

**CITY OF PINE LAKE
PUBLIC HEARING AGENDA
August 30, 2022, 6:30 PM
Council Chambers
459 Pine Drive, Pine Lake, GA**

Call to Order

Public Hearing

The purpose of the hearing is to solicit input on Variance Application requests submitted by representatives for **4617 Park Drive, Pine Lake, GA (Parcel 18 041 09 183)** and to potentially render Council decision in the matter. Applicants are seeking variance from R-1 Residential District development regulations relative to minimum lot frontage and minimum lot size, as result of proposed subdivision of the property.

Adjournment

City of Pine Lake, Georgia

M E M O R A N D U M

TO: Mayor and Council
FROM: ChaQuias Miller Thornton, City Administrator
SUBJECT: VARIANCES to allow the subdivision of 4617 Park Drive to create two building lots
DATE: Wednesday, August 10, 2022

Applicant	Jason Zakocs
Location	4617 Park Drive (PIN 18-041-09-183)
Zoning	R-1, Single Family Residential District
Variations	Reduction in lot frontage from the required 60 feet to 49.95 feet and a reduction in lot area from the required 6,000 square feet to 4,720 square feet to create two residential building lots

APPLICATION SUMMARY

Mr. Jason Zakocs, General Partner at Azozeo LP, has applied for variances to reduce lot frontage and lot area that would allow the subdivision of a lot identified as 4617 Park Drive. This subdivision would create two residential building lots. Report of Administrative review, as presented by Mr. Bill Johnston (City Planner) has been submitted to Mayor and Council as of 07/06/2022.

TIMELINE FOR PROGRESSION OF APPLICATION

06/27/2022 – Application received by Administration Office

07/01/2022 – Planning Review – Administrative Report of Findings submitted to Administration

07/06/2022 – Presentation of Planning Review – Administrative Report of Findings to Council

07/13/2022 – Subsequent Submittal of Applicant Response to Planning Review

07/20/2022 – Presentation of Supplemental Planning Review – 2nd Admin Report of Findings

07/26/2022 – Confirmation from Applicant – Scheduling of application for Council Review

07/28/2022 – Presentation of Public Hearing Notice to the Local News Organ for Publishing on 08/04/2022

Appendix A – Zoning, ARTICLE 12. – variances, Section 12-2 provides that “Variances shall be heard and determined by Mayor and Council utilizing the same notice procedures provided for zoning

amendments". ARTICLE 13.-AMENDMENTS, Section 13-4.-Public Notices provides that "A public hearing shall be held prior to the mayor and council making a zoning decision. The City of Pine Lake shall publish in a newspaper of general circulation within the boundaries of Pine Lake a notice of the hearing...Such notice shall be published a minimum of 15 calendar days, but not more than 45 days, prior to the date of the hearing.

08/04/2022 – Posting of Public Hearing Notice on the subject property

08/30/2022 – Public Hearing to be held to Receive Public Comment on Application – 6:30pm

Please do present to me any questions, comments, concerns regarding the information contained within this memorandum.

**Thank you,
CMThornton**

Table of Contents for Variance Package for 4617 Park Dr. Pine Lake, GA 30083

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2. Variance Application. (1 page)
3. Letter to City Board Members/Those Who It Concerns (1 page)
4. Survey/Site Plan (Existing). (1 page)
5. Proposed Lot Split Re-Plat Draft (1 page)
6. Copy of Deed in Azozeo LP name. (3 pages)
7. Secretary of State - Azozeo LP showing Jason Zakocs as General Partner (2 pages)
8. List of Similar Variances in Pine Lake (15 pages)



CITY OF PINE LAKE
P.O. Box 1325
Pine Lake, GA 30072 (404) 999-4931
VARIANCE APPLICATION

Applicant Information:

Name: JASON ZAKOCS (AZOZEO LP)
Address: [REDACTED]
Phone: [REDACTED] E-Mail: [REDACTED]

Property Information:

Property Owner: AZOZEO LP (JASON ZAKOCS)
Address: 4617 PARK DR. PINE LAKE GA
Phone: [REDACTED] E-Mail: [REDACTED]

Property Address of: 4617 PARK DR. PINE LAKE, GA

Type of Variance: LOT SIZE AND FRONTAGE

Applications will only be accepted from the property owner, or authorized agent with written notarized consent of the property owner of record.

