



# CARTERSVILLE BOARD OF ZONING APPEALS

Council Chambers, Third Floor of City Hall  
Thursday, May 12, 2022 at 5:30 PM

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## AGENDA

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### BOARD MEMBERS:

Lamar Pendley – Chairman  
Linda Brunt  
John Clayton  
J.B. Hudson  
Kevin McElwee  
Malcolm Cooley  
Patrick Murphy

### CITY CLERK:

Julia Drake

### PLANNING DIRECTOR:

Randy Mannino

### CITY PLANNER:

David Hardegree

### ASSISTANT CITY ATTORNEY:

Keith Lovell

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF MINUTES

1. April 14, 2022

### VARIANCE CASES

2. V22-10. 502 S. Bartow St. Applicant: Dr. Linda Denham and Michael Weiss
3. V22-11. 301 Grassdale Rd. Applicant: Debra Dickey

### STAFF OR COMMITTEE COMMENTS

### OTHER

The next meeting of the Board of Zoning Appeals will be June 9, 2022. 5:30pm.

### OTHER

*Persons with disabilities needing assistance to participate in any of these proceedings should contact the human resources office, ADA coordinator, 48 hours in advance of the meeting at 770-387-5616.*

**P.O Box 1390 – 10 N. Public Square – Cartersville, Georgia 30120**  
**Telephone: 770-387-5616 – Fax 770-386-5841 – [www.cityofcartersville.org](http://www.cityofcartersville.org)**



## BOARD OF ZONING APPEALS ITEM SUMMARY

<b>MEETING DATE:</b>	May 12, 2022
<b>SUBCATEGORY:</b>	Approval of Minutes
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	April 14, 2022
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	The Board of Zoning Appeals Minutes have been uploaded for your review and approval
<b>LEGAL:</b>	N/A

**MINUTES  
OF  
THE CARTERSVILLE BOARD OF ZONING APPEALS**

The Cartersville Board of Zoning Appeals met in a regularly scheduled meeting on April 14, 2022 in the Council Chambers.

Board Members Present: Lamar Pendley, Malcolm Cooley, Kevin McElwee, John Clayton, Patrick Murphy  
Absent: Linda Brunt, John Clayton, and JB Hudson  
Staff Present: Randy Mannino, David Hardegree, Julia Drake

**CALL TO ORDER**

Chairman Pendley called the meeting to order at 5:31 PM

**ROLL CALL**

**APPROVAL OF MINUTES**

**1. Approval of Minutes: March 10, 2022**

Chairman Lamar Pendley called for a motion on the March 10, 2022 BZA meeting minutes. Board Member McElwee made a motion to approve the minutes. Motion was seconded by Board Member Cooley and carried unanimously. Vote: 4-0 with Chairman Pendley voting.

**VARIANCE CASES**

**2. V22-08: 49 Cassville Rd. Applicant: Beth Tilley  
Variances to allow fence in front yard of a multi-frontage lot.**

David Hardegree, Planning and Development Assistant Director, stated that all adjacent property owners had been notified and the property had been properly posted and advertised. Continuing, Mr. Hardegree gave an overview of the case.

All City departments take no exception to the variance request.

Public hearing was opened.

Greg Frisbee, 49 Cassville Rd., husband of applicant, came forward to represent the variance request and answer any questions from the board.

JB Hudson joined the meeting.

With no other comments from the board or public, the public hearing was closed.

Board Member Murphy made a motion to approve V22-08. Board Member Cooley seconded the motion. Motion carried unanimously. Vote: 4-0

In closing, Mr. Hardegree welcomed new Assistant City Planner, Zack Arnold.

With no other business to discuss, Board Member McElwee made a motion to adjourn at 5:38 P.M.

May 11, 2022  
Date Approved

/s/ \_\_\_\_\_  
Chair



## BOARD OF ZONING APPEALS ITEM SUMMARY

<b>MEETING DATE:</b>	May 12th, 2022
<b>SUBCATEGORY:</b>	Variance
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	V22-10. 502 S. Bartow St. Applicant: Dr. Linda Denham and Michael Weiss
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	To allow a privacy fence or wall in the front yard of a corner lot.
<b>LEGAL:</b>	N/A



# City of Cartersville

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## PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120  
Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

## MEMO

To: BZA  
From: Randy Mannino/David Hardegree  
CC: Keith Lovell  
Date: May 12, 2022  
Re: File # V22-10

**Summary: To allow a privacy fence/wall in the front yard of a corner lot.**

### **Section 1: Project Summary**

Variance application by owner/applicant Linda Denham and Michael Weiss for property located at 502 South Bartow St, zoned R-20 Residential. Setbacks are Front- 20ft and Side- 10ft. Said property contains approximately 0.37 acres. The lot is a corner lot with road frontages along South Bartow Street and Boatner Avenue.

The applicant proposes to build a block privacy fence/wall to enclose the side of the property that will include the front yard along the Boatner Avenue right-of-way. The fence ordinance for corner lots, Sec. 4.16, requires privacy fences/walls to be installed behind the front yard setback, and to the rear of the house. A fence/wall segment is proposed to the side of the house, but in the front yard along Boatner Avenue.

Construction on the wall/ fence began a couple of weeks ago. A Stop Work Order was issued 5/6/22 until the variance application is reviewed.

**The variance request is for the following and per the submitted site plan sketch:**

1. To allow a 6ft. privacy fence/wall to be installed in the front yard of a corner lot.

## **Section 2. Department Comments**

**Electric Department:** The Electric System takes no exception to the requested variance as long we the proposed fencing remains off of the road r/w.

**Fibercom:** No comments received

**Fire Department:** No comments received

**Gas Department:** No comments received

**Public Works Department:** No comments received

**Water Department:** No comments received

## **Section 3. Public Comments Received by Staff**

No public comments received as of 5-4-22.

## **Section 4. Variance Justification:**

*Please review the following findings, as stated in the Zoning Ordinance, that are to be utilized in determining justification for approval or denial of variance request(s).*

### **Sec. 4.16. - Fences and walls.**

A. In all zoning districts:

1. No fence or wall shall constitute an obstruction to the vision for or create a hazard to vehicular traffic.
2. No fence or wall, including retaining walls, shall be constructed of exposed concrete block, tires, junk or other discarded materials.
3. The fencing standards as stated in this section shall not apply to fencing for detention ponds.
4. The wall standards as stated in this section shall not apply to retaining walls approved by the plan review process for planned developments.

B. In all residential and commercial zoning districts:

- 1. Any fence or wall which extends into the front yard shall be ornamental or decorative, and shall not be opaque. Any such fence or wall may be constructed of brick, stone, wood, wrought iron, split rail, or other decorative material as approved by the zoning administrator.
- 2. Fences and walls shall not exceed four (4) feet in height in a front yard and shall not exceed eight (8) feet in height in a side or rear yard.

3. Chain-link fencing material may be used in the front yard with prior approval of a variance by the board of zoning appeals. No variance is required if chain link fencing material is used in a side or rear yard.
- 4. For a corner lot or double frontage lot, a screening or opaque fence may be installed to the rear of the principal structure at a maximum of eight (8) feet in height provided that the fence shall be located behind the required front yard setback and shall not be located adjacent to or abutting a collector or arterial street.
5. Razor wire (ribbon) shall be prohibited.

C. In all industrial zoning districts:

Fences or walls shall not exceed (8) feet in height in front, side and rear yards

**Sec. 21.3. - Powers and duties of the board of zoning appeals.**

The board of zoning appeals shall have the following powers and duties:

- 21.3.1. *Appeals.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter. Appeals to the board of appeals may be taken by any person aggrieved or by any officer, department, board, or agency of the City of Cartersville affected by any decision of the zoning administrator. Such appeal shall be taken within thirty (30) days of said decision by filing with the zoning administrator a written notice of appeal specifying the grounds thereof. Decisions on appeals shall be issued in writing within ten (10) business days of the hearing on the appeal.
- 21.3.2. *Continuance of a nonconforming use.* The board of zoning appeals may allow a nonconforming use to be reestablished after discontinuance for twelve (12) consecutive months. The procedure for the request shall be the same as if it was a variance. If it is deemed by the board of zoning appeals that one (1) or more of the following apply, the board may grant said request.
  - A. The design, construction, and character of the building is not suitable for uses permitted in the district in which the nonconforming use is situated; and
  - B. Undue hardships to the property owner would result in not allowing the building to be reopened for a nonconforming use; and
  - C. Adjacent property would not be unduly damaged by such use of the building; and
  - D. The use is to be identical or similar to the prior nonconforming use of the building.
- 21.3.3. *Variances.* The board of appeals has the power to hear requests for variances from the provisions of this chapter. Variance may be granted only if the board finds all of the following to exist:



- A. That one (1) of the following is true, through no action or fault of the property owner or predecessor:
1. The property is exceptionally narrow, shallow or unusually shaped;
  2. The property contains exceptional topographic conditions;
  3. The property contains other extraordinary or exceptional conditions; or
  4. There are existing other extraordinary or exceptional circumstances; and
- B. That the strict application of the requirements of this chapter would result in practical difficulties to, or undue hardship upon, the owner of this property; and
- C. That the requested variance relief may be granted without substantially impairing the intent and purpose of this chapter.

