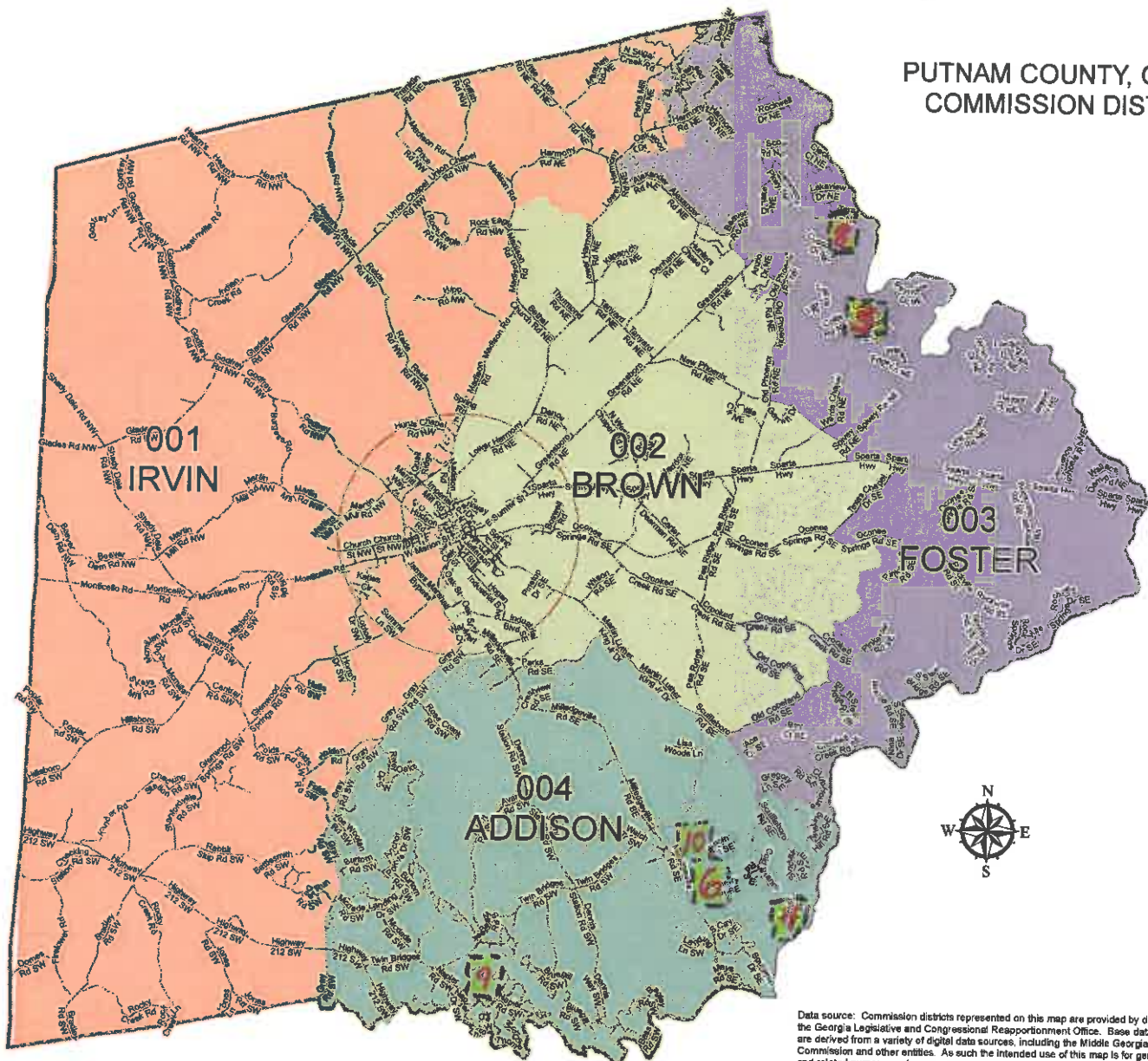
FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/7/2017

8. Request by **Ryan Miller, agent for Eddie Richardson & Jameelah Gater** for a rear yard setback variance at 105 Sapelo Pointe. Presently zoned RM-3. [**Map 103B, Parcel 043006**]. The applicants are requesting a 25-foot rear yard setback variance, being 40 feet from the nearest point to the lake to build an 8,000-square foot house, 1,000 square foot garage, 1,000 square foot patio/deck, and an 800-square foot pool. This lot is in the Eagles Rest at Cuscowilla, LLC subdivision and the entire subdivision was approved for the following setback variances: a 45-foot setback variance, being 65-feet from the nearest point to the lake; a 5-foot side yard variance, being 15 feet from both side property lines, and a 10-foot front yard variance, being 20 feet from the front property line. This blanket variance was granted on April 1, 2016, by the Board of Commissions with the understanding that no additional variances would be issued. With this variance, the developer was afforded the opportunity to create their target number of parcels for development. Thus, all improvements to lots located in Eagles Rest should comply with the minimum setbacks as approved by the Board of Commissioner and so noted on the subdivision recorded plat. Therefore, this request does not meet the conditions as stated in Putnam County, Code of Ordinances, Chapter 66-157(c)(1).

Staff recommendation is for denial.

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:88,367.34 DATE: DECEMBER 2016

5. Request by **Gary Manring**, agent for **Philip Stancil** for a side yard setback variance at 156 Collis Circle. Presently zoned R-1. [Map 104B, Parcel 045].
6. Request by **Greg Waddell**, agent for **Jeff Stansell** for a side yard setback variance at 104 Possum Point Circle. Presently zoned R-2. [Map 088B, Parcel 015].
7. Request by **Randy Daniel**, agent for **Edward and Shari Donatelli** for a rear yard setback variance at 322 Sinclair Road. Presently zoned R-2. [Map 112B, Parcel 051].
8. Request by **Ryan Miller**, agent for **Eddie Richardson & Jameelah Gater** for a rear yard setback variance at 105 Sapelo Point Presently zoned RM-3. [Map 103B, Parcel 043006].
9. Request **Chad Keller** for a rear yard setback variance at 111 Riverview Drive. Presently zoned R-2. [Map 057C, Parcel 213].
10. Request by **Drew Jones Construction, LLC**, agent for **Celia Sunne** for a rear yard setback variance at 134 Whipperwill Court. Presently zoned R-2. [Map 087A, Parcel 050].

Putnam County
 City of Eatonton

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF VARIANCE /CONDITIONAL USE AS SPECIFIED.

APPLICANT: RYAN MILLER w/ ARTISAN BUILT

MAILING ADDRESS: 1061 VILLAGE PARK DR NE SUITE 201
GREENSBORO, GEORGIA 30642

PHONE: 706.816.0608 (m)

PROPERTY OWNER IF DIFFERENT FROM ABOVE: EDDIE RICHARDSON - JAMEELAH GATER

MAILING ADDRESS: 153 MCGHEES TRAIL
EATONTON, GEORGIA 3024

PHONE: 706.340.7252 (H)

PROPERTY:

LOCATION: 105 SAPELO POINTE EATONTON, GEORGIA 31024

MAP _____ PARCEL 1038043006 PRESENTLY ZONED R3 - RESIDENTIAL RM-3 KP

REASON FOR REQUEST: REAR PROPERTY LINE SETBACK HAS AN EXCEPTIONALLY ODD/NARROW SHAPE BASED ON GEORGIA POWER'S MARKINGS AND A DOUBLE REAR SETBACK FROM WATER.

SUPPORTING INFORMATION ATTACHED TO APPLICATION:

RECORDED PLAT: _____ LETTER OF AGENCY LETTER OF INTENT

SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT N/A - SEWER

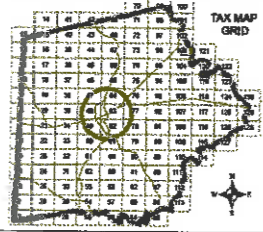
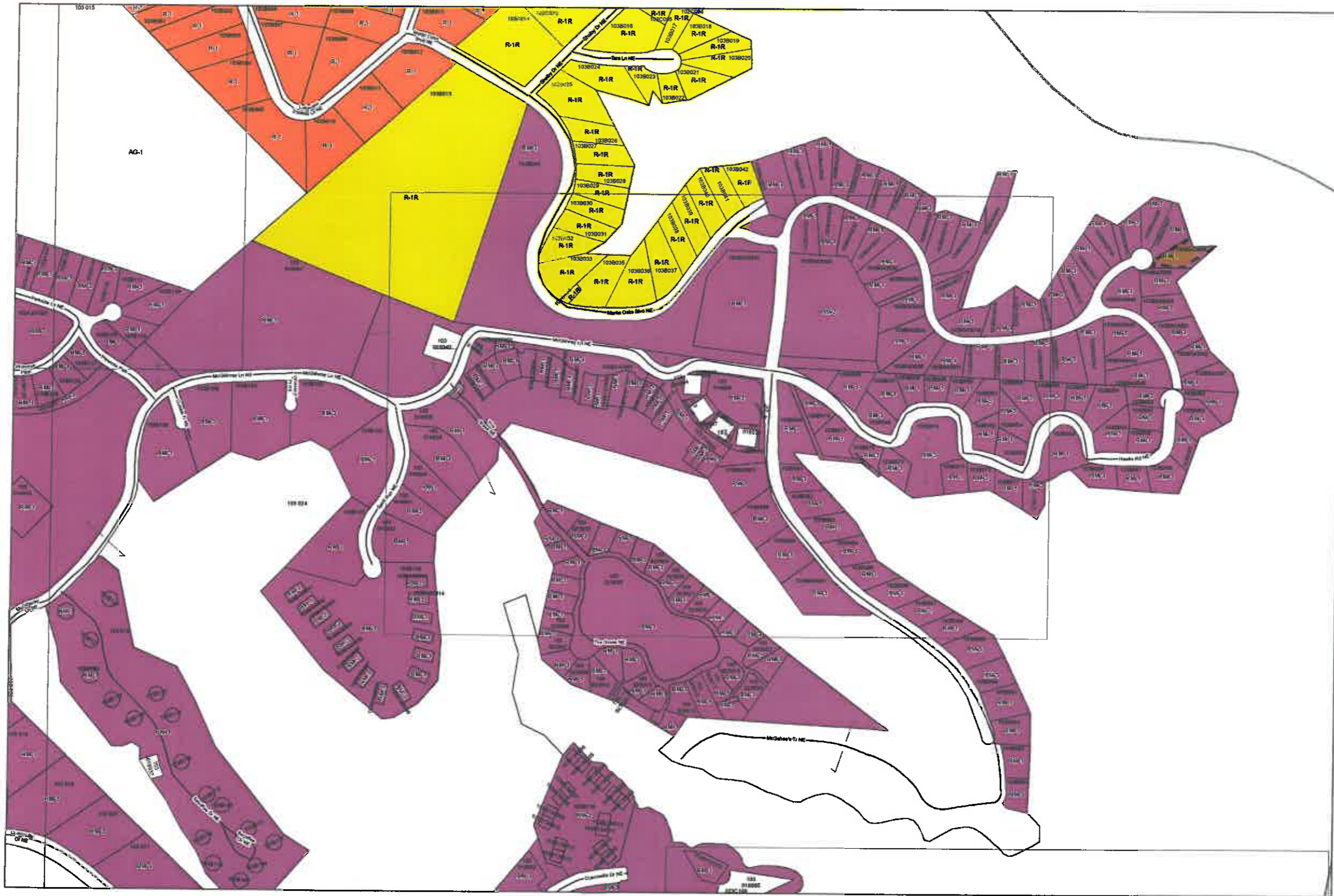
PROPOSED LOCATION MUST BE STAKED OFF.

NOV 2017 JUL 21
KP

*SIGNATURE OF APPLICANT: [Signature] DATE: 07.27.17

*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED: 7-27-17 FEE: \$ 50.00 CK. NO. 1759 CASH _____ C. CARD _____ INITIALS KP
DATE OF NEWSPAPER AD: _____ DATE SIGN POSTED: _____
PLANNING & ZONING HEARING: _____ RESULT: _____
COMMISSIONERS'/CITY COUNCIL HEARING: _____ RESULT: _____



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

- Zoning**
- No Code
 - AG-1
 - AG-1 CITY
 - C-1
 - C-1 CITY
 - C-2

- GEOGRAPHIC FEATURE LEGEND**
- AG-2
 - C-2 CITY
 - I-M
 - IND-1 CITY
 - IND-2
 - IND-2 CITY
 - MHP
 - PUBLIC
 - PUBLIC CITY
 - R - 1 CITY
 - R - 2 CITY
 - R - 3 CITY
 - R - 4 CITY
 - R-1
 - R-1R
 - R-2
 - RM-1
 - RM-2
 - RM-3
 - VILLAGE

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 County Hwy
Suite C
Macon, Georgia 31217
(478) 751-4100
(478) 751-4517
Web: www.mgarcgis.com
Email: ag@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 103B