REQUIRED VARIANCE FINDINGS

- There are extraordinary or exceptional conditions pertaining to the particular property because of its size, shape or topography.
- Such conditions are unusual or peculiar to the particular piece of property involved.
- The strict application of the zoning ordinance would create an unnecessary hardship.
- Relief, if granted, would not cause substantial detriment to the public good, safety or welfare. or impair the purpose and intent of the zoning ordinance of the City of Pine Lake.
- Any proposed variance shall be granted upon additional findings that the requirements of the tree ordinance and stormwater ordinances are met.

Submission Requirements:

Original and 10 copies of application packet consisting of the application; site plan with property lines and proposed change, detailed report justifying the requested variance (see required variance findings above); proof of ownership of the property and, if applicable, written notarized authorization by property owner; and required fee.

I hereby certify that I am the owner of the property upon which a variance is being requested and that all information provided as a part of this application is true and correct.

Signature of Owner/Agent: [Signature] in AZOZEO LP Date: 6/22/22

This application, along with the required fee and all necessary supplemental documents, has been properly submitted and is accepted for consideration by the City Council at a public hearing in the City Council Chambers on the 30 day of August, 2022, beginning at 7:00 pm.
Signature: Chapman M. Monte Date of Acceptance: June 27, 2022

Application for Variance

PROPERTY ADDRESS: 4617 Park Dr. Pine Lake, GA 30072

Dear City Members,

My company is applying for a variance to subdivide the lot into two buildable lots. This is in reference to *Municode Section 7-4D* asking for the variance to change the 60 feet of frontage required per lot, be reduced to 49.95 feet frontage for each of these two lots, and the lot minimum of 6000 feet to approximately 5300 feet per lot.

Reasons to Grant Variance Request:

- This is one of a few premium lots in Pine Lake with beautiful lake and nature views.
- Our design and price points will raise the bar for Pine Lake values.
- Would be useful to have two families to take advantage of these lots.
- Make Pine Lake even more attractive to potential buyers of the other homes.
- To set a price point benchmark for future development and remodel activity. The Property Taxes collected on these homes will provide Pine Lake a beneficial impact in boosting City of Pine Lake revenue.
- Many homes in Dekalb County are built on 50' wide residential lots. There are a number of lots within Pine Lake that have 50' or less in frontage. Some of those properties are included in this application packet.

Responses to Variance Application Bullet point Instructions:

1. There are extraordinary or exceptional conditions pertaining to the particular property because of its size, shape or topography. THIS IS ONE OF THE FEW LAKE VIEW LOTS IN THE AREA. WE WANT TO MAXIMIZE THIS SPECIAL FEATURE.
2. Such conditions are unusual or peculiar to the particular piece of property involved. LAKE VIEW LOT. UNUSUALLY GREAT VIEWS.
3. The strict application of the zoning ordinance would create an unnecessary hardship. NO UNNECESSARY HARDSHIP WOULD BE CREATED.
4. Relief, if granted would not cause substantial detriment to the public good, safety or welfare, or impair the purpose and intent of the Zoning Ordinances of the City of Pine Lake. THESE CONCERNS WILL BE SATISFIED.
5. Any proposed variance shall be granted upon additional findings that the requirements of the tree ordinance and stormwater ordinances are met. THEY WILL BE MET.

Thank you in advance for your consideration.

Respectfully,
Azozeo LP, Jason Zakocs, General Partner
Cell : 404 852-8709
Email: zcreationz@mac.com

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

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 complies 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.