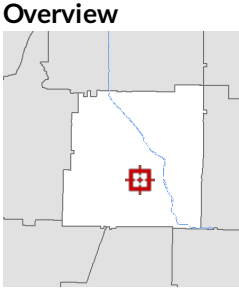
Variance decisions shall be issued in writing within ten (10) business days of the hearing.

21.3.4. *Conditions.* In granting a variance, the board of appeals may attach such conditions regarding the location, character and other features of the proposed building, structure, property, development standards or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured and substantial justice done.

21.3.5. *Limitations on variances; improper variance requests.* Variances cannot be given to totally remove a requirement or to exempt a property or applicant entirely from a requirement. If a variance is being sought that is, in the judgment of the zoning administrator, a request that would constitute a text amendment, then the application shall not be accepted. The applicant shall instead be directed to file for a text amendment. Furthermore, the board of appeals shall not be authorized to grant a density variance or a use variance to permit a use in a district in which the use is prohibited. A variance application shall not be accepted if the variance seeks something that cannot be varied. A variance application shall not be accepted if the variance is contradictory to the ordinance.

21.3.6. *Self-inflicted hardship.* The board shall not grant variances when the hardship was created by the property owner or his predecessor, and shall not grant hardship variances based on shape or topography for lots of record not existing prior to November 7, 1996. Configuring a subdivision to create lots that are difficult to build is an example of a hardship created by the property owner or predecessor, that does not justify a variance.

Sections 21.3.7, *Place of worship*, and 21.3.8, *Group homes*, omitted. *Not applicable.*



**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	C016-0010-001	<b>Alternate ID</b>	34038	<b>Owner Address</b>	DENHAM LINDAS
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		502 S. BARTOW ST
<b>Property Address</b>	502 S BARTOW ST	<b>Acreage</b>	0.37		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL555 LD4 LT45 DAVIS				

(Note: Not to be used on legal documents)

Date created: 5/6/2022  
 Last Data Uploaded: 5/5/2022 9:45:48 PM

Developed by 

City of Cartersville  
Application for Variance  
Board of Zoning Appeals

Hearing Date: May 12th 5:30pm

Application Number: V22-10

Date Received: 3-30-22

Applicant DR LINDA DENHAM  
MICHAEL WEISS  
(printed name) Office Phone 828-989-8413

Address 502 South Bartow ST Mobile/ Other Phone 828-989-8413

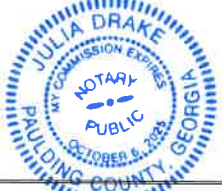
City Cartersville State GA Zip 30120 Email juanncacc@gmail.com

Representative's printed name (if other than applicant) \_\_\_\_\_ Phone (Rep) \_\_\_\_\_

\_\_\_\_\_ Email (Rep) \_\_\_\_\_

Representative Signature \_\_\_\_\_ Applicant Signature [Signature]

Signed, sealed and delivered in presence of: \_\_\_\_\_ My commission expires: 10/6/2025

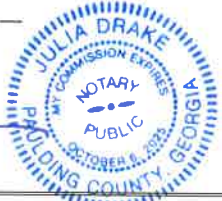
[Signature] Notary Public 

\* Titleholder DR LINDA DENHAM  
Michael Weiss  
(titleholder's printed name) Phone 828-989-8413

Address 502 South Bartow Email juanncacc@gmail.com

Signature [Signature]

Signed, sealed, delivered in presence of: \_\_\_\_\_ My commission expires: 10/6/2025

[Signature] Notary Public 

Present Zoning District R-20

Acreage 0.37 Land Lot(s) 555 District(s) 4 Section(s) 3

Location of Property: 502 S. Bartow ST  
(street address, nearest intersections, etc.)

Zoning Section(s) for which a variance is being requested: Article IV Sec. 4.16

Summary Description of Variance Request: Privacy fence in front yard of  
Corner lot.

(Additional detail can be provided on Justification Letter)

\* Attach additional notarized signatures as needed on separate application pages.

Privacy Fence - Bartow  
High of GA



# City of Cartersville

PLANNING AND DEVELOPMENT

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## Residential Permit Application

NOTICE: THIS FORM MUST BE COMPLETED, SIGNED AND SUBMITTED BEFORE A PERMIT MAY BE ISSUED. NO WORK MAY COMMENCE BEFORE THE ISSUANCE OF THE PERMIT  
**\*ATTACH SITE PLAN THAT INDICATES LOCATION OF THE STRUCTURE AND SETBACKS\***  
**\*ORIGINAL SIGNATURE OF GC REQUIRED ON EACH APPLICATION\***

SUBDIVISION: Davis Subdivision LOT # 45

PROJECT ADDRESS: 502 South Bartow St Cartersville GA 30120

OWNERS NAME: Michael Weiss / Linda Denham ADDRESS: 502 S Bartow PHONE#: 828-989-8413

CONSTRUCTION TYPE: VB VALUATION/CONSTRUCTION COST 10K SQ. FT: 600 BATHROOMS 0 BEDROOMS: 0

NEW HOME  ADDITION  REMODEL EXTERIOR  REMODEL INTERIOR  DETACHED ACCESSORY BUILDING

# OF STORIES: 1 SPLIT LEVEL:  GARAGE:  BASEMENT: YES  or NO  HISTORIC DISTRICT: YES  or NO  FLOODPLAIN YES  or NO

DESCRIBE WORK shed and wall to waterfall for Pond, R/R chain link fence / more back to meet code and Block fence

Contractors Name: SELF

EMAIL: Juan ne acc @ gmail . com CELL # 828-989-8413

ADDRESS: 502 South Bartow Cartersville GA 30120

STATE LICENSE #: n/a EFFECTIVE 7/1/07 BUSINESS LICENSE #: n/a

SIGNATURE: [Signature] NAME OF CITY/COUNTY ISSUING LICENSE: \_\_\_\_\_

\*\*\* THIS MUST BE SIGNED IN FRONT OF PERMIT CLERK \*\*\*

\*\*\*\*\*OFFICAL USE ONLY\*\*\*\*\*

Z=R-20

SETBACKS DETACHED GARAGE @ 20' From pil. (ALIGNED w/ House IS Good)

NOTES Block wall FOR FENCE SHOULD BE DELOPATIVE and Not exposas concrete Block PER. SEC 4.16(A)(2), Attached.

APPROVAL: ZONNING ADMINASTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL: BUILDING INSPECTIONS CW DATE 3.22.22



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## OWNER BUILDING PERMIT AFFIDAVIT

PERMIT NO. \_\_\_\_\_

PROPERTY ADDRESS 502 South Barlow Cartersville, GA 30120

The undersigned hereby applies for special consideration as a property owner desiring to perform construction on his/her own residence/building. In making this request for an "owner building" permit, the undersigned states the following to be true.

- Applicant agrees that the building or structure is on real property owned by said applicant and is intended upon completion for use or occupancy solely by that person and his/her family, firm, or corporation and its employees and not for use by the general public and not offered for sale or lease.
- Applicant shall serve as the general contractor and accept inherent responsibilities for the work authorized by the approved permit in accordance with Georgia's licensing law pertaining to Residential and General Contractors.
- If applicant is not installing the electrical, plumbing, and HVAC as the owner, then applicant agrees to hire properly licensed contractors (mechanical, plumbing, and electrical). As general contractor, applicant may contract with Traditional Specialty Contractors or Limited Service Specialty Contractors who are not required to hold a license as a residential or general contractor if performing within their specialty as provided for under O.C.G.A. 43-41-7.
- If applicant sells the structure within 24 months from the issuance of the certificate of occupancy, applicant will not be allowed to permit another building as owner unless such owner obtains a Georgia license as required by Georgia law.
- Applicant agrees to build in accordance with all applicable codes and strictly adhere to the inspection as required by the jurisdiction. Undersigned acknowledges that inspections must be performed in an established sequence and that work done in violation of the building codes must be corrected or be ordered removed.