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: AUGUST 2017

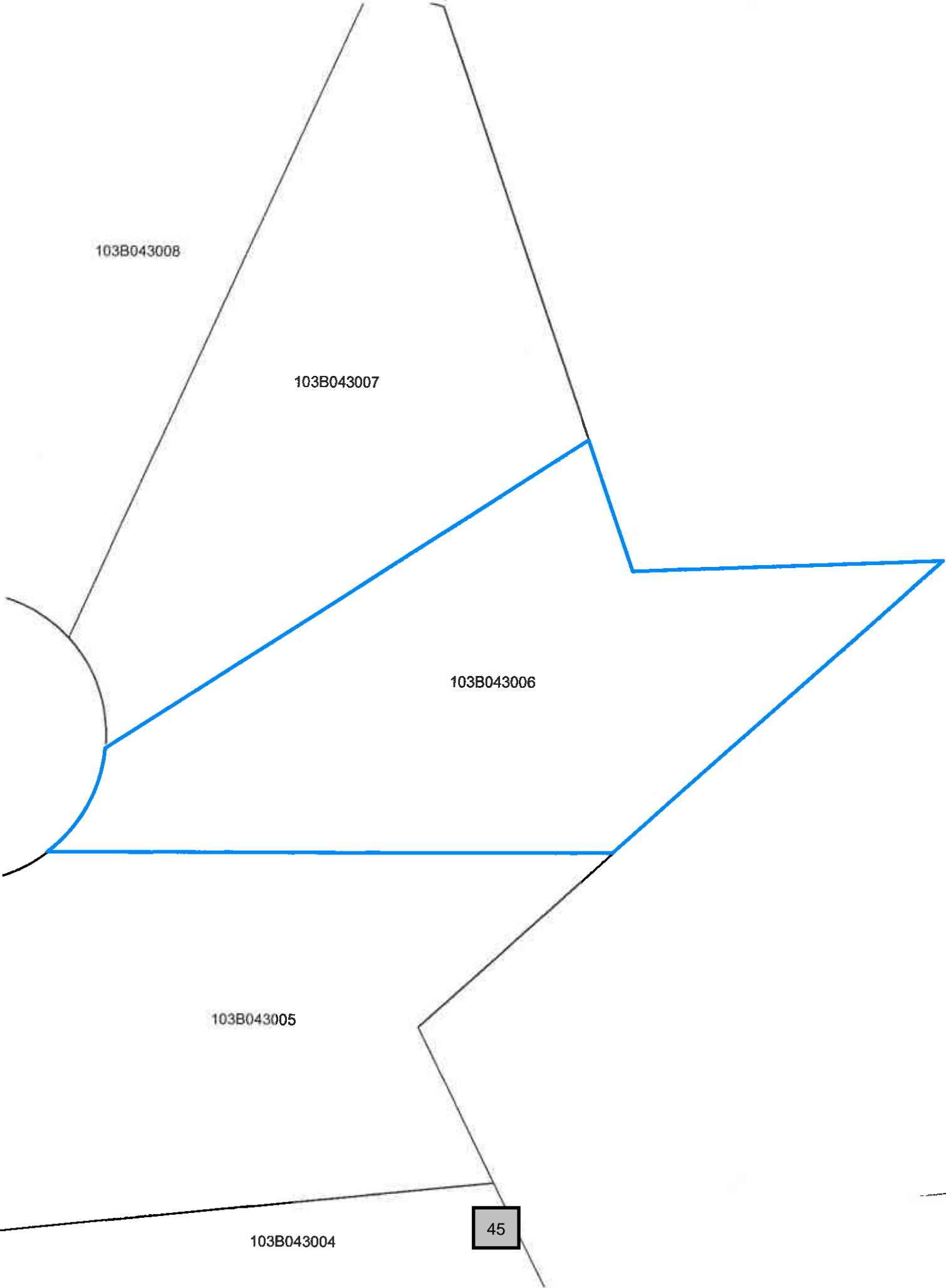
103B043008

103B043007

103B043006

103B043005

103B043004



Request for Variance for Lot 6, Eagle's Rest Section of Cuscowilla, Eatonton, GA

PROPERTY:

LOCATION: 105 Sapelo Pointe Eatonton, GA 31024

MAP: PARCEL: 103B043006 PRESENTLY ZONED: R-3 Residential

I, Ryan Miller, am the builder representing Eddie Richardson and Jameelah Gater for the proposed variance at 105 Sapelo Pointe in the Eagle's Rest section of Cuscowilla.

We are requesting a variance in the placement of the proposed new home because the property is subject to two rear setbacks. These rear setbacks are quite narrow and exceptionally odd shaped based on the existing Georgia Power setback. The requested variance of 25' will utilize the right rear property line as the setback line - the existing right rear property line is congruent with Georgia Power's setback.

The primary reason for this variance is to allow the proposed home to reside far enough back on the lot for an accessible garage entry and turn-around. With the lot being a peninsula, the home is subject to two rear setbacks instead of the traditional single rear setback. Georgia Power property encroaches on the left rear setback of 65' by an additional 15'. The proposed variance to the right rear setback is a maximum of 25'.

We are aware that Cuscowilla's original PUD has a lake setback of 35' while this new area's (Eagle's Rest) PUD has a lake setback requirement of 65'. We feel that the proposed home layout will be in keeping with the general positioning of other homes in the area as the majority of the structure resides inside of the existing 65' setback. A small portion of the proposed structure will reside at a maximum of 40' from the water with a more common right rear setback of 50' - no closer than the primary PUD's 35' rear setback and far greater than the PUD's side setback of 15'.

Thank you for your consideration.

Sincerely,



Ryan Miller

RCVD 2017 AUG 17

14

- WE ARE REQUESTING A 25' REAR YARD SETBACK VARIANCE BEING 40' FROM THE NEAREST POINT TO THE LAKE.
- TOTAL SQUARE FOOTAGE OF THE PROPOSED STRUCTURE IS 8000 SF.
- THE LOT LENGTH AND WIDTH AT BUILDING SETBACK IS 219' LONG BY 65' WIDE. 46 THE LOT LENGTH AT POOL SETBACK IS 239' LONG BY 45' WIDE.

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT RYAN MILNER TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR A VARIANCE OF PROPERTY DESCRIBED AS MAP _____ PARCEL 1038043006 CONSISTING OF .5 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 105 SAPELO POINTE EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR Eddie Richardson, Jr. ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

THIS July 27th DAY OF July, 2017.

PROPERTY OWNER(S): Eddie Richardson, Jr.
NAME (PRINTED)

Eddie Richardson
SIGNATURE

ADDRESS: 153 McGehee's Trail Eatonton, GA 31024 Current
PHONE: 105 Sapelo Pointe, Eatonton, GA 31024 Future

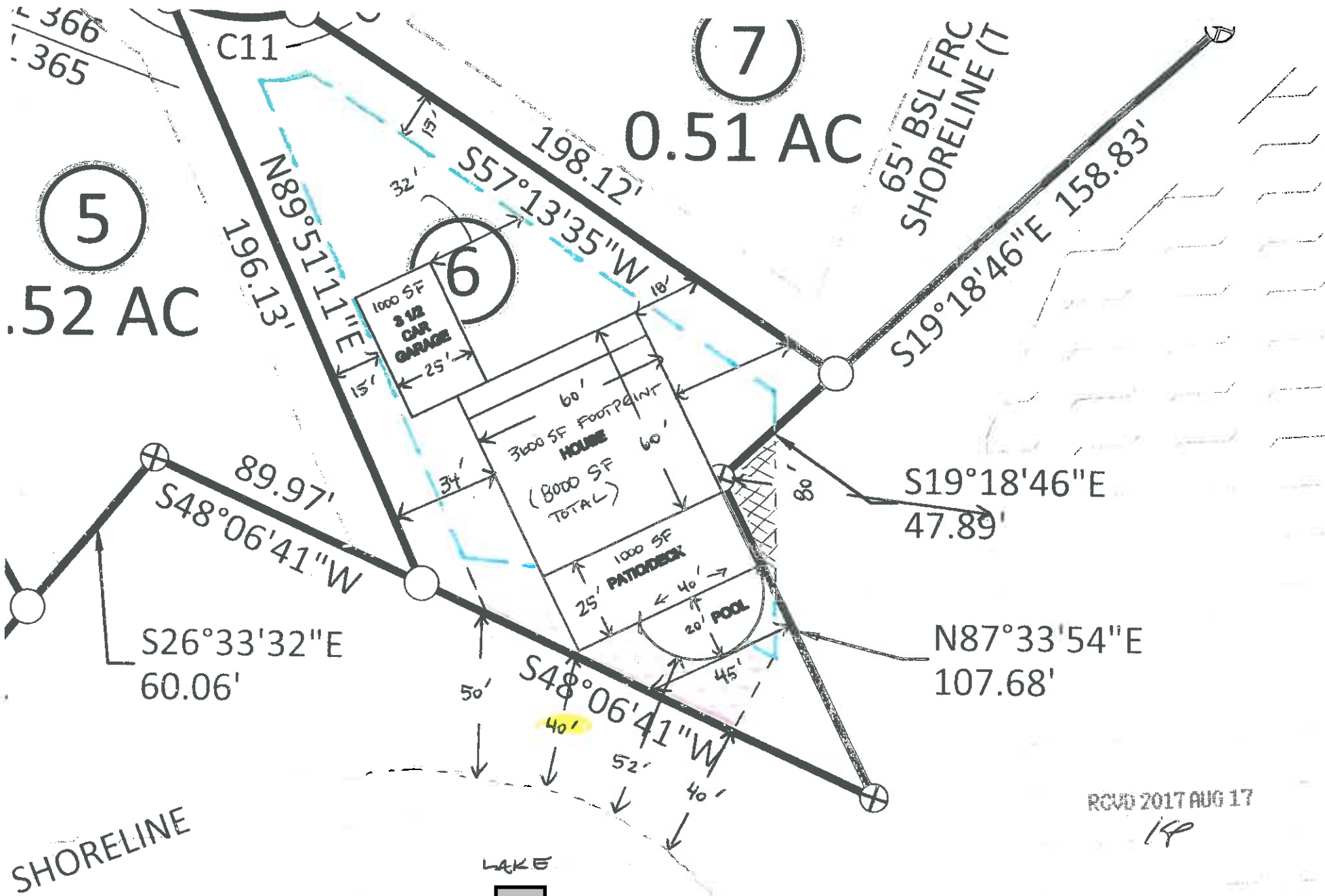
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS

27 DAY OF July, 2017
Martha J. Curry
NOTARY

RCVG 2017 JUL 27
RP

MY COMMISSION EXPIRES: December 30, 2019





5
0.52 AC

7
0.51 AC

6

RCVD 2017 AUG 17
18

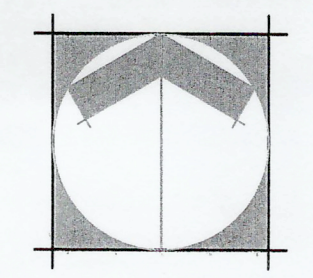
48

= PROPOSED VARIANCE
 = EXISTING 65' SETBACK



LAKE EXHIBIT LOTS 1-16
Eagles Rest at Cuscowilla

April 4, 2016
 0' 50' 100' 150' 200'



Fortis
 ENGINEERING SOLUTIONS
 5256 Peachtree Rd. Suite 120 Atlanta, GA 30341 P: 770.255.7993 F: 404.235.4977

Backup material for agenda item:

9. Request **Chad Keller** for a rear yard setback variance at 111 Riverview Drive. Presently zoned R-2. [Map 057C, Parcel 213]. **Request to withdraw without prejudice.**

PUTNAM COUNTY PLANNING AND ZONING COMMISSION



117 Putnam Drive, Suite B ♦ Eatonton, GA 31024
706-485-2776 ♦ 706-485-0552 fax ♦ www.putnamcountyga.us

September 1, 2017

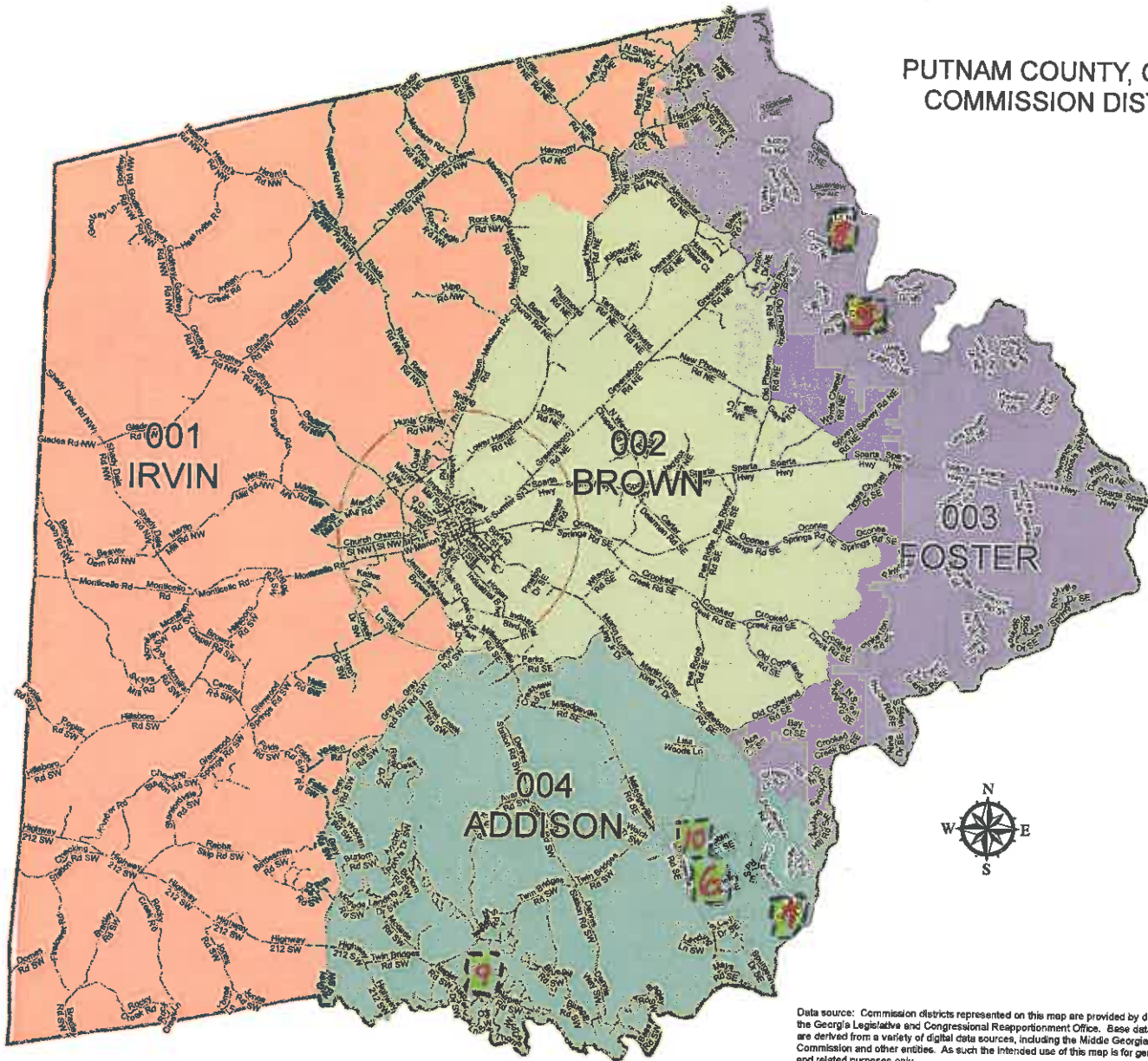
TO: Planning & Zoning Commission

FROM: Lisa Jackson

RE: Staff Recommendation for Public Hearing Agenda on 9/7/2017

9. Request **Chad Keller** for a rear yard setback variance at 111 Riverview Drive. Presently zoned R-2. [Map 057C, Parcel 213]. **Request to withdraw without prejudice.**

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,897.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2018

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8. Request by **Ryan Miller**, agent for **Eddie Richardson & Jameelah Gater** for a rear yard setback variance at 105 Sapelo Point Presently zoned RM-3. [Map 103B, Parcel 043006].
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10. Request by **Drew Jones Construction, LLC**, agent for **Celia Sunne** for a rear yard setback variance at 134 Whipporwill Court. Presently zoned R-2. [Map 087A, Parcel 050].

