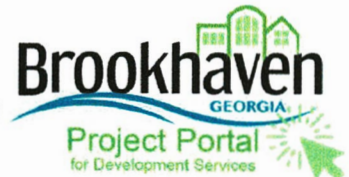


## Variance & Special Exception Application

All applications and plans must be submitted through the Project Portal  
<https://Cityworks.BrookhavenGA.gov/ProjectPortal>



### Variance Application

<b>PROPERTY</b>		
Site Address: 1033 W. Nancy Creek Drive N.E., Brookhaven	Parcel #: 18-30402132	Zip: 30319
Project Name (if applicable): Carnes Master Suite & Garage Expansion	Present Zoning: RS-100	

<b>TYPE OF REQUEST</b>		
<input checked="" type="checkbox"/> Zoning/Special Exception <input type="checkbox"/> Sign <input type="checkbox"/> Stream Buffer <input type="checkbox"/> Administrative (Zoning/Special Exception or Stream Buffer)		
Nature of Request	Required per Code	Proposed
<input checked="" type="checkbox"/> Setback	Front: _____ Side: <u>10'</u> Rear: <u>40'</u> Other: _____	Front: _____ Side: <u>9'</u> Rear: <u>30'</u> Other: _____
<input type="checkbox"/> Stream Buffer		
<input type="checkbox"/> Impervious Coverage	%	%
<input type="checkbox"/> Sign		
<input type="checkbox"/> # of Parking Spaces		
<input type="checkbox"/> Other _____		

<b>OWNER INFORMATION</b>		
Name:	Mr. Trey Carnes & Mrs. Amanda Carnes	
Address:	1033 W. Nancy Creek Dr. Brookhaven Ga. 30319	
Email:	treycarnes@gmail.com	Phone: 770-548-7604

<b>APPLICANT</b>		
Name:	Chad Hamlin (The Hamlin Group, LLC)	
Address:	3780 Chamblee Dunwoody Rd. Chamblee, Ga. 30341	
Email:	chad@hamlingroup.com	Phone: 678-502-8112

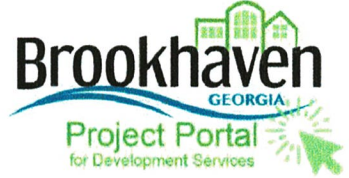
<b>AFFIDAVIT</b>		
To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Brookhaven Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Brookhaven Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.		
Applicant's Name:	Chad Hamlin	
Applicant's Signature:		Date: 8.25.23

<b>NOTARY</b>		
Sworn to and subscribed before me this	25 <sup>th</sup> Day of August 2023	
Notary Public:	Opal Tene Tucker	
Signature:		8/25/2023



# Variance & Special Exception Application

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## Property Owner(s) Notarized Certification

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

### Property Owner

Name:	Mr. Trey Carnes & Mrs. Amanda Carnes		
Address:	1033 W. Nancy Creek Dr.	Brookhaven, Ga.	Zip: 30319
Signature:		Date:	8/25/23
Sworn to and subscribed before me this <u>25<sup>th</sup></u> day of <u>August</u> , 20 <u>23</u>			
Notary Public:	Opal Tene Tucker 		



### Additional Property Owner (if applicable)

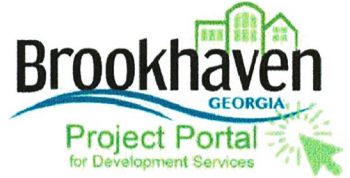
Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

### Additional Property Owner (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

## Variance & Special Exception Application

All applications and plans must be submitted through the Project Portal  
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### Campaign Disclosure Statement

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

Yes

No

Applicant/Property Owner			
<b>Name:</b>	Mr. Trey Carnes & Mrs. Amanda Carnes		
<b>Address:</b>	1033 W. Nancy Creek Dr.	<b>City, State:</b> Brookhaven, Ga.	<b>Zip:</b> 30319
<b>Signature:</b>		<b>Date:</b>	8/25/23

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

Date	Government Official & Position	Description	Amount

ATTACHMENT TO GEORGIA CONVENTIONAL SECURITY DEED

LOAN# 000043952

Subject Property Legal Description

All that tract or parcel of land lying and being in the City of Bookhaven, and in Land Lot 304 of the 18th District of DeKalb County, Georgia, being more particularly described as follows: All the tract or parcel of land lying and being Land Lot 304 of the 18th District of DeKalb County, Georgia, being Lot 12, Block A, Oxford Subdivision, Unit Three, as per plat recorded in Plat Book 47, Page 160, DeKalb County, Georgia records, which plat is incorporated herein by reference and made a part of this description. Said property being known as 1033 West Nancy Creek Drive, according to the present system of numbering property in DeKalb County, Georgia. Subject to all easements, reservations, covenants, conditions, agreements of record if any. Being the same property conveyed to Thomas Leon Carnes, III and Catherine Carnes, as joint tenants with right of survivorship by LIMITED WARRANTY DEED from Marilyn Corinne Christian as recorded 06/15/2017 in Book 26318 at Page 68 as Document 2017094207.

## PRE-APPLICATION MEETING FORM

### LAND USE PETITIONS & VARIANCE APPLICATIONS



4362 Peachtree Road, Brookhaven, GA 30319  
 Phone: 404-637-0500 • Fax: 404-637-0501  
[www.BrookhavenGA.gov](http://www.BrookhavenGA.gov)

### Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review an application. To schedule a meeting, contact a member of the Planning and Zoning Division by calling (404) 637-0500 or via email at [Planning@BrookhavenGA.Gov](mailto:Planning@BrookhavenGA.Gov). This form will be completed during the pre-application meeting and must be submitted with the application for the submittal to be deemed complete.

Applicant Name	Chad Hamlin	Applicant Email	<a href="mailto:chad@hamlingroup.com">chad@hamlingroup.com</a>
Applicant Phone			
Site Address	1033 W. Nancy Creek	Parcel Size	20,941
Tax Parcel #	18 304 02 132	City Council District	1- Linley Jones
Existing Zoning & Case	RS-100	Proposed Zoning	RS-100
Overlay District	N/A	Character Area	Lakes District

Request	Fees
<input type="checkbox"/> Rezoning	
<input type="checkbox"/> with Concurrent Variances	Application Base 250 \$
<input type="checkbox"/> Special Land Use Permit	Additional Request + (#) 50\$
<input checked="" type="checkbox"/> Board of Appeals Variance	Public Notice Sign x (1) 270\$
<input type="checkbox"/> Administrative Variance	Public Notice Advertisement 20\$
<input type="checkbox"/> Stream Buffer	<b>Estimated Total 590 \$</b>
<input type="checkbox"/> Sign	

### Deadlines and Public Hearing Dates


Meeting Deadline (If Applicable)	August 30 <sup>th</sup> , 2023
Commission or Board Meeting Date (If Applicable)	October 18 <sup>th</sup> , 2023


### Additional Studies

<input type="checkbox"/> Trip Generation	<input type="checkbox"/> Traffic Impact Study
<input type="checkbox"/> Development of Regional Impact Review	<input type="checkbox"/> Environmental Impact Review

### Proposal Description

Sec: 27-67 to reduce rear and interior side yard setbacks

Applicant Signature:  Date: 8-30-23

Planner Signature:  Date: 08/04/2023