**Applicant acknowledges that he/she is aware that a permit issued under the provisions of the code may be revoked for false statements or misrepresentations as to the material fact in the application on which the permit was based. Applicant further acknowledges that he/she is aware that any knowingly false statements made in the permit application will subject said applicant to possible prosecution. Georgia Criminal Code, Article 2, Section 16-10-20 (False Swearing) calls for a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1); nor more than five (5) years, or both.**

Sworn to and subscribed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Michael Wass  
Applicant's Printed Name

[Signature]  
Applicant's Signature

\_\_\_\_\_  
NOTARY

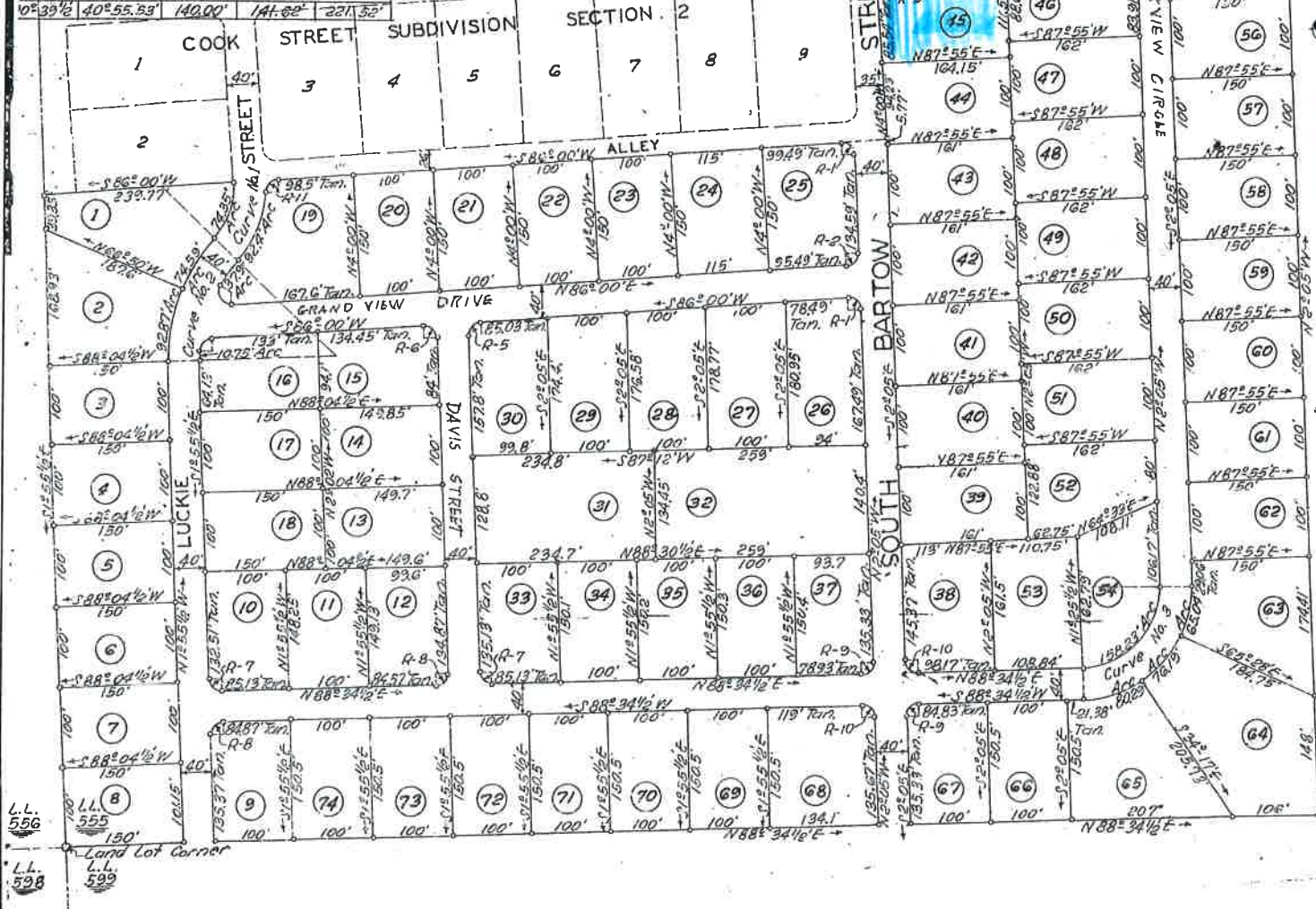
\_\_\_\_\_  
Commission Expires

(SEAL)

CURVE DATA - R/V				
Delta	Degree	Radius	Tangent	Length
Curve No. 1 Inside				
47°20'	63°39.72'	90.00'	39.44'	74.35'
Curve No. 2 Inside				
47°20'	44°04.42'	130.00'	56.98'	107.40'
Curve No. 3 Inside				
45°15 1/2'	33°18.69'	172.00'	71.70'	135.86'
Curve No. 4 Inside				
15°15 1/2'	27°01.58'	212.00'	88.37'	167.46'
Curve No. 5 Inside				
10°39 1/2'	53°17.75'	100.00'	101.16'	158.23'
Curve No. 6 Inside				
10°39 1/2'	40°55.53'	140.00'	141.62'	221.52'

Radius	Delta	Tangent	Length
No. 1	91°55'	15.51'	24.06'
No. 2	88°05'	14.51'	23.06'
No. 3	87°55'	14.46'	23.02'
No. 4	94°00'	16.09'	24.61'
No. 5	87°55 1/2'	14.47'	23.02'
No. 6	92°04 1/2'	15.55'	24.11'
No. 7	89°30'	14.87'	23.43'
No. 8	90°30'	15.13'	23.69'
No. 9	90°39 1/2'	15.17'	23.73'
No. 10	89°20 1/2'	14.83'	23.39'
No. 11	90°00'	15.00'	23.56'

At all Street Intersections, 150.00' Radius was used.



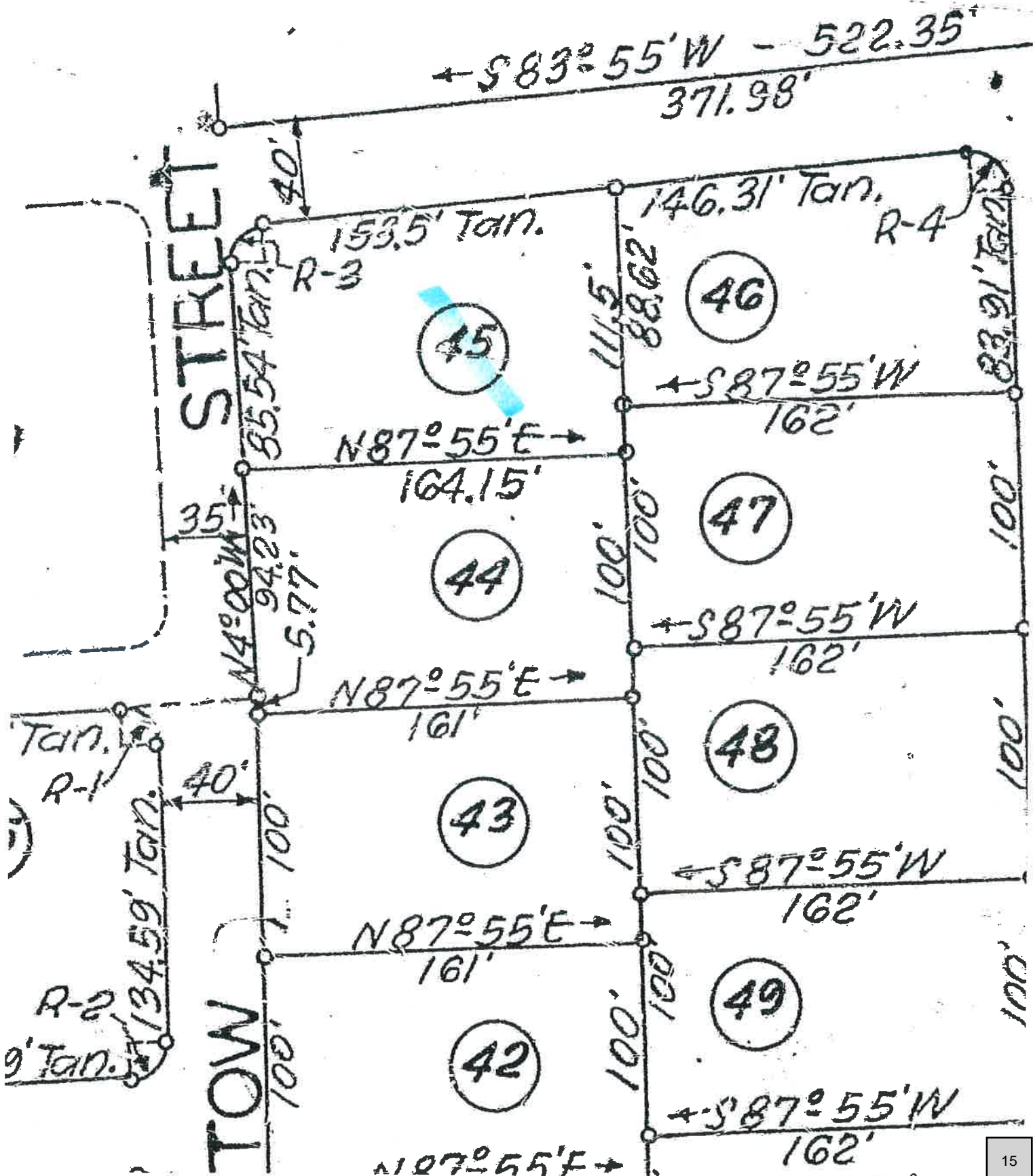
Bearings are based on a magnetic observation with no variation offset.  
 All lot corners are marked by iron pins.  
 This subdivision has been computed and adjusted for error of closure.  
 All curve data over 18°00' was computed by arc definitions.  
 I hereby certify that this plat is a true and correct representation of conditions on this property.