Putnam County
 City of Eatonton

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF VARIANCE /CONDITIONAL USE AS SPECIFIED.

APPLICANT: Chad Keller

MAILING ADDRESS: 1091 Barber Creek Dr
Watkinsville Ga 30677

PHONE: 706-215-0252

PROPERTY OWNER IF DIFFERENT FROM ABOVE: Same
MAILING ADDRESS: _____

PHONE: _____

PROPERTY:

LOCATION: 111 Riverview Dr Eatonton Ga 31024
MAP Lot 26 PARCEL 0570213 PRESENTLY ZONED R3 R-2 KP

REASON FOR REQUEST: See Attached

SUPPORTING INFORMATION ATTACHED TO APPLICATION:
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT _____

PROPOSED LOCATION MUST BE STAKED OFF.

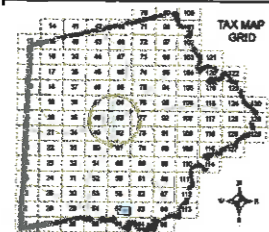
REC'D 2017 JUL 27

*SIGNATURE OF APPLICANT: [Signature] DATE: 7-20-17 **KP**

*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED: <u>7-27-17</u> FEE: \$ <u>50.00</u> CK. NO. _____ CASH _____ C. CARD _____ INITIALS <u>KP</u>
DATE OF NEWSPAPER AD: _____ DATE SIGN POSTED: _____
PLANNING & ZONING HEARING: _____ RESULT: _____
COMMISSIONERS'/CITY COUNCIL HEARING: _____ RESULT: _____

Will bring in septic approval - 7-27-17
KP



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

- Zoning**
- No Code
 - AG-1
 - AG-1 CITY
 - C-1
 - C-1 CITY
 - C-2

GEOGRAPHIC FEATURE LEGEND

- | | | | | | |
|----------|------------|-------------|------------|------|---------|
| AG-2 | C-2 CITY | IND-2 CITY | R - 1 CITY | R-1 | RM-2 |
| C-1 | I-M | MHP | R - 2 CITY | R-1R | RM-3 |
| C-1 CITY | IND-1 CITY | PUBLIC | R - 3 CITY | R-2 | VILLAGE |
| C-2 | IND-2 | PUBLIC CITY | R - 4 CITY | RM-1 | |



Middle Georgia Regional Commission
 172 Geneva Hwy
 Suite C
 Macon, Georgia 31217
 (478) 754-6180
 (478) 754-6317
 Web: www.mgarcgis.com
 Email: mgarcgis.org

**PUTNAM COUNTY, GEORGIA
 ZONING MAPS**



MAP 057C

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: AUGUST 2017

057C210

R-2

057C211

R-2

057C213

057 006

R-2

AG-1

057C214

R-2

057C215

R-2

Letter of Intent

July 20, 2017

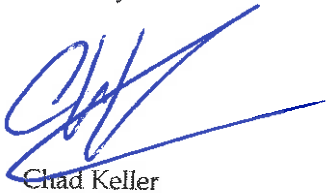
RE: Request for Variance
111 Riverview Drive
Eatonton Ga 31024

This request is for a 30' variance being 70' from the nearest point to the lake to construct a pool with associated pool deck. ~~There are no existing structures on the lot except for a fire pit and patio.~~ The pool design will tie these two items in to one.

This lot is a point lot and is shaped with a pie shape. With this lot being narrow in the front it forced us to push the house back toward the lake thus forcing us to get a variance for this pool. We have spoken with the Health Department and with a proper plan they will allow us to move our existing fill lines to provide room for the pool.

Enclosed with this letter are copies of the variance application, a preliminary site plan with the location of proposed site improvements, a boundary survey, and the soil report.

Sincerely,

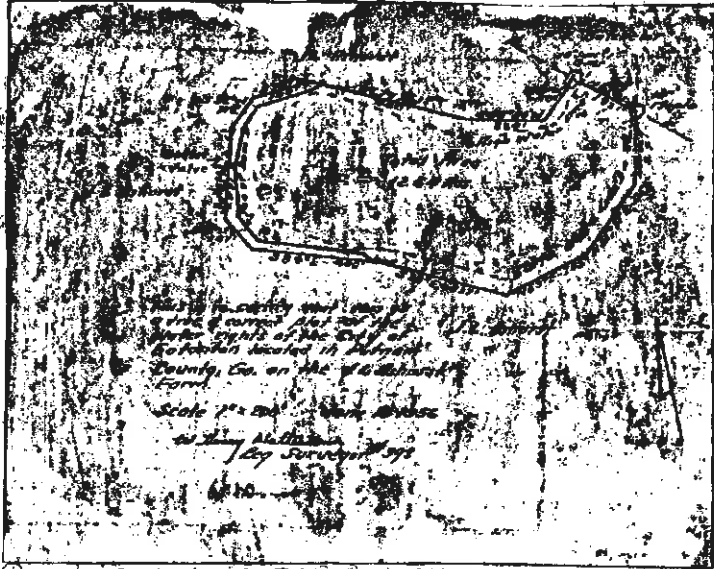


Chad Keller

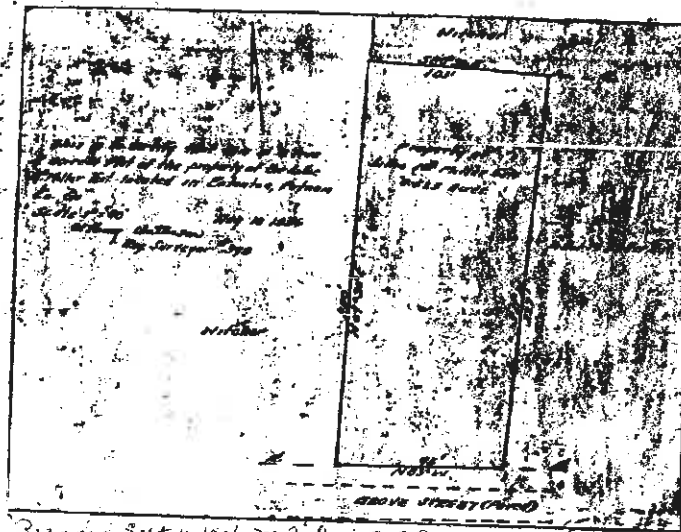
RCVD 2017 JUL 27

KP

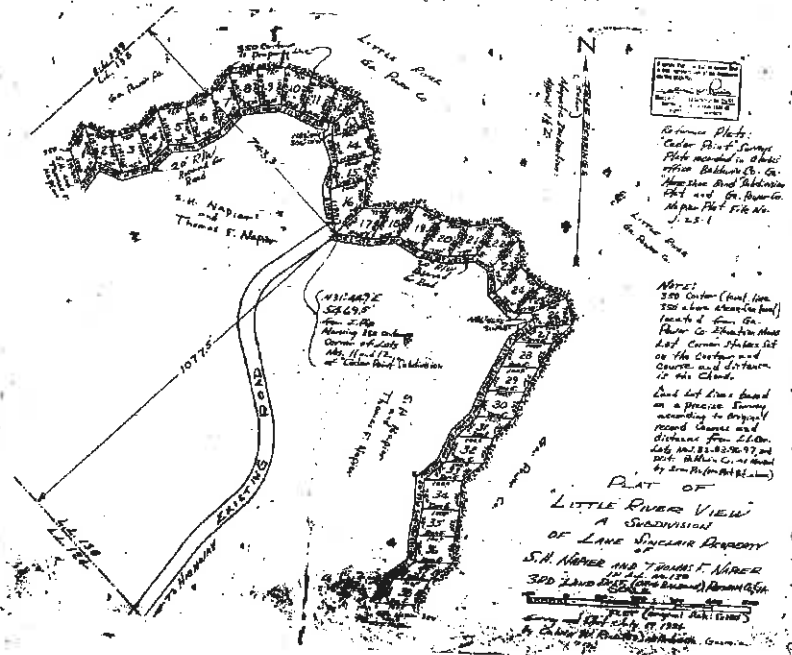
Total square footage of proposed structure is 800 sq ft.
The existing house is 1,930 sq ft. The width is
80' and the length is 90'.



Recorded Sept 14, 1956 T.C. Davis & S.C.



Recorded Sept 4, 1956 T.C. Davis & S.C.



REC'D JUL 27 '47

HO

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. PRACTICES WILL BE CHECKED DAILY.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE EXCEPT AS AUTHORIZED BY A SECTION 404 PERM.

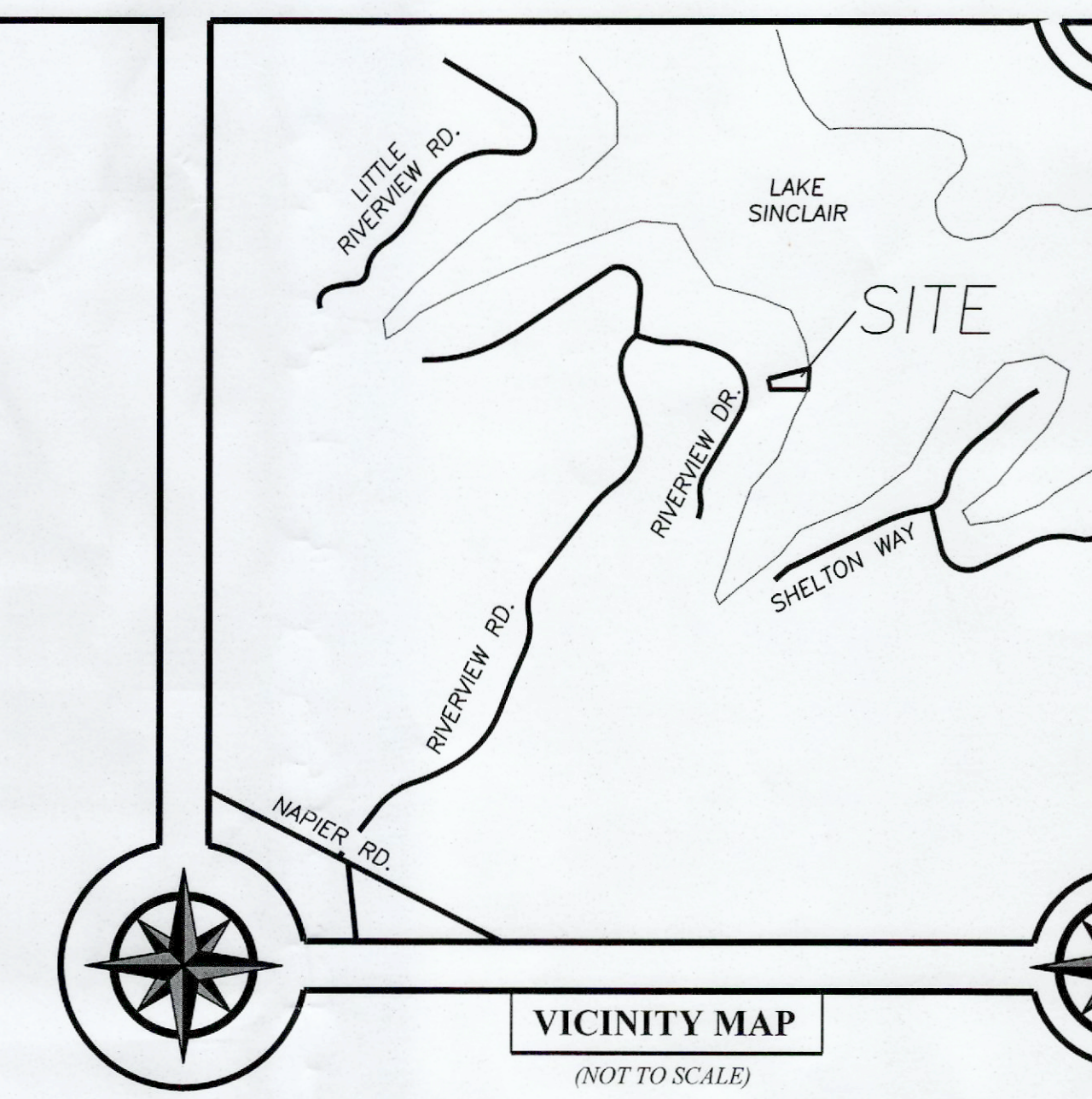
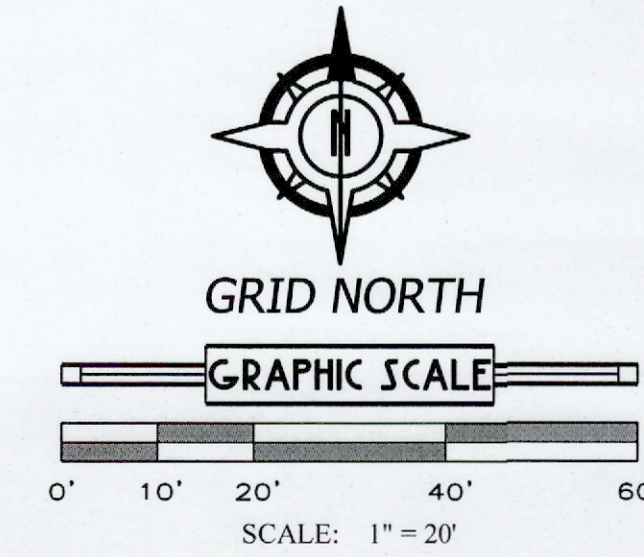
AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