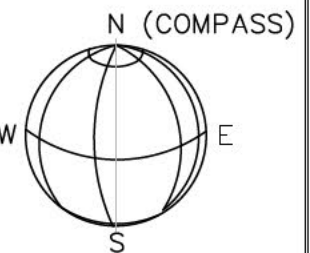
THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION



1" = 20'



REFERENCE: DEED BOOK 3159 PG 479
 PLAT BOOK 10 PG 157

FLOOD HAZARD NOTE: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0087J EFFECTIVE DATE MAY 16, 2013

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 3159 PG 479
 PROPERTY OWNER AT TIME OF SURVEY: ERIC C. JOHNSON
 PARCEL NUMBER: 18-041-09-183

BEARING BASIS IS A SINGLE COMPASS READING & ANGLES TURNED; ELEVATION DATUM ASSUMED FROM DEKALB COUNTY GIS

TOTAL AREA: 9,440 SQ FT, 0.22 AC

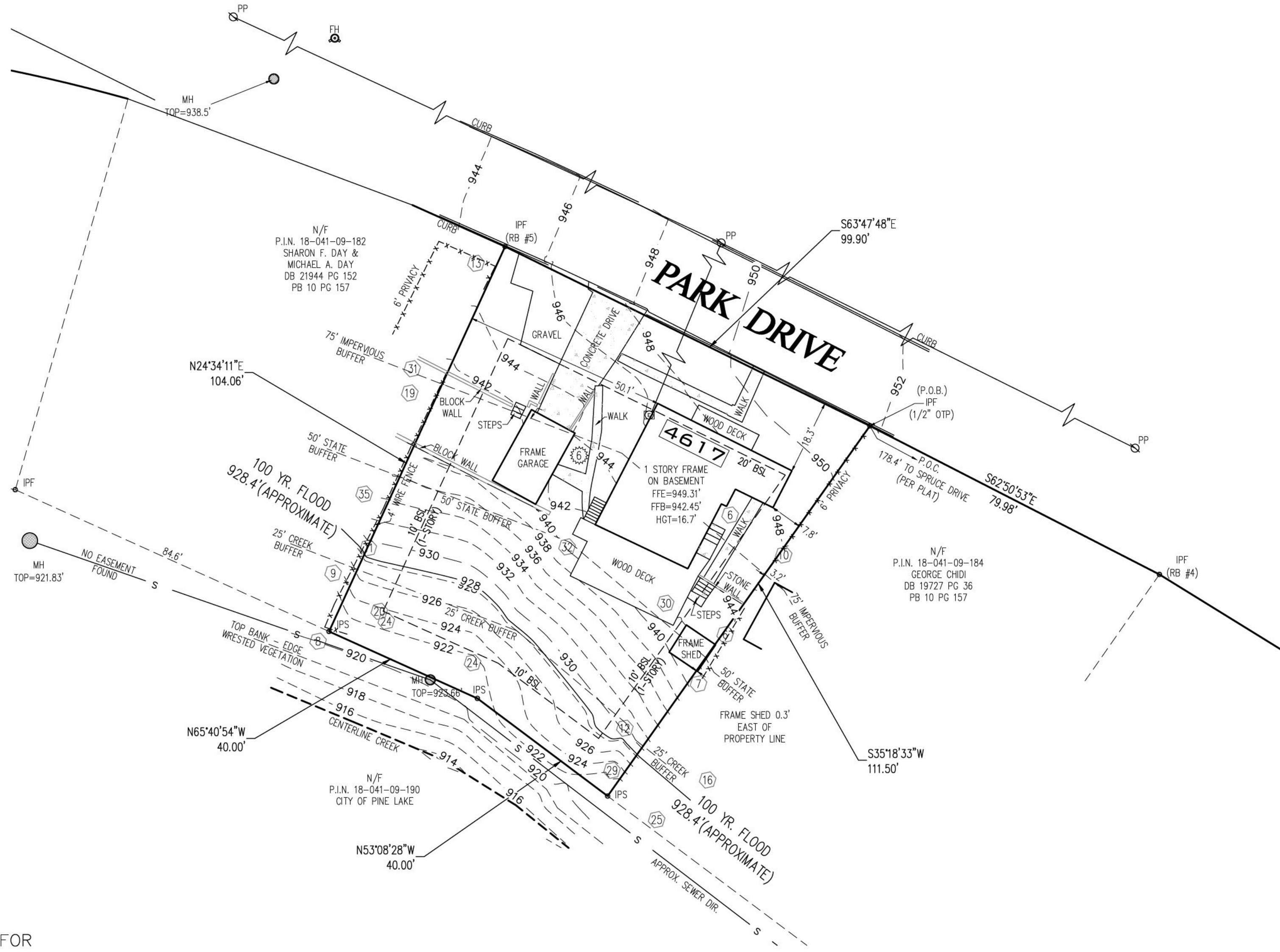
CALCULATED PLAT CLOSURE: 1:114,879

FIELD DATA:

DATE OF FIELD SURVEY 4-27-2022

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

4617 PARK DRIVE
ZONING: R-1 (CITY OF PINE LAKE)
HOUSE = 966 S.F.
GARAGE = 242 S.F.
FRONT WOODEN DECK = 70 S.F.
FRONT CONCRETE WALK = 114 S.F.
CONCRETE DRIVE = 382 S.F.
GRAVEL DRIVE = 296 S.F.
SIDE CONCRETE WALK(S) / STEPS = 74 S.F.
SIDE CONCRETE STOOP / STEPS = 183 S.F.
REAR WOODEN DECK / STAIRS = 448 S.F.
REAR FRAME SHED = 66 S.F.
WALL(S) / STEPS = 69 S.F.
IMPERVIOUS TOTAL = 2,910 S.F.
LOT AREA = 9,440 S.F.
LOT COVERAGE (%) = 30.8



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- CO CLEANOUT
- EM ELECTRIC METER
- LP LIGHT POLE
- CONCRETE PAD

- TREE SYMBOLS
 X = DIAMETER IN INCHES
- (X) HARDWOOD
 - (*) CREPE MYRTLE



FOR
 DEKALB SURVEYS, INC.
 407 WEST PONCE DE LEON AVENUE
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

BOUNDARY & TOPOGRAPHIC SURVEY FOR
 JASON ZAKOS
 LOT(S) 1561, 1562, 1563, & 1564, MAP NO. TWO, PINE LAKE SUBDIVISION

4617 PARK DRIVE
 CITY OF PINE LAKE, DEKALB COUNTY, GEORGIA
 LAND LOT 41, DIST 18
 DATE: MAY 4, 2022



© 2018-2022: THIS 18 X 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR

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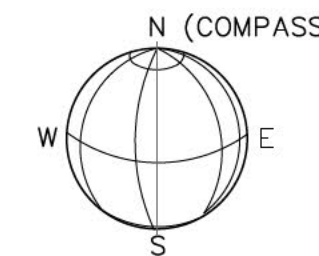
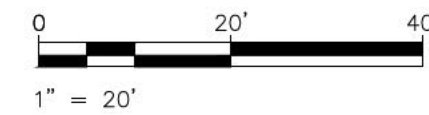
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LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
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- BOLLARD
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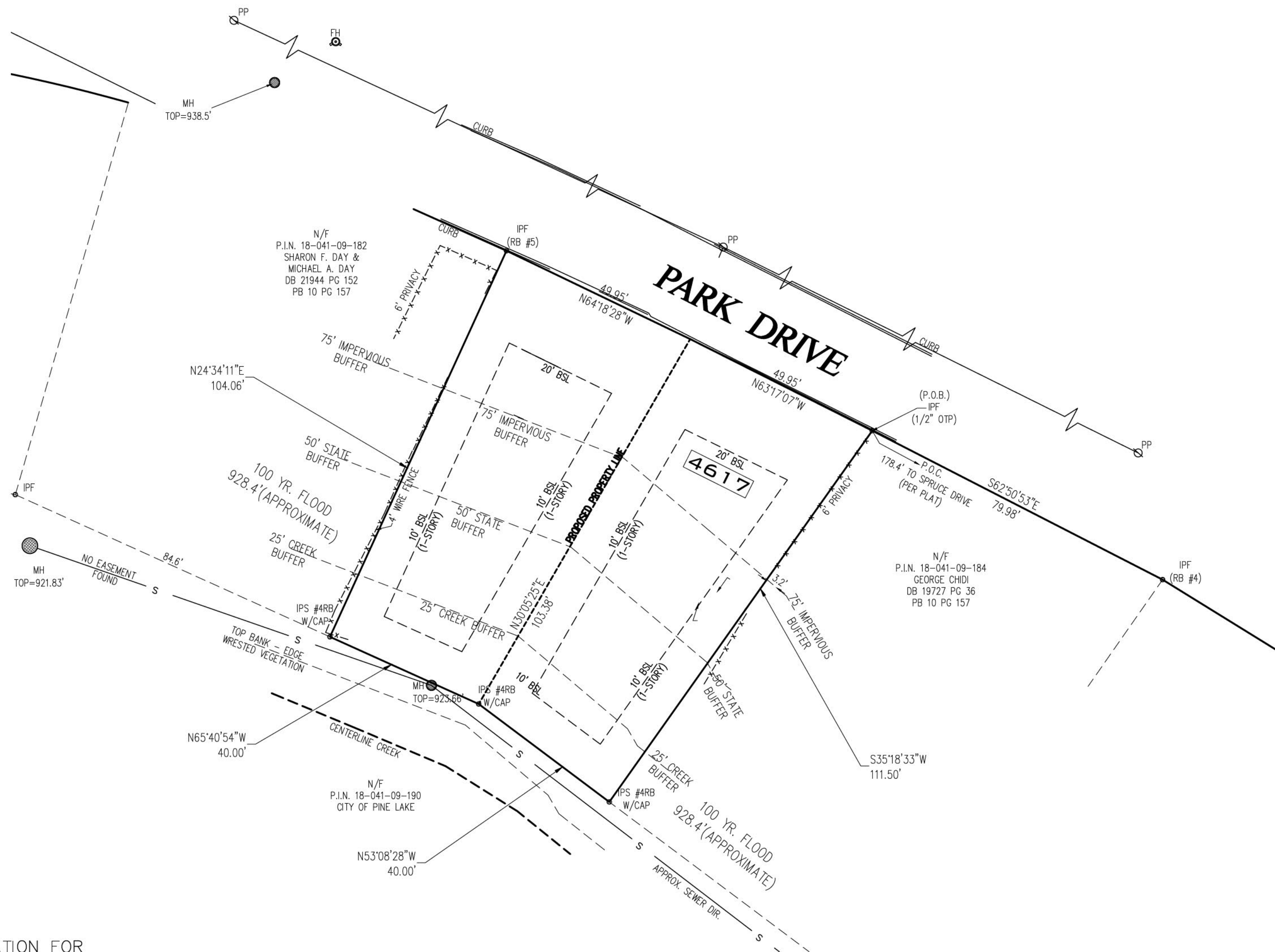


EXHIBIT PLAT FOR VARIANCE APPLICATION FOR
JASON ZAKOS
LOT(S) 1561, 1562, 1563, & 1564, MAP NO. TWO, PINE LAKE SUBDIVISION