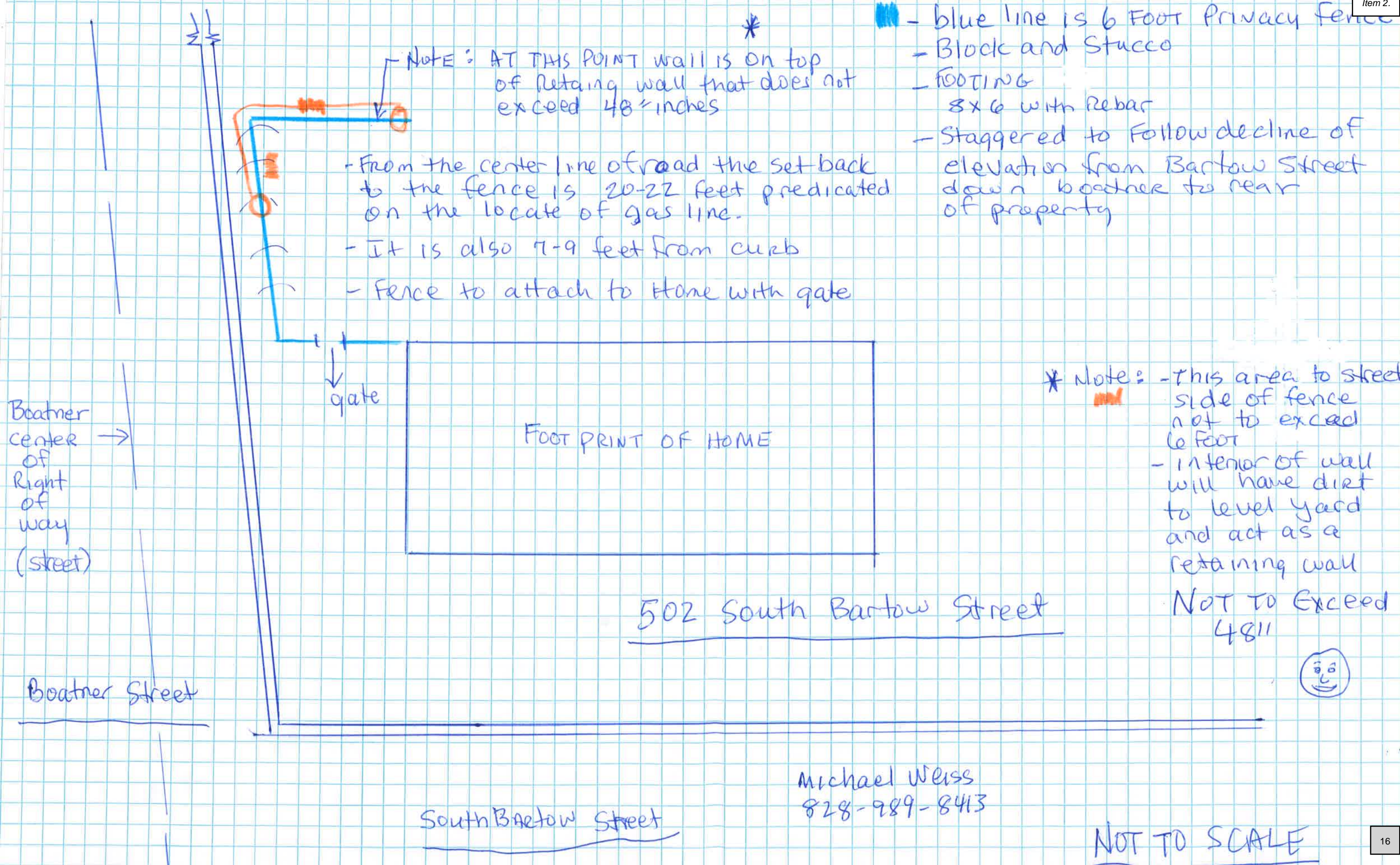
*H. L. Sanders*  
 H. L. Sanders  
 Ga. Reg. C.E. No. 2393  
 Ga. Reg. Surv. No. 848

The governing body of the City of Cartersville, Georgia do hereby adopt, approve and accept this plan for subdivision, with the minimum building restriction lines as shown, and streets as shown for transfer and dedication to public use.  
 Signed \_\_\_\_\_

**DAVIS**  
**SUBDIVISION**  
 SITUATED IN LAND LOT NO 555 4 TH DISTRICT 3RD SECTION CITY OF CARTERSVILLE BARTOW COUNTY GEORGIA  
 February 22, 1956

SANDERS ENGINEERING COMPANY  
 CONSULTING ENGINEERS  
 AUSTELL GEORGIA  
 CARTERSVILLE GA. SCALE: 1" = 100.0 FT.





\*  
 NOTE: AT THIS POINT wall is on top of retaining wall that does not exceed 48" inches

- From the center line of road the set-back to the fence is 20-22 feet predicated on the locate of gas line.
- It is also 7-9 feet from curb
- Fence to attach to stone with gate

- blue line is 6 Foot Privacy fence
- Block and Stucco
- FOOTING 8x6 with rebar
- Staggered to follow decline of elevation from Bartow Street down to rear of property

\* Note: - This area to street side of fence not to exceed 6 foot  
 - interior of wall will have dirt to level yard and act as a retaining wall  
 NOT TO EXCEED 48"



Michael Weiss  
 828-289-8413

NOT TO SCALE



## David Hardegree

**From:** David Hardegree  
**Sent:** Thursday, September 2, 2021 2:02 PM  
**To:** 'juanncacc@gmail.com'  
**Cc:** Caity Hungate  
**Subject:** 502 S. Bartow St.--- Fence/wall, pool and detached garage  
**Attachments:** Tax map.pdf; Sec. 4.9\_AccStructures\_Cartersville, GA Code of Ordinances.pdf; tax map\_dims.pdf; ORD20-21\_T21-01.pdf; PictometryExport.pdf

Mr. Weiss,

I have analyzed your property in regards to your proposal to construct a privacy fence/wall, pool and detached garage. Below are my findings:

- Zoning is R-20.
- Property is a corner lot with Boatner Ave. Corner lots have two front yards and two side yards by zoning standards.
- Frontyard setback is 20ft. Sideyard setback is 10ft. Since the house is existing the front and side yards are established by the house location. (See attachment, Tax Map)
- The Boatner Ave. right of way (ROW) width is 40ft. To find the approx. property line measure 20ft. from the centerline of the road. Measure between the front of curbs and divide distance by 2 to find the centerline. I'm assuming Boatner Ave. is centered on the ROW and not offset to the north or south. (See tax map\_dims)
- The chain link fence along Boatner Ave. appears to be on the ROW.
- A natural gas line appears to be located behind the fence, but on the ROW. (See attachment- Pictometry).

### Recommendations:

- Call 811 for a utility locate. The gas line needs to be accurately located.
- Find your property line using the centerline method described above for planning purposes. For truer accuracy have a surveyor mark it for you or at least find the corner property pins.
- Any modifications to the fence will require that the modified fence or wall be located off the ROW. If the new or modified fence/ wall is to be a privacy structure (opaque) then the fence/wall has to be located behind the front yard setback per Ord. Sec. 4.16, Item B(4) or a variance is needed. There is some gray area with walls since they are opaque by nature. (See attached ORD20-21).
- A building permit is needed for a retaining wall that is 4ft in height or taller as measured from the bottom of the footing to the top of wall.
- The pool and detached garage needs to be 10ft off the side property lines and behind the Boatner Ave front yard demarcation. (See attached, tax map & Sec 4.9).
- A site plan will be needed for the pool and garage building permits.
- Building permit (Residential Application), Pool permit and retaining wall permit and information docs can be found here- <https://www.cityofcartersville.org/building-department>
- Contact me if any of the setback requirements cannot be met. I will guide you through the variance process.

Hope this is helpful. Contact me with any questions.

David

David Hardegree, AICP  
 City of Cartersville  
 Planning and Development Department  
 2<sup>nd</sup> Floor, City Hall  
 10 N. Public Square

## David Hardegree

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- The pool and detached garage needs to be 10ft off the side property lines and behind the Boatner Ave front yard demarcation. (See attached, tax map & Sec 4.9).
- A site plan will be needed for the pool and garage building permits.
- Building permit (Residential Application), Pool permit and retaining wall permit and information docs can be found here- <https://www.cityofcartersville.org/building-department>
- Contact me if any of the setback requirements cannot be met. I will guide you through the variance process.

Hope this is helpful. Contact me with any questions.

David

David Hardegree, AICP  
 City of Cartersville  
 Planning and Development Department  
 2<sup>nd</sup> Floor, City Hall  
 10 N. Public Square

Accessory uses, buildings, or structures on residential lots shall be located within a rear yard only and be a minimum of five (5) feet from all property lines which do not abut a street right-of-way. A detached garage or carport may be allowed in a side yard of a residential lot and, if so placed, shall comply with the side yard setback requirements of the district. In the case of a residential corner lot, in which a lot abuts or adjoins the intersection of two (2) or more streets other than an alley, an accessory structure may be allowed in a side yard and, if so placed, shall comply with the side yard setback requirements of the district.