COURSE	BEARING	DISTANCE
L1	S22° 40' 09"W	23.96'
L2	S32° 38' 22"W	24.76'
L3	S18° 43' 32"W	28.38'
L4	S07° 40' 31"E	20.10'
L5	S30° 49' 20"W	3.38'
L6	N74° 37' 16"W	14.04'
L7	S35° 03' 17"W	15.47'
L8	S17° 04' 24"W	25.60'
L9	S22° 08' 54"E	3.74'

- MONUMENTATION LEGEND**
- Depicts Computed Point Only
 - Depicts Iron Pin Set
 - Depicts Iron Pin Found
 - Depicts Monument Set
 - ⊠ Depicts Monument Found
 - ⊙ Fire Hydrant
 - ⊙ Sanitary Sewer
 - ⊙ Power Pole
 - ⊙ Transformer
 - ⊙ Drop Inlet
 - ⊙ Light Pole

- PLAT ABBREVIATIONS**
- IPF IRON PIN FOUND (1/2" REBAR)
 - IPS IRON PIN SET (1/2" REBAR)
 - OIP OPEN TOP PIPE
 - CIP CRIMP TOP PIPE
 - CMF CONCRETE MONUMENT FOUND
 - LLL LAND LOT LINE
 - R/W RIGHT OF WAY
 - TPOB TRUE POINT OF BEGINNING
 - POB POINT OF BEGINNING
 - POR POINT OF REFERENCE
 - CL CENTERLINE
 - PL PROPERTY LINE
 - SF SQUARE FOOT CONCRETE
 - CONC CONCRETE
 - SSMH SANITARY SEWER MANHOLE
 - JBX JUNCTION BOX
 - DI DROP INLET
 - SWCB SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - HW HEADWALL
 - PP POWER POLE
 - LP LIGHT POLE
 - UP UTILITY POLE
 - WM WATER METER
 - WV WATER VALVE
 - FH FIRE HYDRANT



DUSOUTH
SURVEYING & ENGINEERING, INC.
22 BARNETT SHOALS RD.
WATKINSVILLE, GA 30677
706.310.1961 OFFICE
706.310.1964 FAX

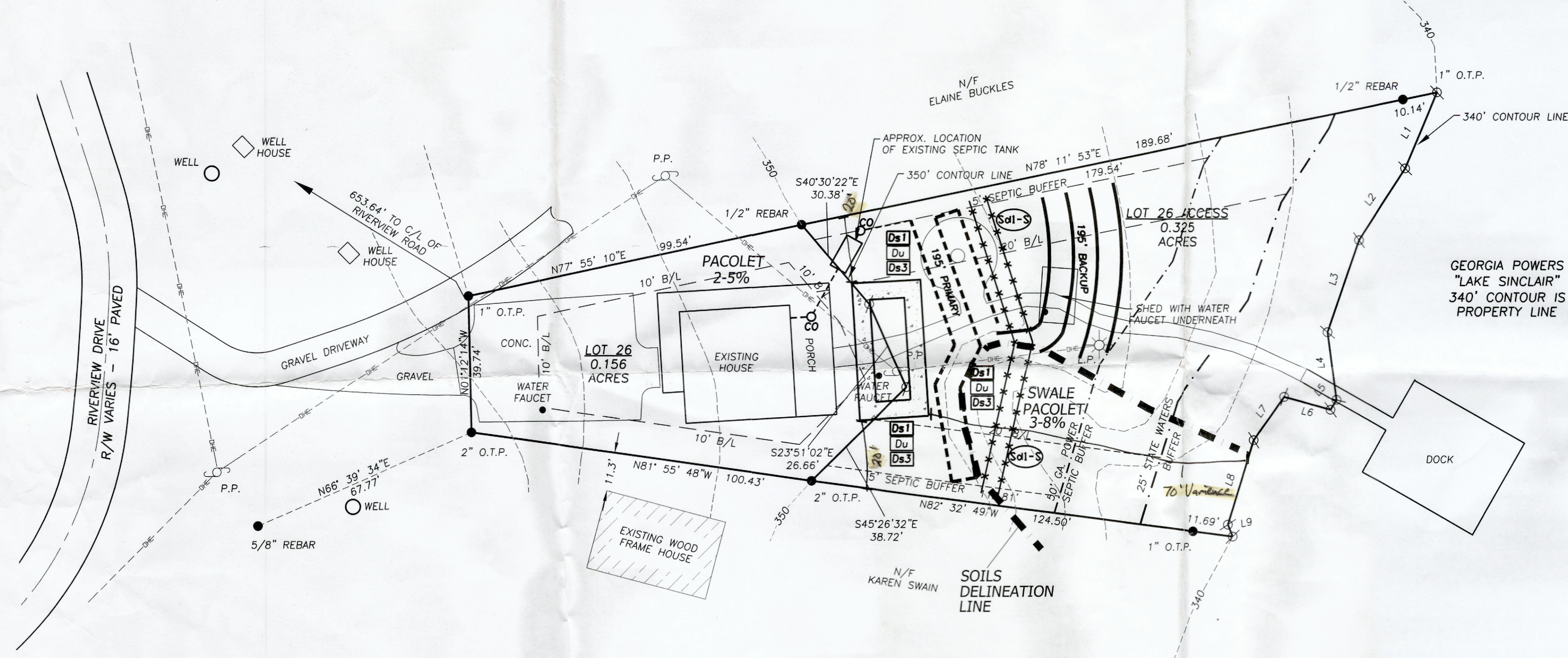
SITE PLAN FOR:

CHAD KELLER

LOT 26
LITTLE RIVER VIEW
SUBDIVISION
LAND LOT 138 - 3rd DISTRICT
312th G.M.D.
PUTNAM COUNTY, GEORGIA

PROJECT DATA

- * CLIENT: CHAD KELLER
- * AUTHORIZED AGENT: DUSOUTH SURVEYING & ENGINEERING, INC.
CONTACT: JERRY D. WOOD, GRS
22 BARNETT SHOALS ROAD
WATKINSVILLE, GA 30677
- 1. TOTAL PROJECT ACREAGE: 0.481 ACRES
- 2. TAX PARCEL #: 057C213
- 3. FLOOD PLAIN: A PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13237C0250C. DATED SEPTEMBER 25, 2008
- 4. EXISTING ZONING: R2
- 5. REQUIRED BUILDING SETBACKS:
FRONT: 30' (10' VARIANCE REQUEST GRANTED)
SIDE: 20' (10' VARIANCE REQUEST GRANTED)
REAR: 20' OR 100' FROM LAKE OR RIVER (10' VARIANCE REQUEST GRANTED)
- 6. UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HERON.
- 7. SURVEY DONE WITHOUT THE BENEFIT OF A COMPLETE TITLE SEARCH



CHANGES	DATE

DATE
7/27/17

PROJECT
15-106-01S

SITE PLAN

SHEET
1 OF 1

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
JERRY D. WOOD

LEVEL II CERTIFICATION #13718

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

APPLY PLANT RESOURCES OR OTHER SUITABLE MATERIALS, PRODUCED ON SITE IF POSSIBLE, TO THE SOIL SURFACE. MULCH SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 7 DAYS OF DISTURBANCE. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF AN AREA IS EXPECTED TO BE DISTURBED LONGER THAN SIX MONTHS. PERMANENT PERENNIAL VEGETATION SHALL BE USED.

SITE PREPARATION:
GRADING AND SHAPING
INSTALL EROSION CONTROL MEASURES
LOOSEN COMPACT SOIL TO MIN. DEPTH OF 3"

MULCHING MATERIALS:

- 1) DRY STRAW - 4" TO 10" DEPTH PROVIDING COMPLETE SOIL COVERAGE
* SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT. 2.5 TONS/AC
- 2) WOOD WASTE - 2" TO 3" DEPTH OF ORGANIC MATERIAL FROM CLEARING
* AREA EVENTUALLY TO BE COVERED WITH PERENNIAL VEGETATION. 20-30 LBS. OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED
- 3) CUTBACK ASPHALT - APPLIED AT 1200 GAL PER ACRE
* SHALL BE APPLIED UNIFORMLY
- 4) POLYETHYLENE FILM - SECURED OVER BANKS OR STOCKPILED MATERIAL FOR TEMPORARY PROTECTION. TO COMPLETELY COVER. SECURE WITH SOIL ANCHORS, WEIGHTS IN ACCORDANCE WITH MANUAL DIRECTIONS.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

ESTABLISHING A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
UP TO 12 MONTHS OR UNTIL ESTABLISHMENT OF FINISHED GRADE OR PERMANENT VEGETATION

SITE PREPARATION:
GRADING AND SHAPING
SEEDING PREPARATION
APPLY LIME AND FERTILIZER
PLANT SEEDING. SELECT SPECIES BY SEASON AND REGION
* APPLY MULCH AT RATE OF 2 1/2 TONS PER ACRE
* IRRIGATE IF NEEDED BUT NOT AT RATE TO CAUSE EROSION

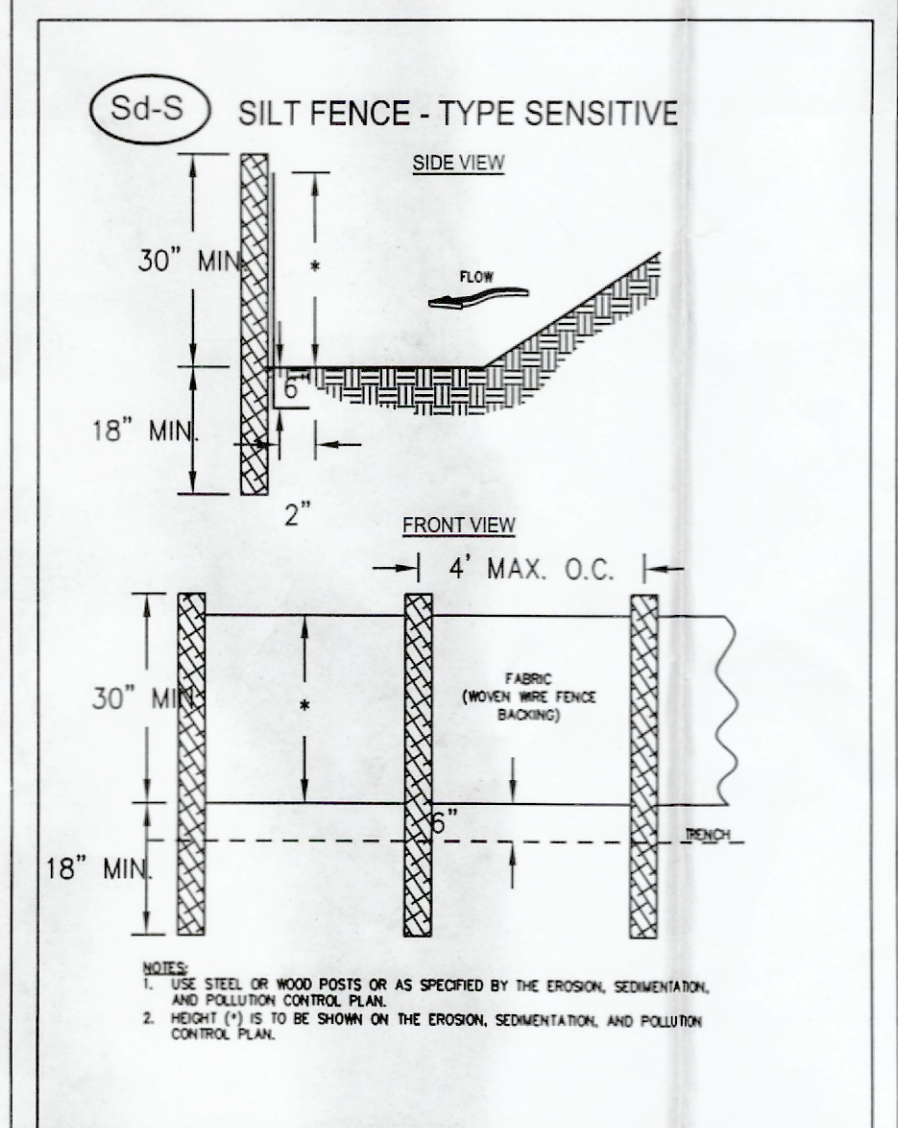
SPECIES	RATE PER 1000 S.F.	RATE PER ACRE	PLANTING DATES (PIEDMONT)
RYE	3 lbs.	2-3 bu	9/1-1/2 3/1-4/1
RYEGRASS	1 lb.	40-50 lbs	8/15-9/1
RYE AND ANNUAL LESPEDEZA	1.5 lbs. 0.5 lb.	1-1.5 bu 20-25 lbs	3/1-4/1 3/1-4/1
VEEPING LOVEGRASS	0.2 lbs.	4-8 lbs.	3/1-8/15
SLICKGRASS	1 lb.	35-45 lbs.	4/1-7/15
BROWNTOP MILLET	1 lb.	30-40 lbs.	4/1-7/15
WHEAT	3 lbs.	2-3 bu	10/15-1/1