4617 PARK DRIVE
CITY OF PINE LAKE, DEKALB COUNTY, GEORGIA
LAND LOT 41, DIST 18
DATE: JUNE 13 2022

FOR
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003



www.dekalbsurveys.com
COA 1086

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SURVEYOR AND MAY NOT BE
REPRODUCED, PUBLISHED OR
USED IN ANY WAY WITHOUT THE
WRITTEN PERMISSION OF THIS
SURVEYOR

Record and Return to:

Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-C-08275-22-MT

Parcel ID: 18-041-09-183

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 18th day of April, 2022 by and between **Eric C. Johnson**, as party or parties of the first part, hereinafter called Grantor, and **Azozeo Limited Partnership**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee, forever IN FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through, or under Grantor herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Duffy Wells
Unofficial Witness

Eric C. Johnson (Seal)
Eric C. Johnson

[Signature]
Notary Public

My Commission Expires: _____

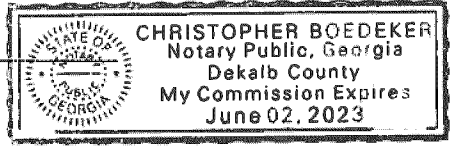


EXHIBIT "A"

Legal Description

File No.: W-C-08275-22-MT

All that tract or parcel of land lying and being in Land Lot 41 of the 18th District of DeKalb County, Georgia, and being Lots Nos. 1561, 1562, 1563 and 1564, as shown on Map No. 2 of Pine Lake, Georgia, which map is on file in the Office of the Clerk of Superior Court of DeKalb County, Georgia, and of record in Plat Book 10, Page 157, DeKalb County Records, and being more fully shown on plat of survey by Eston Pendley and Associates, Inc., dated March 8, 1974.