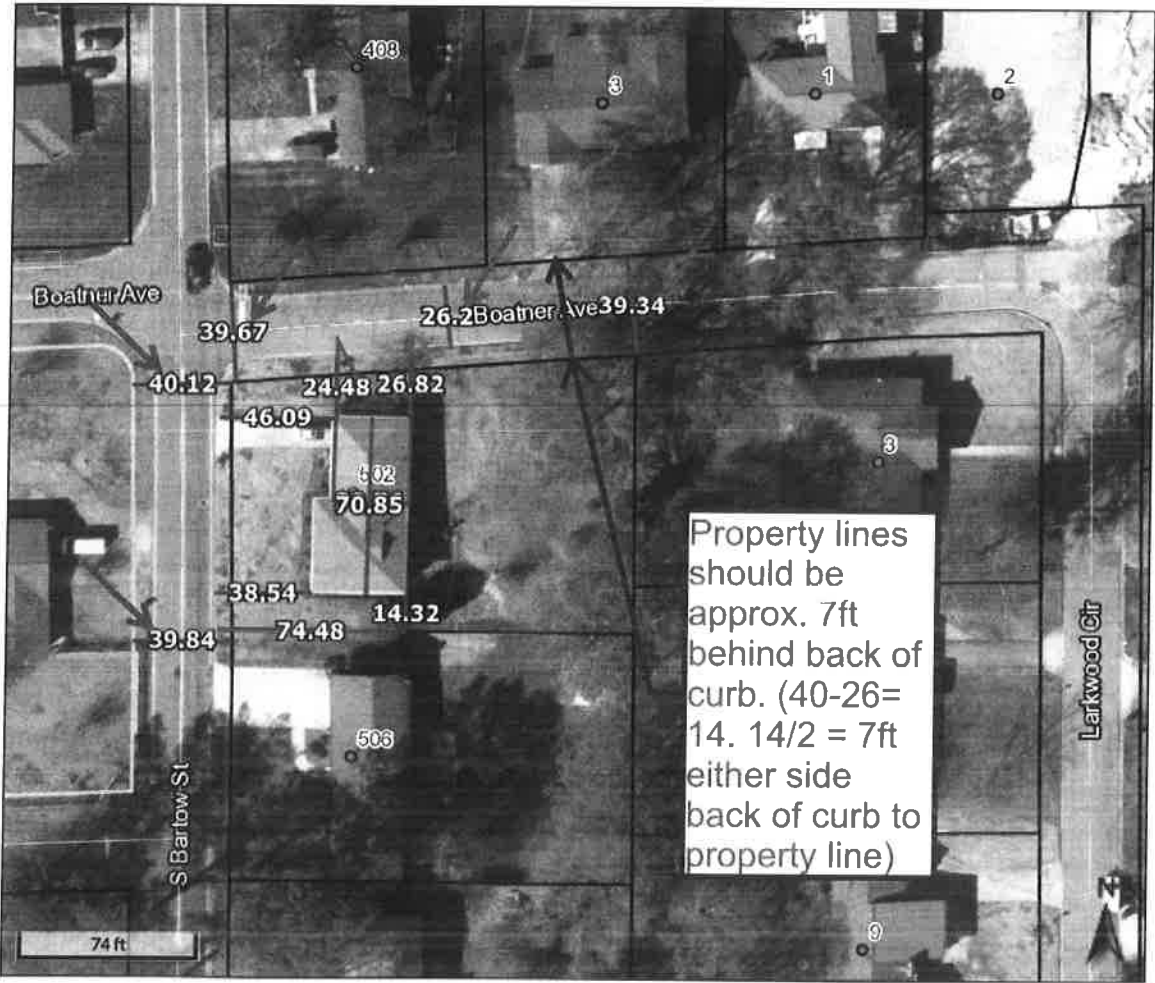
Accessory uses, buildings, or structures on nonresidential lots shall not be allowed in the front yard and must comply with side and rear yard requirements established for the zoning district in which such accessory buildings or uses are located. The following accessory uses, buildings, or structures on nonresidential lots may be allowed in a front yard of a nonresidential lot and, if so placed, shall comply with the front yard setback requirements of the district: ATMs (automated teller machines) and service stations.

All accessory uses, buildings, or structures in all zoning districts shall be subordinate to the principal structure. An accessory building's floor area shall be no larger than fifty (50) percent of the principal structure floor area. Accessory structures shall not exceed the height of the most prevalent roof top of the principal building on the property.

Outdoor play structures or play sets in commercial districts, commonly associated with fast-food eating establishments, shall be located in a side or rear yard only and shall comply with the required yard setbacks of the district.

All site plans for multifamily, commercial, and industrial buildings shall include a solid waste container pad that has easy and safe access for a front-end loader. Solid waste containers shall be screened from all streets and adjoining properties with a solid, opaque fence or wall which shall be a minimum of six (6) inches taller than the container.

An amenity, as defined by this chapter, shall not be considered an accessory structure.



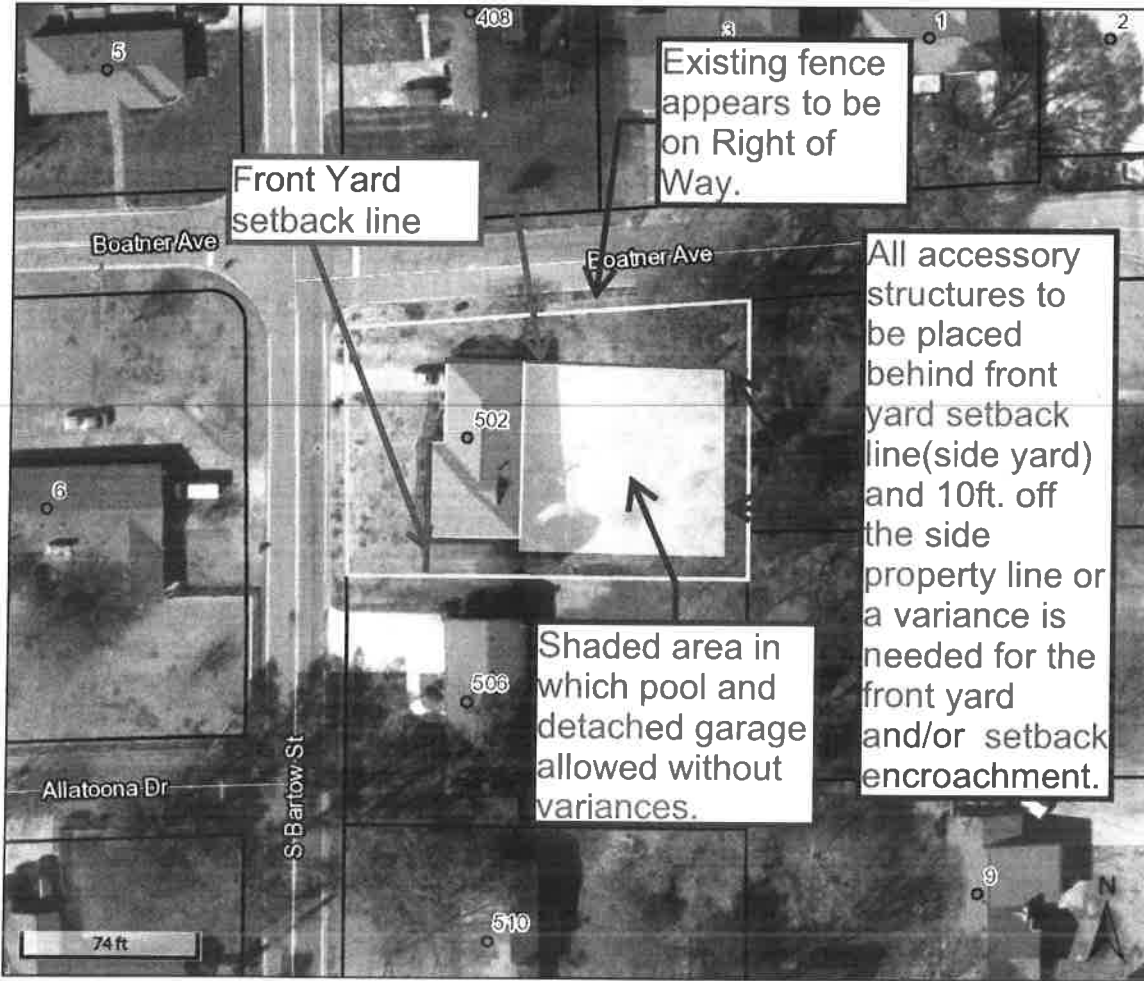
- Legend**
- Parcels
  - Structural Numbers**
    - <all other values>
    - Abandoned or Inactive
    - Active
    - Proposed
  - Roads**
  - Flood Hazard Area**
    - Bartow Regulatory
    - FEMA

<b>Parcel ID</b>	C016-0016-007	<b>Alternate ID</b>	34107	<b>Owner Address</b>	MEDFORD AUSTIN & CHELSEA
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		6 BOATNER AVE.
<b>Property Address</b>	6 BOATNER AV	<b>Acreage</b>	0.4		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL 555 LD 4 LT 9 COOK STREET SUB (Note: Not to be used on legal documents)				

Date created: 8/27/2021  
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Attachment #2



- Legend**
- Parcels
  - Structural Numbers**
    - <all other values>
    - Abandoned or Inactive
    - Active
    - Proposed
  - Roads**
  - Flood Hazard Area**
    - Bartow Regulatory
    - FEMA

<b>Parcel ID</b>	C016-0010-001	<b>Alternate ID</b>	34038	<b>Owner Address</b>	WARDLAW CAROLE M RAINES PAT M 502 S BARTOW STREET CARTERSVILLE, GA 30120
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		
<b>Property Address</b>	502 S BARTOW ST	<b>Acreage</b>	0.37		
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	LL555 LD4 LT45 DAVIS (Note: Not to be used on legal documents)				

Date created: 5/27/2021  
Last Data Uploaded: 5/26/2021 10:30:26 PM

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Attachment  
#1



Images taken  
5-4-22

Item 2.