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)

ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS. APPLICABLE ON HIGHLY ERODIBLE/SEVERELY ERODED AREAS ("CRITICAL AREAS") SUCH AS:
CUT/FILL SLOPES
BATHING SPILLWAYS
BORROW AREAS
CHANNEL BANKS
BERMS
ROADSIDES
SPILL AREAS
GULLIED LANDS

GRADING AND SHAPING REQUIRED WHERE FEASIBLE AND PRACTICAL
SEEDING PREPARATION
NOT REQUIRED IF USING HYDRAULIC SEEDING AND FERTILIZING
WHEN REQUIRED:
SLOPES - SEEDBED
3:1 OR FLATTER - 4" OR GREATER IN DEPTH
2:1 TO 3:1 - 1" TO 4" DEEP
2:1 OR STEEPER - DEPRESSIONS EVERY 6"-8" WITH HAND TOOL
HAVE SOIL ANALYZED FOR LIME AND FERTILIZER RATE
MULCH ALL SLOPES AND IN BOTTOM OF SPILLWAYS AND ON ROADWAYS

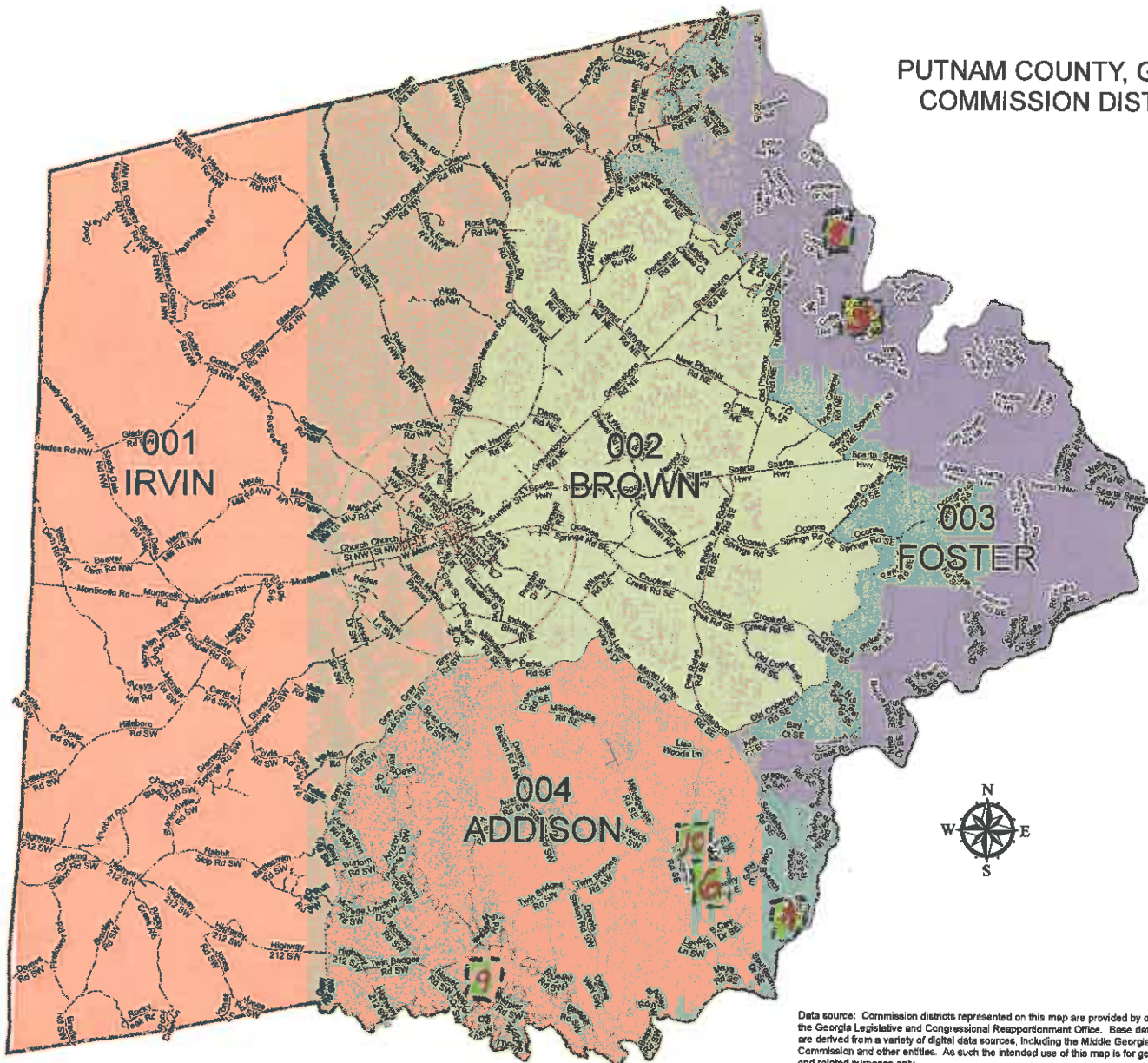
APPLY MULCH AT RATE OF 2 1/2 TONS PER ACRE



Backup material for agenda item:

10. Request by **Drew Jones Construction, LLC, agent for Celia Sunne** for a rear yard setback variance at 134 Whipporwill Court. Presently zoned R-2. [**Map 087A, Parcel 050**].

PUTNAM COUNTY, GEORGIA
COMMISSION DISTRICTS



Data source: Commission districts represented on this map are provided by data from the Georgia Legislative and Congressional Reapportionment Office. Base data features are derived from a variety of digital data sources, including the Middle Georgia Regional Commission and other entities. As such the intended use of this map is for general planning and related purposes only.

MAP SCALE: 1" = 5,697.28' SCALE RATIO: 1:68,367.34 DATE: DECEMBER 2016

5. Request by **Gary Manning**, agent for **Phillip Stencil** for a side yard setback variance at 156 Collis Circle. Presently zoned R-1. [Map 104B, Parcel 045].
6. Request by **Greg Waddell**, agent for **Jeff Stansell** for a side yard setback variance at 104 Possum Point Circle. Presently zoned R-2. [Map 088B, Parcel 016].
7. Request by **Randy Daniel**, agent for **Edward and Shari Donatell** for a rear yard setback variance at 322 Sinclair Road. Presently zoned R-2. [Map 112B, Parcel 051].
8. Request by **Ryan Milier**, agent for **Eddie Richardson & Jameelah Gater** for a rear yard setback variance at 105 Sapelo Point Presently zoned RM-3. [Map 103B, Parcel 043006].
9. Request **Chad Keller** for a rear yard setback variance at 111 Riverview Drive. Presently zoned R-2. [Map 057C, Parcel 213].
10. Request by **Drew Jones Construction, LLC**, agent for **Celia Sunne** for a rear yard setback variance at 134 Whipporwill Court. Presently zoned R-2. [Map 087A, Parcel 050].

JUNE - 29

Putnam County
 City of Eatonton

PLANNING & DEVELOPMENT
117 PUTNAM DRIVE, SUITE B
EATONTON, GA. 31024

PHONE: 706-485-2776
FAX: 706-485-0552

APPLICATION FOR: VARIANCE CONDITIONAL USE

THE UNDERSIGNED HEREBY REQUESTS THE CONSIDERATION OF VARIANCE /CONDITIONAL USE AS SPECIFIED.

APPLICANT: OREN JONES CONSTRUCTION, LLC

MAILING ADDRESS: 1041 WIGGTS TRAIL
GREENBOND GA 30642

PHONE: 706 816 6584

PROPERTY OWNER IF DIFFERENT FROM ABOVE: CELIA SUNNE
MAILING ADDRESS: 1197 DRUID PLACE NE
EATONTON GA 31024

~~PHONE:~~ ATLANTA GA 30307
PHONE - 404-272-7947

PROPERTY:

LOCATION: 134 WHIPPOURWILL CT
MAP 087A PARCEL 050 PRESENTLY ZONED R3-RESIDENTIAL R-2 KP
087A050

REASON FOR REQUEST: SET BACK FROM WATER POINT LOT.
WE HAVE 100' ON TWO SIDES 75' ON ONE SIDE

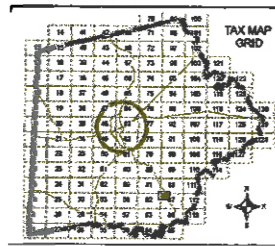
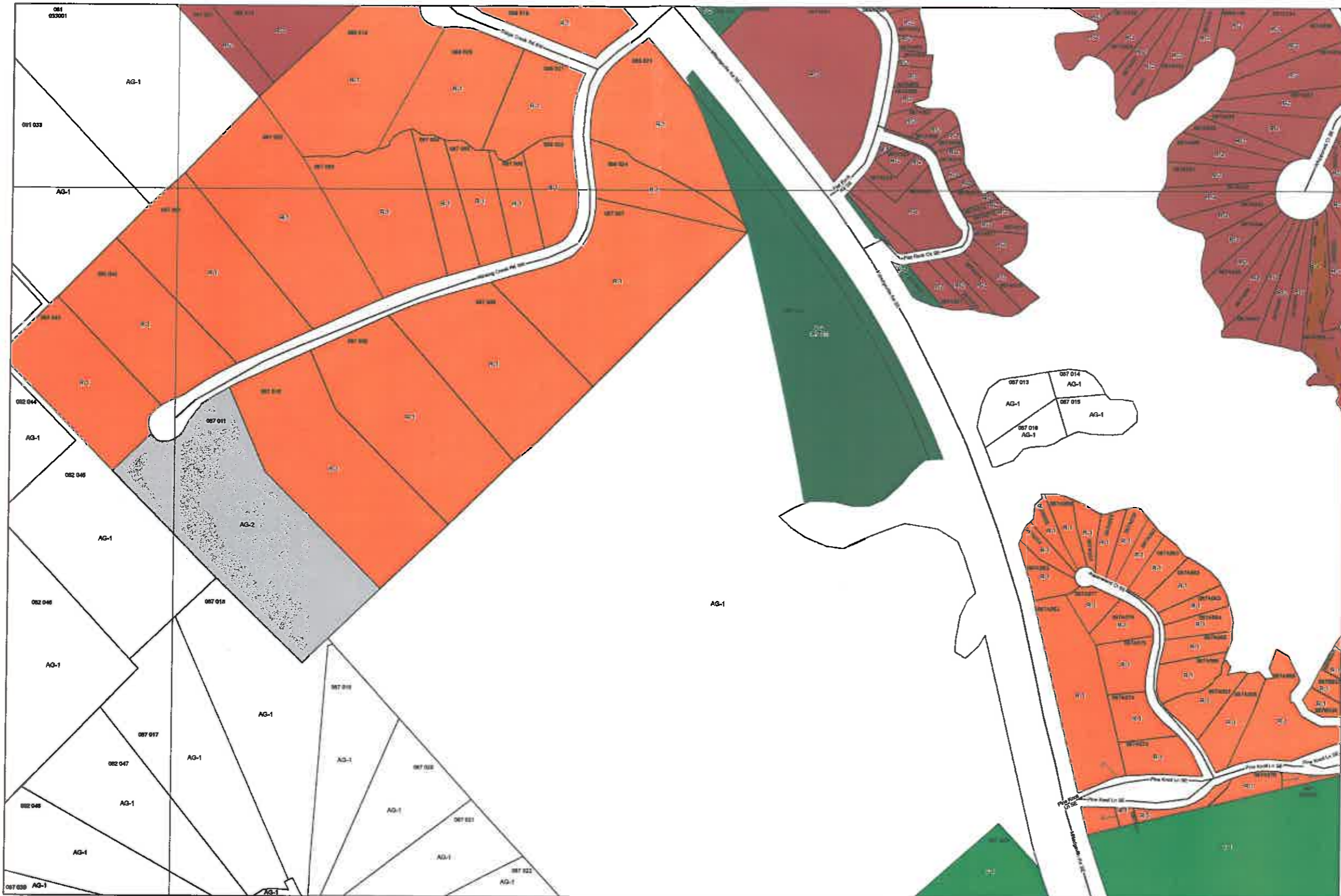
SUPPORTING INFORMATION ATTACHED TO APPLICATION:
RECORDED PLAT: LETTER OF AGENCY LETTER OF INTENT
SITE APPROVAL/LAYOUT OF SEPTIC SYSTEM FROM HEALTH DEPARTMENT

PROPOSED LOCATION MUST BE STAKED OFF.

*SIGNATURE OF APPLICANT: [Signature] DATE: 7/26/17

*APPLICANT HEREBY AFFIRMS THAT APPLICANT IS THE PROPERTY OWNER OR HAS THE LEGAL AUTHORITY TO SIGN THIS FORM ON OWNER'S BEHALF, AND APPLICANT AGREES TO INDEMNIFY AND HOLD PUTNAM COUNTY/CITY OF EATONTON HARMLESS IN THE EVENT IT IS DETERMINED APPLICANT DOES NOT HAVE SUCH LEGAL AUTHORITY.

DATE FILED: <u>7-27-17</u>	FEE: \$ <u>50.00</u>	CK. NO. <u>2783</u>	CASH <input type="checkbox"/>	C. CARD <input type="checkbox"/>	INITIALS <u>KP</u>
DATE OF NEWSPAPER AD: _____	DATE SIGN POSTED: _____				
PLANNING & ZONING HEARING: _____	RESULT: _____				
COMMISSIONERS/CITY COUNCIL HEARING: _____	RESULT: _____				



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel_Hooks

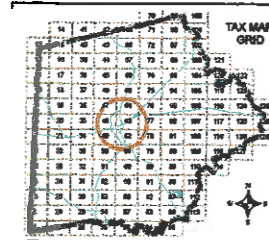
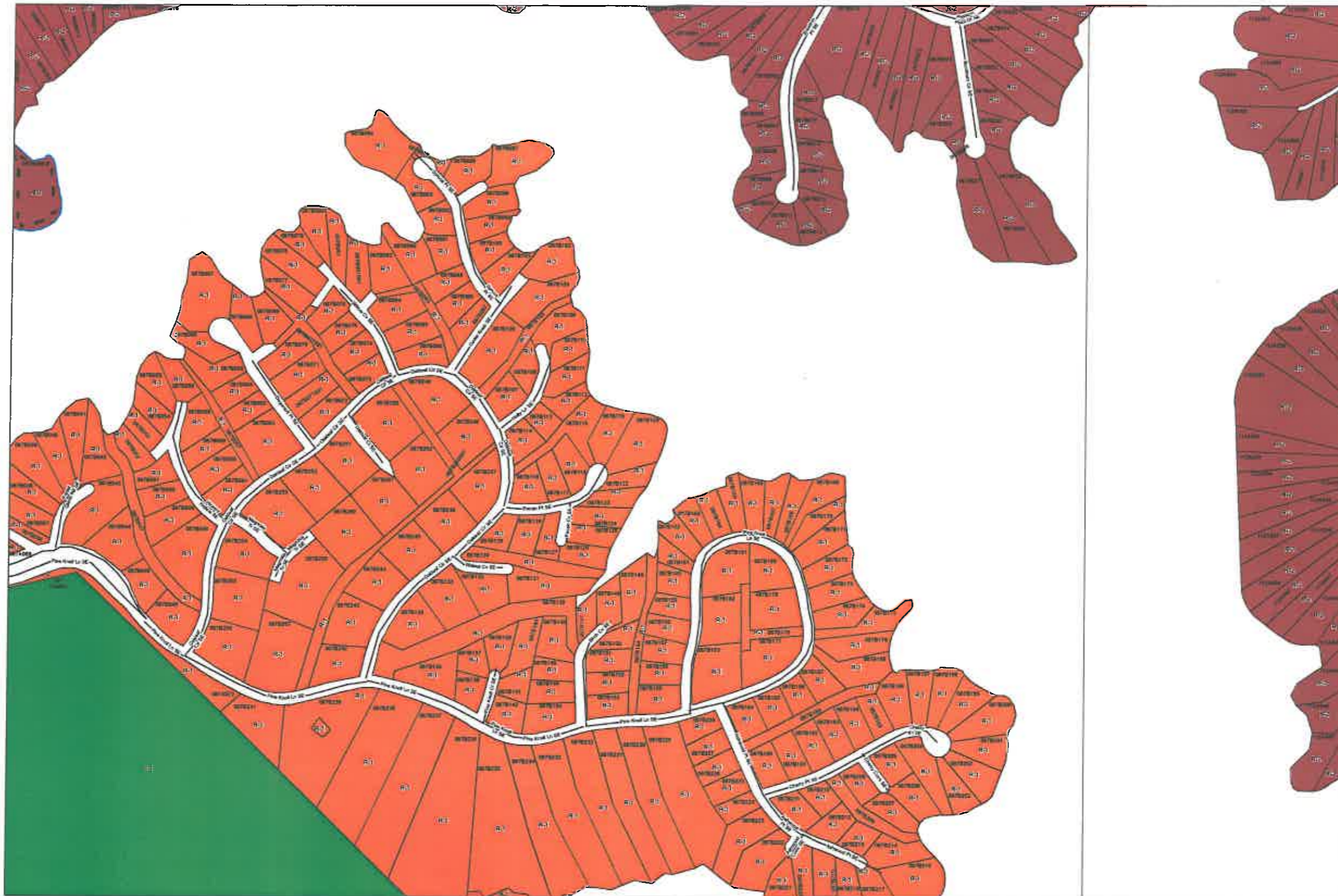
GEOGRAPHIC FEATURE LEGEND					
No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
AG-1	C-1	I-M	MHP	R - 2 CITY	R-1R
AG-1 CITY	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	RM-3
	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1
					VILLAGE

MGRC
IT GIS Services
Middle Georgia Regional Commission
175 County Hwy
Suite C
Macon, Georgia 31217
(478) 751-6100
(478) 751-6577
Web: www.mgarc.org
Email: ag@mgarc.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

MAP 087A

MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: AUGUST 2017



- Eatonton Limits
- County Boundary
- Roads
- Parcels
- Parcel Hooks

GEOGRAPHIC FEATURE LEGEND

No Code	AG-2	C-2 CITY	IND-2 CITY	R - 1 CITY	RM-2
AG-1	C-1	I-M	MHP	R - 2 CITY	RM-3
AG-1 CITY	C-1 CITY	IND-1 CITY	PUBLIC	R - 3 CITY	VILLAGE
	C-2	IND-2	PUBLIC CITY	R - 4 CITY	RM-1

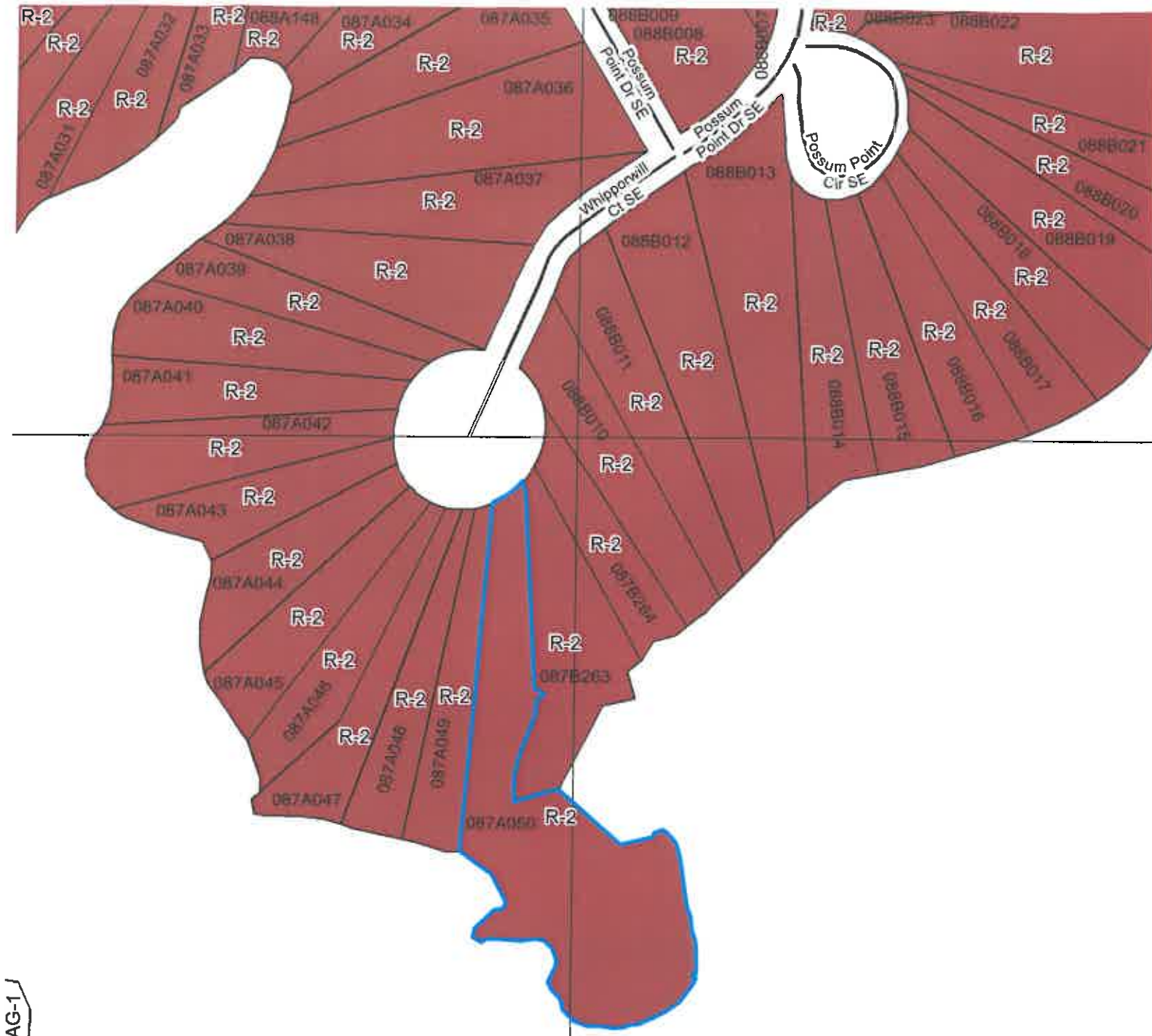
MGRC
IT GIS Services
Middle Georgia Regional Commission
175 Greasy Hwy
Macon, Georgia 31217
(478) 751-6100
(478) 751-0517
www.mgarc.org
Email: mg@mg-c.org

**PUTNAM COUNTY, GEORGIA
ZONING MAPS**

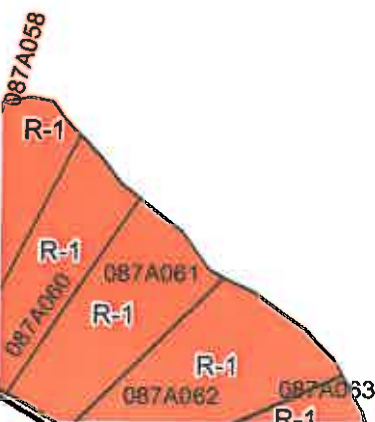


MAP 087B

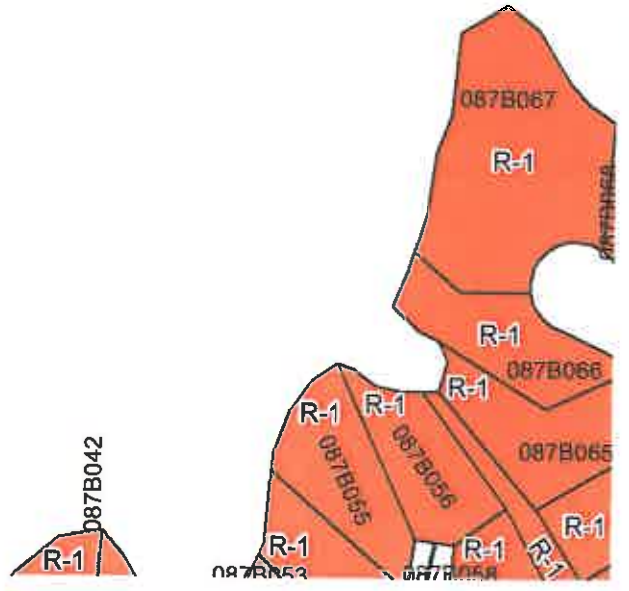
MAP SCALE: 1" = 200' SCALE RATIO: 1:2,400 DATE: AUGUST 2017



AG-1 J



64



Request for variance for Lot 37 and part of lot 38 Possum Point , Eatonton, Georgia

PROPERTY:

Location: 134 Whipporwill Court, Eatonton, Georgia

MAP Parcel 087A050 Presently Zoned R#- Residential

I am Drew Jones Owner of Drew Jones Construction, LLC. I am the representative for Susan Durden and Celia Sunne. I will be building the house for them at 134 Whipporwill Court.

We are requesting a variance on the West side of the house. We have placed the house so that the South and East sides are within the 100' Setback. The West side patio is 75' from setback. We are requesting a variance of 25" on the West side of the house. If a 100' setback is enforced on this lot it only leaves apx. 40' of a building envelope on the point of the lot.

Main level heated square feet is 2836 and upper level is 1187 for a total of 4023 square feet.

I have attached a copy of the architectural and civil plans for your review.

Thank you very much for your consideration I this matter.

LOT WIDTH - 240'

LOT LENGTH - 320'

REASON - ~~POINT~~ POINT LOT NOT WIDE ~~ENOUGH~~ ENOUGH
TO BUILD ON IF 100' SETBACK IS ENFORCED.

LETTER OF AGENCY - _____

WE, THE UNDERSIGNED OWNERS OF REAL PROPERTY LOCATED IN THE CITY OF EATONTON/PUTNAM COUNTY, GEORGIA, HEREBY APPOINT Drew Jones TO BE MY AGENT FOR THE PURPOSE OF APPLYING FOR VARIANCE OF PROPERTY DESCRIBED AS MAP _____ PARCEL 087A050, CONSISTING OF 3.28 ACRES, WHICH HAS THE FOLLOWING ADDRESS: 134 WHIPPONMUN CT EATONTON, GEORGIA 31024. ATTACHED HERETO IS A COPY OF A DEED AND OR PLAT OF SURVEY DESCRIBING THE PROPERTY OWNED BY THE PROPERTY OWNER(S) TO WHICH THIS LETTER OF AGENCY APPLIES.

THE ABOVE NAMED AGENT HEREBY IS AUTHORIZED TO COMPLETE AND SIGN THE CITY OF EATONTON/PUTNAM COUNTY APPLICATION FOR VARIANCE ON OUR BEHALF. WE UNDERSTAND THAT THIS LETTER OF AGENCY WILL BE ATTACHED TO AND MADE PART OF SAID FORM AND WILL BE RELIED UPON BY THE CITY OF EATONTON/PUTNAM COUNTY. FOR AND IN CONSIDERATION OF THE CITY OF EATONTON/PUTNAM COUNTY ACCEPTING THIS LETTER OF AGENCY, WE HEREBY INDEMNIFY AND HOLD HARMLESS THE CITY OF EATONTON/PUTNAM COUNTY AND ITS AGENTS AND/OR EMPLOYEES IN THE EVENT THAT THE ABOVE NAMED AGENT SHOULD MISUSE THIS LETTER OF AGENCY AND WE SUFFER DAMAGES AS A RESULT.