Stop Work Order

Images taken  
5-6-22









## BOARD OF ZONING APPEALS ITEM SUMMARY

<b>MEETING DATE:</b>	May 12th, 2022
<b>SUBCATEGORY:</b>	Variance
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	V22-11. 301 Grassdale Rd. Applicant: Debra Dickey
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	To allow a privacy fence in the front yard of a corner lot.
<b>LEGAL:</b>	N/A



# City of Cartersville

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## PLANNING AND DEVELOPMENT

P.O. Box 1390 • 10 North Public Square • Cartersville, Georgia 30120  
Telephone: 770-387-5600 • Fax: 770-387-5605 • www.cityofcartersville.org

## MEMO

To: BZA  
From: Randy Mannino/David Hardegree  
CC: Keith Lovell  
Date: May 12, 2022  
Re: File # V22-11

**Summary: To allow a privacy fence in the front yard of a corner lot.**

### **Section 1: Project Summary**

Variance application by owner/applicant Debra Dickey for property located at 301 Grassdale Road, zoned R-20 Residential. Setbacks are Front- 20ft and Side- 10ft. Said property contains approximately 0.44 acres. The lot is a corner lot with road frontages along Grassdale Road and Camellia Lane.

The applicant proposes to build a privacy fence to enclose the sides and rear of the property that will include the front yard along the Camellia Road right-of-way. The fence ordinance for corner lots, Sec. 4.16, requires privacy fences to be installed behind the front yard setback, and to the rear of the house. A fence segment is proposed to the side of the house, but in the front yard along Camellia Road.

The fence segment to the left side of the house complies with the fence ordinance. The proposed privacy fence will replace an existing chain-link fence.

**The variance request is for the following and per the submitted site plan sketch:**

1. To allow a 6ft. privacy fence to be installed in the front yard of a corner lot.

## **Section 2. Department Comments**

**Electric Department:** Takes No exception.

**Fibercom:** Takes No exception.

**Fire Department:** CFD takes no exceptions to allow a 6 ft. privacy fence in place of the current 4 ft. fence at 301 Grassdale Rd.

**Gas Department:** The Gas System take no exception to the following as shown in the attachment as long as the existing natural gas meter remains on the outside of the proposed fence. (Meter on right front corner of house)

**Public Works Department:** Public Works does not object to this variance request.

**Water Department:** The Cartersville Water Department takes no exception to Variance Request V22-11 with regard to water service. Sewer service for the address is provided by the Bartow County Water Department.

## **Section 3. Public Comments Received by Staff**

4/25 - Donald Johnson – General Inquiry

4/29 – Ken Fain – General Inquiry

## **Section 4. Variance Justification:**

*Please review the following findings, as stated in the Zoning Ordinance, that are to be utilized in determining justification for approval or denial of variance request(s).*

### **Sec. 4.16. - Fences and walls.**

A. In all zoning districts:

1. No fence or wall shall constitute an obstruction to the vision for or create a hazard to vehicular traffic.
2. No fence or wall, including retaining walls, shall be constructed of exposed concrete block, tires, junk or other discarded materials.
3. The fencing standards as stated in this section shall not apply to fencing for detention ponds.

4. The wall standards as stated in this section shall not apply to retaining walls approved by the plan review process for planned developments.

B. In all residential and commercial zoning districts:

- 1. Any fence or wall which extends into the front yard shall be ornamental or decorative, and shall not be opaque. Any such fence or wall may be constructed of brick, stone, wood, wrought iron, split rail, or other decorative material as approved by the zoning administrator.
- 2. Fences and walls shall not exceed four (4) feet in height in a front yard and shall not exceed eight (8) feet in height in a side or rear yard.
3. Chain-link fencing material may be used in the front yard with prior approval of a variance by the board of zoning appeals. No variance is required if chain link fencing material is used in a side or rear yard.
- 4. For a corner lot or double frontage lot, a screening or opaque fence may be installed to the rear of the principal structure at a maximum of eight (8) feet in height provided that the fence shall be located behind the required front yard setback and shall not be located adjacent to or abutting a collector or arterial street.
5. Razor wire (ribbon) shall be prohibited.

C. In all industrial zoning districts:

Fences or walls shall not exceed (8) feet in height in front, side and rear yards

**Sec. 21.3. - Powers and duties of the board of zoning appeals.**

The board of zoning appeals shall have the following powers and duties:

21.3.1. *Appeals.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of this chapter. Appeals to the board of appeals may be taken by any person aggrieved or by any officer, department, board, or agency of the City of Cartersville affected by any decision of the zoning administrator. Such appeal shall be taken within thirty (30) days of said decision by filing with the zoning administrator a written notice of appeal specifying the grounds thereof. Decisions on appeals shall be issued in writing within ten (10) business days of the hearing on the appeal.

21.3.2. *Continuance of a nonconforming use.* The board of zoning appeals may allow a nonconforming use to be reestablished after discontinuance for twelve (12) consecutive months. The procedure for the request shall be the same as if it was a variance. If it is deemed by the board of zoning appeals that one (1) or more of the following apply, the board may grant said request.

- A. The design, construction, and character of the building is not suitable for uses permitted in the district in which the nonconforming use is situated; and

- B. Undue hardships to the property owner would result in not allowing the building to be reopened for a nonconforming use; and
- C. Adjacent property would not be unduly damaged by such use of the building; and
- D. The use is to be identical or similar to the prior nonconforming use of the building.

21.3.3. *Variances.* The board of appeals has the power to hear requests for variances from the provisions of this chapter. Variance may be granted only if the board finds all of the following to exist:

- A. That one (1) of the following is true, through no action or fault of the property owner or predecessor:
  - 1. The property is exceptionally narrow, shallow or unusually shaped;
  - 2. The property contains exceptional topographic conditions;
  - 3. The property contains other extraordinary or exceptional conditions; or
  - 4. There are existing other extraordinary or exceptional circumstances; and
- B. That the strict application of the requirements of this chapter would result in practical difficulties to, or undue hardship upon, the owner of this property; and
- C. That the requested variance relief may be granted without substantially impairing the intent and purpose of this chapter.

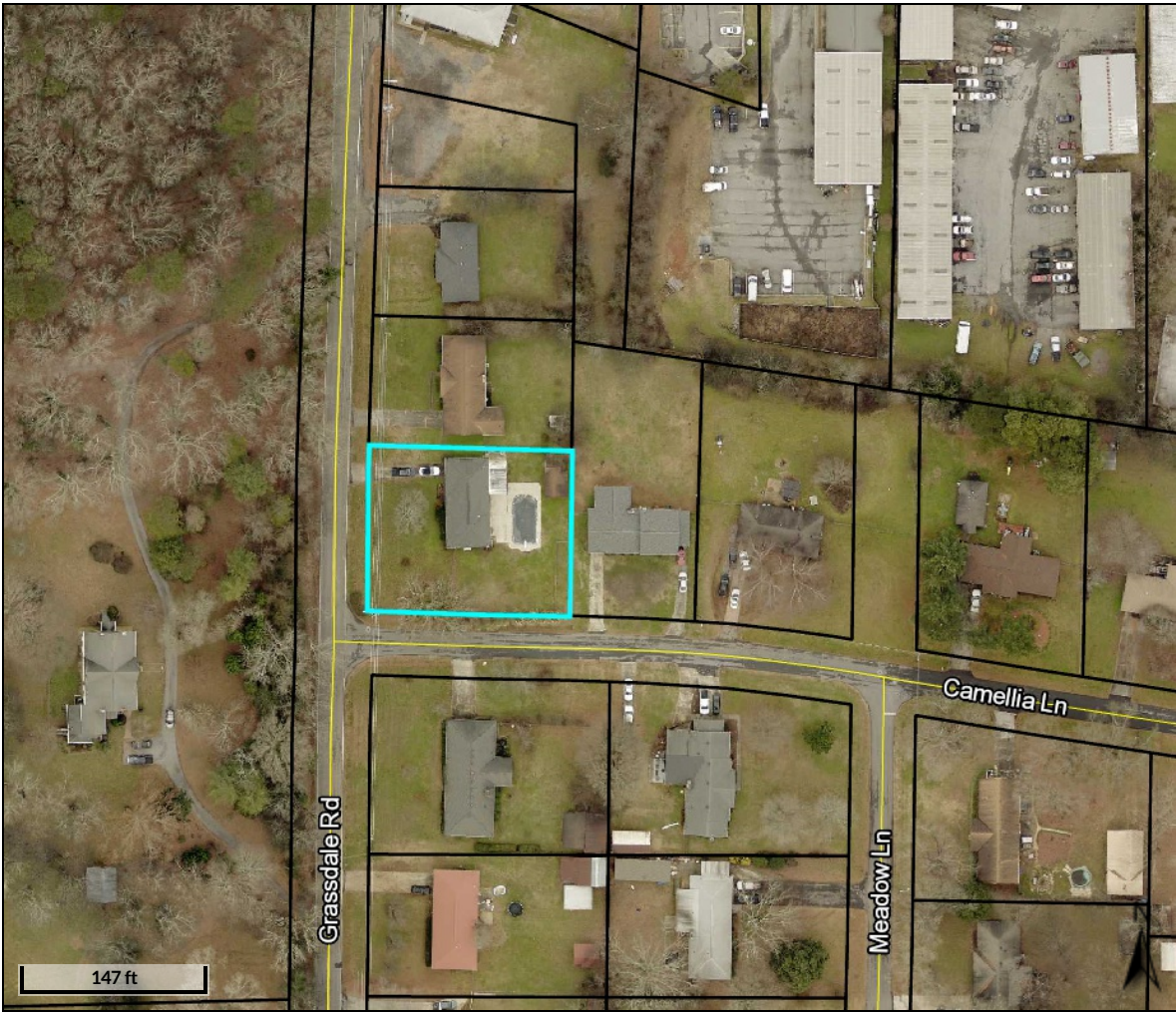
Variance decisions shall be issued in writing within ten (10) business days of the hearing.

21.3.4. *Conditions.* In granting a variance, the board of appeals may attach such conditions regarding the location, character and other features of the proposed building, structure, property, development standards or use as it may deem advisable so that the purpose of this chapter will be served, public safety and welfare secured and substantial justice done.

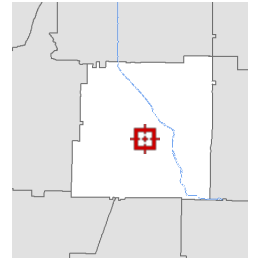
21.3.5. *Limitations on variances; improper variance requests.* Variances cannot be given to totally remove a requirement or to exempt a property or applicant entirely from a requirement. If a variance is being sought that is, in the judgment of the zoning administrator, a request that would constitute a text amendment, then the application shall not be accepted. The applicant shall instead be directed to file for a text amendment. Furthermore, the board of appeals shall not be authorized to grant a density variance or a use variance to permit a use in a district in which the use is prohibited. A variance application shall not be accepted if the variance seeks something that cannot be varied. A variance application shall not be accepted if the variance is contradictory to the ordinance.

21.3.6. *Self-inflicted hardship.* The board shall not grant variances when the hardship was created by the property owner or his predecessor, and shall not grant hardship variances based on shape or topography for lots of record not existing prior to November 7, 1996. Configuring a subdivision to create lots that are difficult to build is an example of a hardship created by the property owner or predecessor, that does not justify a variance.

Sections 21.3.7, *Place of worship*, and 21.3.8, *Group homes*, omitted. Not applicable.



Overview



Legend

- Parcels
- Roads

<b>Parcel ID</b>	C082-0003-002	<b>Alternate ID</b>	37565	<b>Owner Address</b>	DICKEY DEBRAL
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		301 GRASSDALE RD
<b>Property Address</b>	301 GRASSDALE RD	<b>Acreage</b>	n/a		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	L2 COUNTRY CLUB LL55 LD4 S3				
	(Note: Not to be used on legal documents)				

Date created: 4/14/2022  
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City of Cartersville  
Application for Variance  
Board of Zoning Appeals

Hearing Date: 5-12-22 5:30pm

Application Number: V22-11  
Date Received: 4-14-2022

Applicant Debra Dickey Office Phone \_\_\_\_\_  
 (printed name)  
 Address 301 Grassdale Road Mobile/ Other Phone 770-547-5471  
 City Cartersville State GA Zip 30120 Email dlsdickey@gmail.com  
 Representative's printed name (if other than applicant) \_\_\_\_\_ Phone (Rep) \_\_\_\_\_  
 \_\_\_\_\_ Email (Rep) \_\_\_\_\_  
 Representative Signature \_\_\_\_\_ Applicant Signature Debra Dickey  
 Signed, sealed and delivered in presence of: \_\_\_\_\_ My commission expires: \_\_\_\_\_  
Julia Drake Notary Public  10/6/2025

\* Titleholder Debra Dickey Phone 770-547-5471  
 (titleholder's printed name)  
 Address 301 Grassdale Road Email dlsdickey@gmail.com  
 Signature Debra Dickey  
 Signed, sealed, delivered in presence of: \_\_\_\_\_ My commission expires: \_\_\_\_\_  
Julia Drake Notary Public  10/6/2025

Present Zoning District R-20  
 Acreage .44 Land Lot(s) 55 District(s) 4 Section(s) \_\_\_\_\_  
 Location of Property: 301 Grassdale Road; corner of Grassdale Road and Camellia Lane  
 (street address, nearest intersections, etc.)  
 Zoning Section(s) for which a variance is being requested: 4-16  
 Summary Description of Variance Request: Variance requested to install 6' tall wooden privacy fence in place of 4' chain link fence with slight change in placement of fence.  
 (Additional detail can be provided on Justification Letter)

\* Attach additional notarized signatures as needed on separate application pages.



### CONDITIONS VERIFICATION

List the Article(s), Section(s) and Subsection(s) of the Zoning Ordinance for which a variance is requested.

Article 4 Section 16 Subsection B (2)

Article \_\_\_\_\_ Section \_\_\_\_\_ Subsection \_\_\_\_\_

Article \_\_\_\_\_ Section \_\_\_\_\_ Subsection \_\_\_\_\_

The Board of Zoning Appeals was established to hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the zoning administrator in the enforcement of the zoning ordinance. The Board has the power to hear requests for variances from the provisions of the zoning ordinance, Article XXI APPEALS. See Section 21.3 for additional information pertaining to conditions.

To assist staff and the Board of Zoning Appeals in the analysis of the variance application, please check all of the following conditions that apply to your variance request:

- 1. \_\_\_\_\_ The property is exceptionally narrow, shallow or unusually shaped,
- 2. \_\_\_\_\_ The property contains exceptional topographic conditions,
- 3. \_\_\_\_\_ The property contains other extraordinary or exceptional conditions; and
- 4. X There are other existing extraordinary or exceptional circumstances; and
- 5. X The strict application of the requirements of this ordinance would result in practical difficulties to, or undue hardship upon, the owner of this property;
- 6. X The requested variance relief may be granted without substantially impairing the intent and purpose of this ordinance

Additional Comments by Applicant: A wooden privacy fence would be installed similar to current chain link fence with a slight deviation by removing the jog in the fence adjacent to the property at 203 Camellia Lane. Pedestrian traffic on both Grassdale Road and Camellia Lane has increased over the years and a wooden privacy fence would give the desired privacy in the back yard.

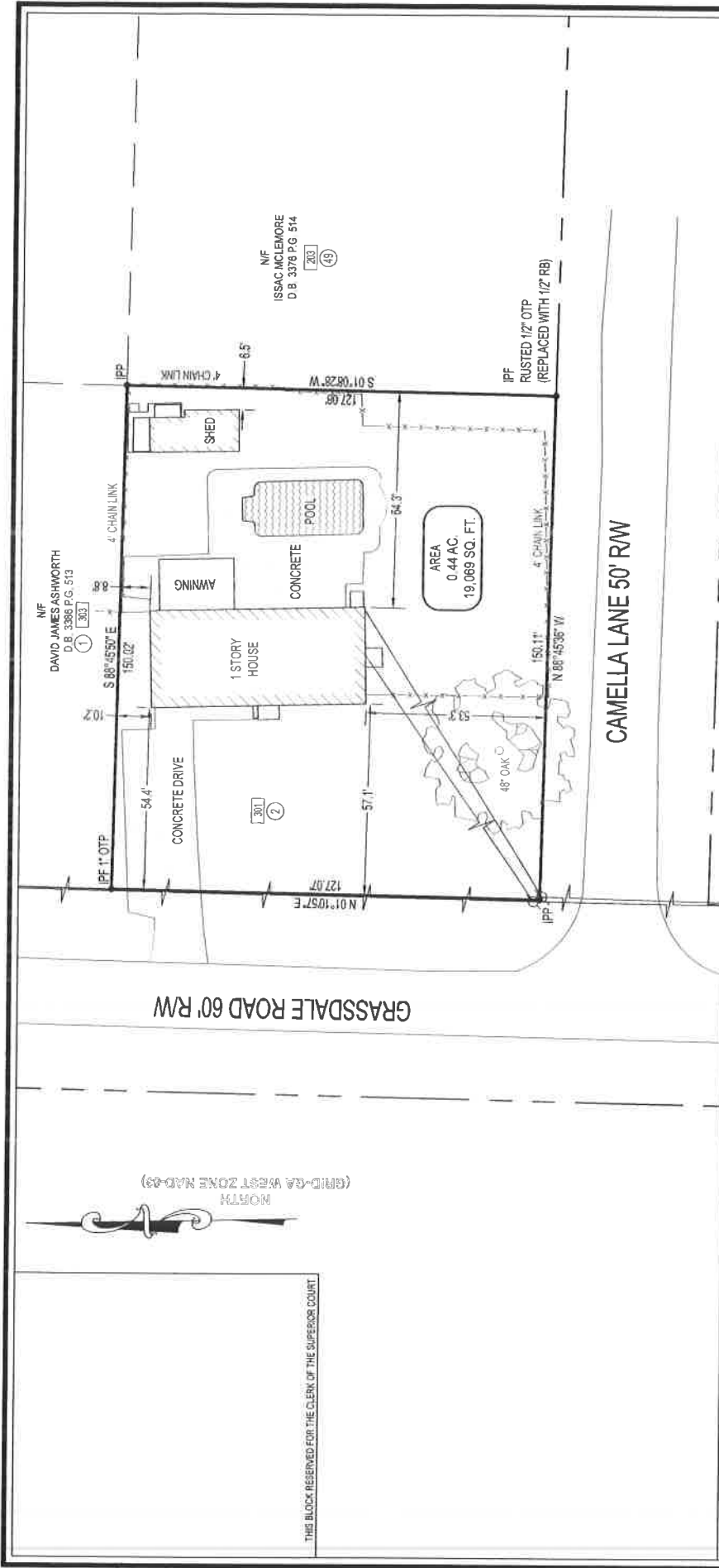
**LIST OF ADJACENT PROPERTY OWNERS  
(Not required if City mails public notices)**