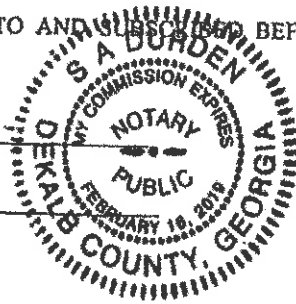
THIS 26 DAY OF JULY, 2017.

PROPERTY OWNER(S): Susan Duane - Celia Sonne
NAME (PRINTED)
[Signature] - [Signature]
SIGNATURE
ADDRESS: 134 Whipponmun Ct. Eatonton GA 31024
PHONE: 404-788-0331 404-272-7947

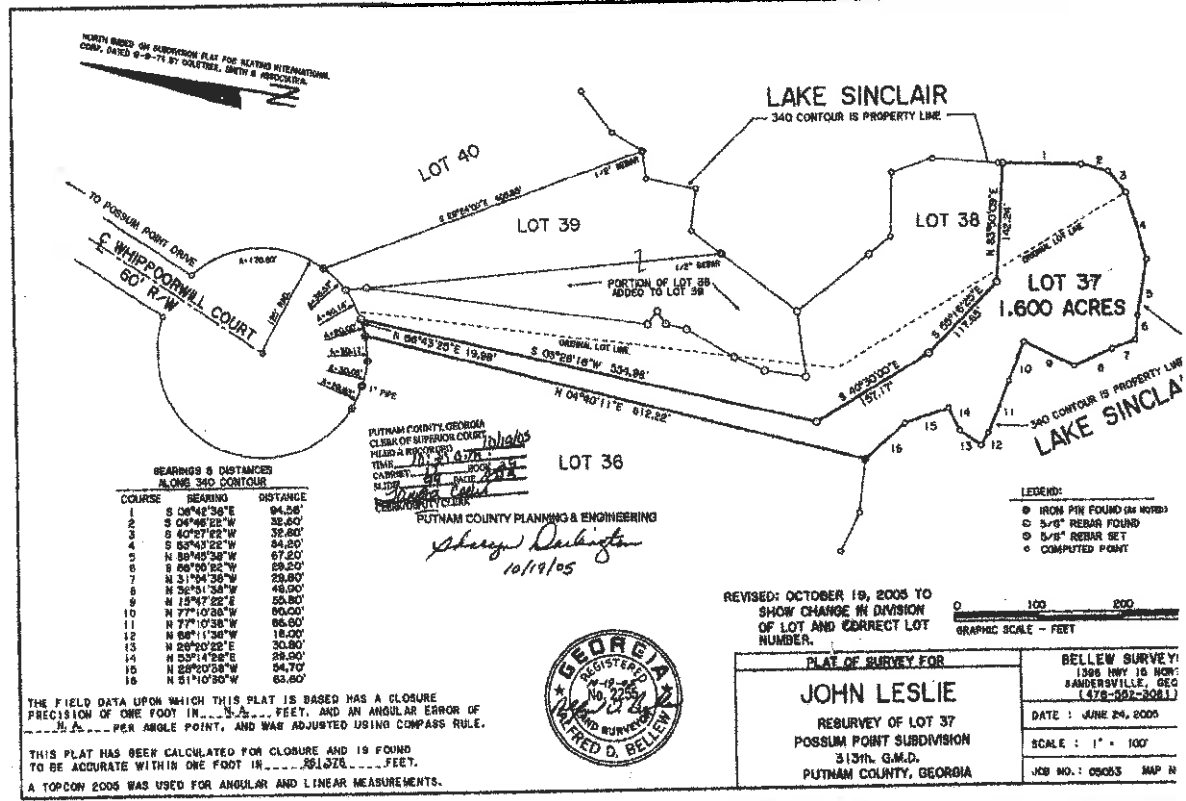
ALL SIGNATURES WERE HEREBY SWORN TO AND SUBSCRIBED BEFORE ME THIS 26 DAY OF July, 2017.

[Signature]
NOTARY

MY COMMISSION EXPIRES: 2/16/19



DOUB JUL 27 2017
1P



ROVD JUL 27 '17

KP

Pd. C

Georgia Department of Human Resources
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System

COUNTY: PUTNAM	SUBDIVISION:	LOT NUMBER:	BLOCK:
PROPERTY LOCATION (STREET ADDRESS): * 134 Whipperwill Ct.			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Human Resources, Chapter 290-5-26. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S AUTHORIZED AGENT'S SIGNATURE: <i>[Signature]</i>	DATE: 6/7/17
PROPERTY OWNER'S NAME: CELIA SUNNE	PHONE NUMBER: * 404 272 7947
PROPERTY OWNER'S ADDRESS: 1197 DRUID PL NE ATLANTA, GA 30307	ALTERNATE PHONE NUMBER:
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER): ANDREW JONES	PHONE NUMBER: * 706 814 6586
RELATIONSHIP TO OWNER: * CONTRACTOR	

Section A - General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED: <input checked="" type="radio"/> Yes (2) No	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.): * Single Family	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.): 201 (HD)
2. WATER SUPPLY: <input checked="" type="radio"/> Public (2) Private (3) Community	6. WATER USAGE BY: <input checked="" type="radio"/> (1) Bedroom Numbers (2) Gallons per Day	10. PERCOLATION RATE / HYDRAULIC LOADING RATE: N45
3. SEWAGE SYSTEM TO BE PERMITTED: <input checked="" type="radio"/> New (2) Repair (3) Addition	7. NO. OF BEDROOMS / GPD: * 4	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES): >60
4. LOT SIZE (SQUARE FEET / ACRES): * 3.28	8. LEVEL OF PLUMBING OUTLET: <input checked="" type="radio"/> (1) Ground Level (2) Basement (3) Above Ground Level	12. SOIL TEST PERFORMED BY:

Section B - Primary / Pretreatment

1. DISPOSAL METHOD: <input checked="" type="radio"/> Septic Tank (2) Privy (3) Aerobic Unit (4) Other:	3. SEPTIC TANK CAPACITY (GALLONS): 1500	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
2. GARBAGE DISPOSAL: <input checked="" type="radio"/> Yes (2) No	7. PRESCRIBED TANK LOCATION / REMARKS: pump out all septic tanks, cusher fill. tank at Dining Room			

Section C - Secondary Treatment

1. ABSORPTION FIELD DESIGN: <input checked="" type="radio"/> Level Field (2) Serial (3) Drip (4) Distribution Box (5) Mound / Area Fill	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED: 1200	7. NUMBER OF ABSORPTION TRENCHES:
2. ABSORPTION FIELD PRODUCT: conv. pipe/gravel	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED: 400	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES: DE
3. AGGREGATE DEPTH (inches): 12"	6. DEPTH OF ABSORPTION TRENCHES (range in inches): 30 - 36	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
10. PRESCRIBED ABSORPTION FIELD LOCATION: See site plan for location of house Drainfield on east + North of house		

Permit

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID. FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF HUMAN RESOURCES OR COUNTY BOARD OF HEALTH SHALL NOT BE TAKEN AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME. FURTHERMORE, SAID REPRESENTATIVES DO NOT BY ANY MEANS TAKE IN EFFECTING COMPLIANCE WITH THESE RULES. ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED BY THE MALFUNCTION OF THE SYSTEM.

1. SITE APPROVED AS SPECIFIED ABOVE: <input checked="" type="radio"/> (1) Yes (2) No

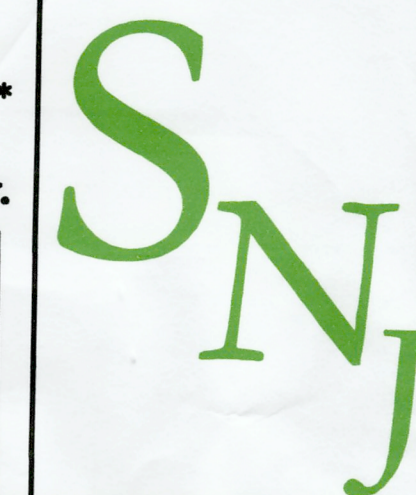
68

APPROVING ENVIRONMENTALIST: <i>[Signature]</i>	TITLE: EHS County Manager	DATE: 6/21/17	CONSTRUCTION PERMIT NUMBER: 17-75
---	-------------------------------------	-------------------------	---

****WASHOUT OF CONCRETE DRUM IS PROHIBITED AT CONSTRUCTION SITE.****

LAKE SINCLAIR
340 CONTOUR IS PROPERTY LINE

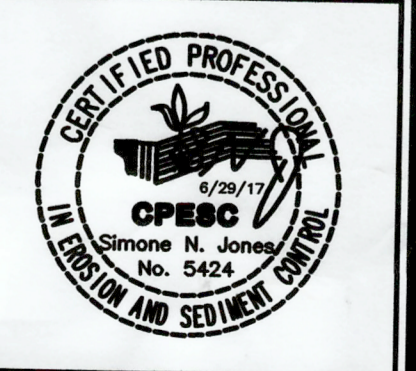
BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY OTHERS
All disturbed areas to be covered with 4" of pine straw.



Environmental & Consulting
120 W. Main Street
Lawrence, GA 30244
Phone: (706) 473-4728
Fax: (706) 991-3166
Email: se@snjenvironmental.com

DURDEN - SUNNE RESIDENCE
LOT #37 & PART OF 38, 3.28 ACRES
POSSUM POINT SUBDIVISION
313th G.M.D., PUTNAM COUNTY, GEORGIA

SURVEY DATE	8-16-2010
DATE DRAWN	6-29-17
DRAWN BY	S.N.J. (LEVEL II CERT #0000003004)
CHECKED BY	S.N.J. (LEVEL II CERT #0000003004)
JOB NO.	2017-1731
REVISIONS	



EROSION CONTROL PLAN

1-800-282-7411
CONTOUR INTERVAL - 2 FT.
VERTICAL DATUM - ASSUMED
GRAPHIC SCALE
1" = 20'
SHEET #
3
OF 4

CONSTRUCTION SCHEDULE

	1	2	3	4	5	6	7	8	9	10	11	12	1
	2017	10	10	10	10	10	10	10	10	10	10	10	2018
INSTALL INITIAL SEDIMENT CONTROL STRUCTURES													
CLEARING AND GRUBBING													
MULCHING, SEDIMENT CONTROL STRUCTURES													
GRADING													
BUILDING CONSTRUCTION													
UTILITY INSTALLATION													
ROAD BASES													
FINAL PAVING													
LANDSCAPING													
SODDING													
REMOVAL OF SEDIMENT CONTROL STRUCTURES													

THE CONSTRUCTION SCHEDULE SHOWN ABOVE IS ONLY APPROXIMATE. SOIL EROSION AND SEDIMENT CONTROL STRUCTURES WILL BE INSTALLED IN THE ORDER SHOWN ABOVE AND/OR AS DIRECTED BY PUTNAM COUNTY.

INSPECTIONS:

PERMITEE REQUIREMENTS

1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PERMITEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PERMITEE SHALL INSPECT:
(a) ALL AREAS AT THE PERMITEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT;
(b) ALL LOCATIONS AT THE PERMITEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING; AND
(c) MEASURE RAINFALL ONCE EACH 24 HOUR PERIOD AT THE SITE. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
2. CERTIFIED PERSONNEL (PROVIDED BY THE PERMITEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST):
(a) DISTURBED AREAS OF THE PERMITEE'S CONSTRUCTION SITE THAT HAVE NOT UNDERGONE FINAL STABILIZATION;
(b) AREAS USED BY THE PERMITEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION; AND
(c) STRUCTURAL CONTROL MEASURES.
EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PERMITEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION, THE PERMITEE MUST COMPLY WITH PART V.D.4.A.(3). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
3. CERTIFIED PERSONNEL (PROVIDED BY THE PERMITEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPA) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
4. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
5. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART V.D.4.A.(4) OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPA. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN AND THIS PERMIT. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G. OF THIS PERMIT.

EROSION CONTROL NOTES:

1. IT IS OUR PROFESSIONAL OPINION THAT THE INSTALLATION OF A SEDIMENT BASIN ON THIS PROJECT IS NOT NECESSARY OR FEASIBLE. CONTRACTOR/OWNER WILL NOT HAVE ADEQUATE AREA ON THE LOT TO INSTALL A SEDIMENT BASIN. THE SEDIMENT BASIN INSTALLATION WOULD CREATE MORE LAND DISTURBANCE THAN THE PROPOSED PROJECT. IT IS OUR PROFESSIONAL OPINION THE INSTALLATION OF THE APPROPRIATE BMP'S, AND PROPER MAINTENANCE, SHOULD PROVIDE SUFFICIENT SEDIMENT STORAGE.
2. THIS ES&P PLAN IS IN COMPLIANCE WITH WASTE WATER, SANITARY SEWER, OR SEPTIC REGULATIONS DURING AND AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
3. REPAIR ALL DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION EQUIPMENT AT OR BEFORE THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM ALONG THE SILT FENCE WHEN FULL. SEDIMENT SHALL NOT ENTER ADJACENT STREAMS OR DRAINAGE WAYS DURING SEDIMENT REMOVAL OR DISPOSAL.
4. WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE STRUCTURES MUST BE REMOVED PRIOR TO FILING A NOTICE OF TERMINATION.