The following are all of the individuals, firms, or corporations owning property on the sides, rear, and in front of (across street from) the subject property:

	<u>NAME</u>	<u>ADDRESS</u>
1.	David Ashworth	303 Grassdale Road, Cartersville, GA 30120
2.	Issac McLemore	203 Camellia Lane, Cartersville, GA 30120
3.	Catherine Teems	221 Grassdale Road, Cartersville, GA 30120
4.	Laurette Smith	222 Grassdale Road, Cartersville, GA 30120
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

Attach additional names if necessary.

(Indicate property owned by the above persons on plat accompanying this application.)



NIF  
DAVID JAMES ASHWORTH  
D.B. 3388 P.G. 513  
① 307

NIF  
ISSAC MCLEMORE  
D.B. 3378 P.G. 514  
② 303 ④ 49

NIF  
DAVID JAMES ASHWORTH  
D.B. 3388 P.G. 513  
① 307

NIF  
ISSAC MCLEMORE  
D.B. 3378 P.G. 514  
② 303 ④ 49

AREA  
0.44 AC.  
19,089 SQ. FT.

48' OAK

CONCRETE DRIVE

1 STORY HOUSE

AMNING

CONCRETE POOL

SHED

4 CHAIN LINK

4 CHAIN LINK

4 CHAIN LINK

4 CHAIN LINK

4 CHAIN LINK

**SURVEYORS CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.G.A. SECTION 15-6-87.



JOEL M. HART GA R.L.S. #2884  
02/09/22

**NOTES:**

- ALL MATTERS OF TITLE ARE EXCEPTED. THIS SURVEY WAS PREPARED WITHOUT A COMPLETE TITLE SEARCH.
- THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED TO C.G.A. 1944\*, IN THAT WHERE A COMPLETE EXIST BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVALE.

**REFERENCES:**

- \*FINAL PLAT FOR COUNTRY CLUB ESTATES BY WILLIAMS, SWITZLER AND BARNUM ENGINEERS, SURVEYORS DATED JUNE 11, 1927 RECORDED IN PLAT BOOK 4 PAGE 117 OF BARTOW COUNTY RECORDS
- \*SURVEY FOR ROLLAND C. BENNETT & VERNA M. BENNETT BY KNIGHT & KNIGHT LAND SURVEYORS DATED 04-14-1988 RECORDED 08-25-1988 RECORDED IN PLAT BOOK 31 PAGE 303 OF BARTOW COUNTY RECORDS

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 100,000

DATA COLLECTION WAS PERFORMED USING A GOMAX ZOOM 95 ROBOTIC TOTAL STATION ON AN OPEN TRIANGLE WITH REQUIRMENT REPEATED MEASUREMENTS NOT EXCEEDING 0.01 FEET



**LEGEND:**

- IPF - IRON PIN FOUND (1/2" REBAR UNLESS NOTED OTHERWISE)
- IPP - IRON PIN PLACED (1/2" REBAR WITH PLASTIC CAP)
- RB - REBAR
- OTF - OPEN TOP PIPE
- OP - POWER POLE
- SA - STREET ADDRESS
- # - LOT NUMBER

**BOUNDARY RETRACEMENT SURVEY FOR:**

**DEBRA L. DICKEY**  
LOT 2 OF COUNTRY CLUB ESTATES  
PROPERTY LOCATED IN:  
LAND LOT 85,  
4TH DISTRICT, 1ST DISTRICT,  
CITY OF CARTERSVILLE,  
BARTOW COUNTY, GEORGIA

**ELEVATIONS**  
DESIGN GROUP LLC  
SURVEYORS AND ENGINEERS  
110 HAVAN MILL DRIVE, SUITE 100  
DALLAS, GA 30157  
770-865-0774  
LEVIA.GN@ELEV.COM

**PROJECT INFORMATION**  
FILE: 22-179  
DATE: 03/09/22  
SCALE: 1"=30'



**PROJECT INFORMATION**

FILE: 22-179  
DATE: 03/09/22  
SCALE: 1"=50'

**LEGEND:**

- IPF - IRON PIN FOUND (1/2" REBAR UNLESS NOTED OTHERWISE)
- PP - IRON PIN PLACED (1/2" REBAR WITH PLASTIC CAP)
- RB - REBAR
- OTF - OPEN TOP PIPE
- OP - POWER POLE
- ST - STREET ADDRESS
- LN - LOT NUMBER

FENCE LINE  
POWER LINE

**BOUNDARY RETRACEMENT SURVEY FOR:**  
**DEBRA L. DICKEY**  
LOT 2 OF COUNTRY CLUB ESTATES  
PROPERTY LOCATED IN:  
LAND LOT 45,  
4TH DISTRICT, 1ST DISTRICT,  
CITY OF CARTERSVILLE,  
BARTOW COUNTY, GEORGIA

**ELEVATIONS**  
DESIGN GROUP LLC  
SURVEYORS AND ENGINEERS  
110 IVANS MILL DRIVE SUITE 601  
DALLAS, GA 30157  
770-865-0774  
ELEVATIONS-DESIGN.COM

**NOTES:**

- ALL MATTERS OF TITLE ARE EXCEPTED. THIS SURVEY WAS PREPARED WITHOUT A COMPLETE TITLE SEARCH.
- THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) § 56-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

**REFERENCES:**

- FINAL PLAT FOR COUNTRY CLUB ESTATES BY WILLIAMS, SWITZER AND BARNUM ENGINEERS, SURVEYORS DATED JUNE 11, 1982 RECORDED IN PLAT BOOK 4 PAGE 117 OF BARTOW COUNTY RECORDS
- SURVEY FOR ROLLAND C. BENNETT & VERNA M. BENNETT BY KNIGHT & KNIGHT LAND SURVEYORS DATED 04-14-1988 RECORDED IN PLAT BOOK 11 PAGE 307 OF BARTOW COUNTY RECORDS

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 100,000'

DATA COLLECTION WAS PERFORMED USING A GEMAX ZOOM 95 ROBOTIC TOTAL STATION ON AN OPEN TRIANGLE WITH RELEVANT REPERED REBAR SETS NOT EXCEEDING 0.32 FEET

GRAPHIC SCALE: 1"=50'

37 0 30' 60'

**SURVEYORS CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOEL M. HART  
No. 2884  
REGISTERED LAND SURVEYOR  
STATE OF GEORGIA

JOEL M. HART GA R.L.S. #2884  
03/09/22

Debra Dickey  
301 Grassdale Road



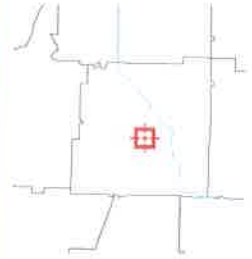
- Existing chain link fence to be removed and replaced with 6' privacy fence
- Existing chain link fence to be removed - removing the jog in the fence
- New 6' privacy fence
- Chain link fence to remain as it is located on the bordering property at 203 Camellia Lane

Parcel Number	C082-0003-002
Location Address	301 GRASSDALE RD
Legal Description	L2 COUNTRY CLUB LL55 LD4 53 <i>(Note: Not to be used on legal documents)</i>
Class	R3-Residential <i>(Note: This is for tax purposes only. Not to be used for zoning.)</i>
Tax District	Cartersville (District 01)
Millage Rate	29.65
Acres	0
Neighborhood	1041-COUNTRY CLUB EST. (001041)
Account Number	37565
Homestead Exemption	Yes (L1)
Landlot/District	55/04

This content is RESTRICTED.



Overview



Legend

- Parcels
- Roads

<b>Parcel ID</b>	C082-0003-002	<b>Alternate ID</b>	37565	<b>Owner Address</b>	DICKEY DEBRA L
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	Residential		301 GRASSDALE RD
<b>Property Address</b>	301 GRASSDALE RD	<b>Acreage</b>	n/a		CARTERSVILLE, GA 30120
<b>District</b>	Cartersville				
<b>Brief Tax Description</b>	L2 COUNTRY CLUB LL55 LD4 S3				

(Note: Not to be used on legal documents)

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