STORM WATER CALCULATIONS FOR DRAINAGE AREA

DISTURBED AREA = 0.89 ac.
STORAGE REQ'D = 0.89 ac. of area per acre drained x 67 c.y./ac. = 59.6 c.y.
TYPE "S" SILT FENCE STORAGE CAPACITY = 0.37 c.y./l.f.
REQUIRED SILT FENCE = 59.6 c.y. / 0.37 c.y./l.f. = 161 l.f.
TYPE "S" SILT FENCE PROVIDED = 2057 l.f. (TOTAL)
100 FEET OF SILT FENCE REQUIRED FOR EVERY 1/4 ACRE
0.89 acre x (100 feet/0.25 acres) = 356 feet of Silt Fence Required

******* MAINTENANCE STATEMENTS *******

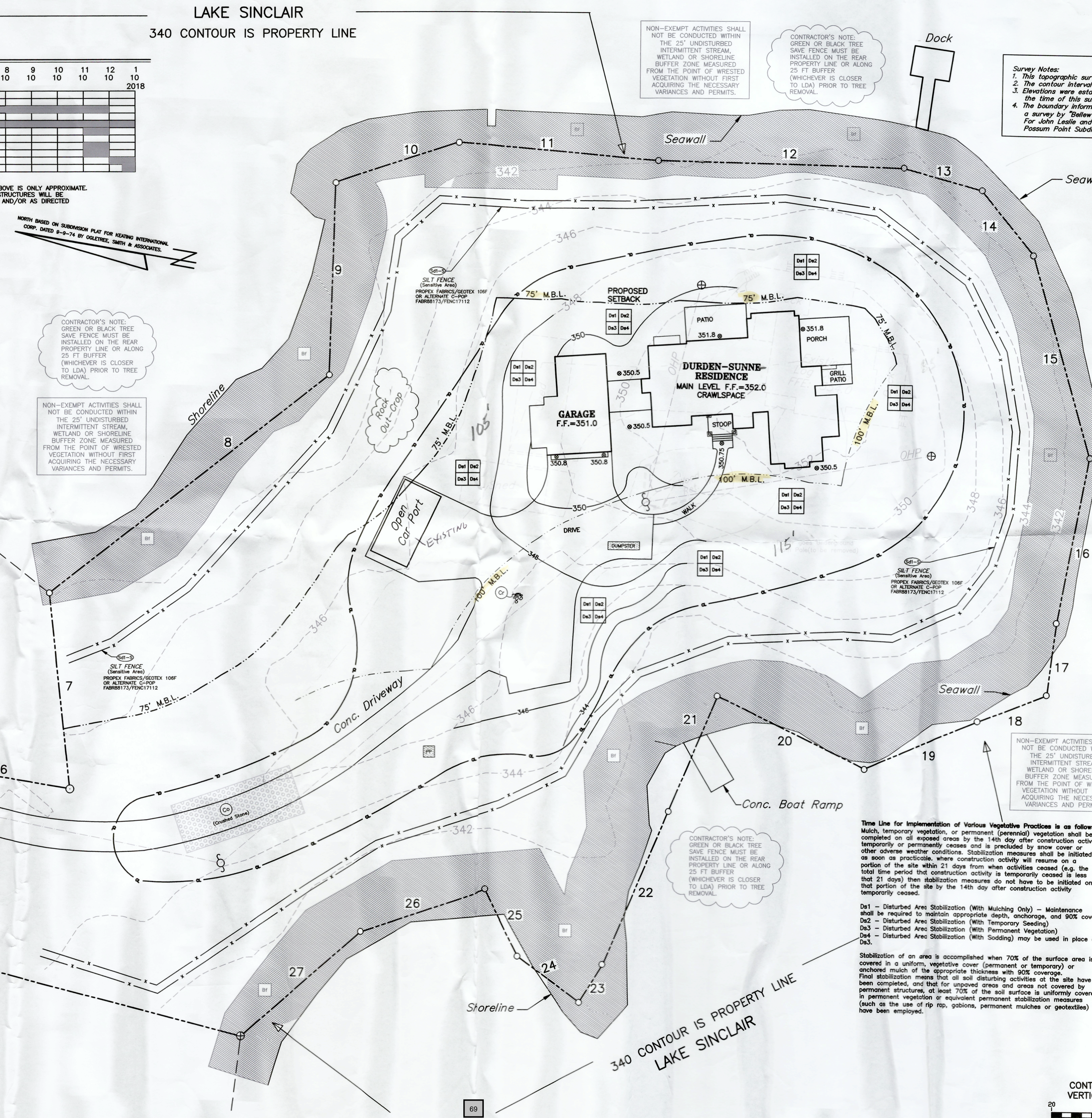
1. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

3. ANY DISTURBED AREA LEFT EXPOSED FOR GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

**** NOTES ****

1. SUBSURFACE INVESTIGATIONS HAVE NOT BEEN PERFORMED AS A PART OF THIS PLAN. SNJ ENVIRONMENTAL & CONSULTING ACCEPTS NO LIABILITY FOR CONSTRUCTION PROBLEMS ENCOUNTERED BELOW THE EXISTING GROUND SURFACE.
2. SNJ ENVIRONMENTAL & CONSULTING ACCEPTS NO LIABILITY FOR WATER PROBLEMS INSIDE THE RESIDENCE EITHER BEFORE OR AFTER CONSTRUCTION IS COMPLETED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACHIEVE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES ABOVE AND BELOW GROUND.
3. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND ELEVATION OF SEPTIC TUB OUT.
4. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION ANY REQUIRED SEPTIC TANK ANTI-FLOTATION DEVICES.



NORTH BASED ON SUBVISION PLAN FOR KEATING INTERNATIONAL CORP. DATED 9-9-74 BY C. GLEES, SMITH & ASSOCIATES.

CONTRACTOR'S NOTE:
GREEN OR BLACK TREE SAVE FENCE MUST BE INSTALLED ON THE REAR PROPERTY LINE OR ALONG 25 FT BUFFER (WHICHEVER IS CLOSER TO LDA) PRIOR TO TREE REMOVAL.

NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25' UNDISTURBED INTERMITTENT STREAM, WETLAND OR SHORELINE BUFFER ZONE MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

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Survey Notes:
1. This topographic survey is from a field run survey.
2. The contour interval is two foot.
3. Elevations were established from the lake level at the time of this survey.
4. The boundary information shown hereon was taken a survey by "Bellevue Surveyors", dated June 24, 2005, for John Leslie and being a resurvey of Lot 37, Possum Point Subdivision.

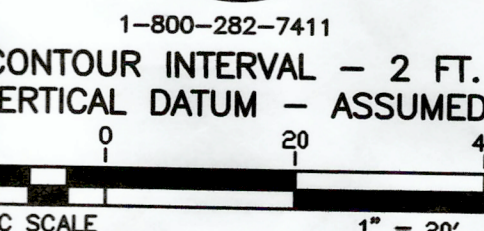
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Time Line for Implementation of Various Vegetative Practices is as follows:
Mulch, temporary vegetation, or permanent (perennial) vegetation shall be completed on all exposed areas by the 14th day after construction activity has ceased. Stabilization measures shall be initiated as soon as practical. Stabilization measures shall be initiated on a portion of the site within 21 days from when activities ceased (e.g. the total time period that construction activity is temporarily ceased is less than 21 days) then stabilization measures do not have to be initiated on that portion of the site by the 14th day after construction activity temporarily ceased.

- Da1 - Disturbed Area Stabilization (With Mulching Only) - Maintenance shall be required to maintain appropriate depth, anchorage, and 90% cover.
- Da2 - Disturbed Area Stabilization (With Temporary Seeding)
- Da3 - Disturbed Area Stabilization (With Permanent Vegetation)
- Da4 - Disturbed Area Stabilization (With Sodding) may be used in place of Da3.

Stabilization of an area is accomplished when 70% of the surface area is covered in a uniform, vegetative cover (permanent or temporary) or anchored much of the appropriate thickness with 90% coverage. Final stabilization means that all soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures, at least 70% of the soil surface is uniformly covered in permanent vegetation or equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or geotextiles) have been employed.



LEGEND:
 ● IRON PIN FOUND
 ○ 5/8" REBAR FOUND
 ○ 5/8" REBAR SET
 ○ COMPUTED POINT

BEARINGS & DISTANCES ALONG DIVISION LINE			BEARINGS & DISTANCES ALONG 340' CONTOUR		
COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
1	S 62°20'36"E	20.07'	8	S 48°03'00"E	141.70'
2	S 48°47'27"W	18.76'	9	N 81°53'22"E	77.08'
3	S 04°20'50"W	26.24'	10	S 27°54'38"E	52.00'
4	S 21°22'20"W	64.56'	11	S 05°10'38"E	80.40'
5	S 15°17'50"W	38.97'	12	S 08°42'38"E	98.50'
6	S 00°31'57"E	49.34'	13	S 04°48'22"W	32.60'
7	N 73°52'26"E	78.50'	14	S 40°27'22"W	32.80'
			15	S 63°43'22"W	84.20'
			16	N 89°45'38"W	67.20'
			17	S 86°55'22"W	29.20'
			18	N 31°54'38"W	29.80'
			19	N 32°51'38"W	49.90'
			20	N 15°47'22"E	65.80'
			21	N 77°10'38"W	50.00'
			22	N 77°10'38"W	66.60'
			23	N 68°11'38"W	18.00'
			24	N 28°20'38"W	30.80'
			25	N 63°14'22"E	29.90'
			26	N 28°20'38"W	54.70'
			27	N 51°10'30"W	63.60'

NORTH BASED ON SUBDIVISION PLAT FOR KEATING INTERNATIONAL CORP. DATED 8-9-74 BY OGLETHORPE, SMITH & ASSOCIATES.

EXISTING HOUSE, SHEDS, LIGHTPOLE AND PORTION OF DRIVE TO BE REMOVED

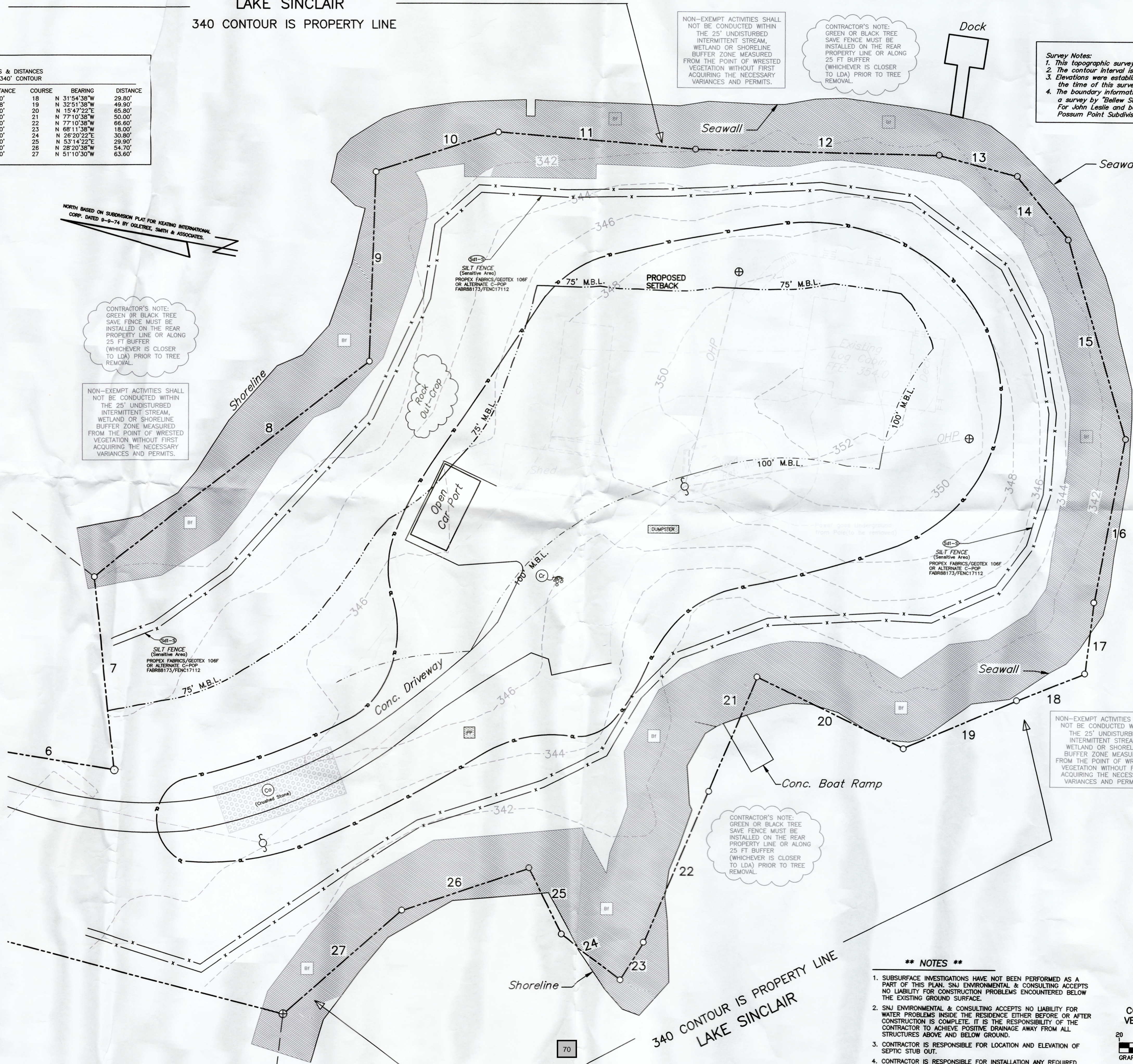
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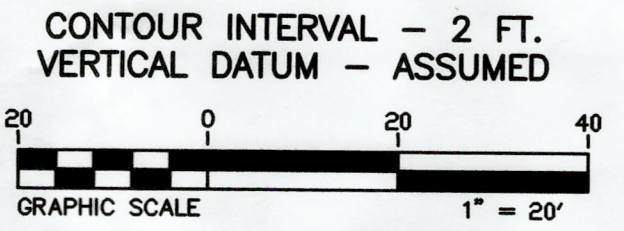
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DEMOLITION PLAN

SHEET #
 2
 OF 4