Being the same property conveyed by deed recorded in Deed Book 3159, Page 479, DeKalb County Records.

FOR INFORMATIONAL PURPOSES ONLY:

Said property being known as 461 Park Drive, according to the present system of numbering property in DeKalb County, Georgia.

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF LIMITED PARTNERSHIP

I, **Brian P. Kemp**, the Secretary of State and the Corporation Commissioner of the State of Georgia, do hereby certify under the seal of my office that

Azozeo Limited Partnership
a Domestic Limited Partnership

has been duly formed , as of the effective date **08/26/2018**, by the filing of a certificate of limited partnership in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **08/31/2018**.



A handwritten signature in black ink, appearing to read 'B. P. Kemp', written in a cursive style.

Brian P. Kemp
Secretary of State

CERTIFICATE OF LIMITED PARTNERSHIP

Electronically Filed
Secretary of State
Filing Date: 8/26/2018 7:40:35 PM

BUSINESS INFORMATION

CONTROL NUMBER 18104862
BUSINESS NAME Azoeo Limited Partnership
BUSINESS TYPE Domestic Limited Partnership
EFFECTIVE DATE 08/26/2018

PRINCIPAL OFFICE ADDRESS

ADDRESS 1270 Caroline St. NE Suite 235, Atlanta, GA, 30307, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Jason Zakocs	1270 Caroline St. NE, STE 235, Atlanta, GA, 30307, USA	Dekalb

GENERAL PARTNER(S)

NAME	TITLE	ADDRESS
Jason Zakocs	GENERAL PARTNER	1270 Caroline St. STE 235, Atlantra, GA, 30307, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION


Authorizer Signature	Title
Jason Zakocs	General Partner

Variants from 60' frontage and 6000 sq ft lot code requirements

No.	Address	Actual Lot Frontage	Lot Square Footage
1	521 Clubhouse Dr.	50	4356
2	498 Pine Dr.	40	4356
3	529 Clubhouse Dr.	40	4356
4	521 Hemlock Dr.	40	4356
5	4643 Orchid Dr.	40	4356

521 Clubhouse Dr, Pine Lake, GA 30072, Dekalb County

APN: 18-041-08-163 CLIP: 8242872707



MLS Beds	4	MLS Full Baths	2	Half Baths	N/A	MLS Sale Price	\$229,000	MLS Sale Date	08/23/2019
MLS Sq Ft	1,508	Lot Sq Ft	4,356	Yr Built	1940	Type	SFR		

OWNER INFORMATION			
Owner Name	Castro Nivea	Tax Billing Zip	30072
Tax Billing Address	521 Clubhouse Dr	Owner Occupied	Yes
Tax Billing City & State	Pine Lake, GA		

LOCATION INFORMATION			
Subdivision	Pine Lake	Zoning	R100
Municipality/Township	Pine Lake	Flood Zone Code	X
Census Tract	219.16	Flood Zone Panel	13089C0087J
Neighborhood Code	0890	Flood Zone Date	05/16/2013

TAX INFORMATION			
Tax ID	18-041-08-163	% Improved	86%
Parcel ID	18 041 08 163	Tax District Area	74
Alt APN	5143007	County Tax	\$4,074
Lot No.	500		
Legal Description	49 X 99 X 40 X 40 X 10 X 59 0.11AC 9-6-02		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Assessed Value - Total	\$86,760	\$85,360	\$73,400
Assessed Value - Land	\$12,000	\$12,000	\$12,000
Assessed Value - Improved	\$74,760	\$73,360	\$61,400
YOY Assessed Change (\$)	\$1,400	\$11,960	
YOY Assessed Change (%)	1.64%	16.29%	
Market Value - Total	\$216,900	\$213,400	\$183,500
Market Value - Land	\$30,000	\$30,000	\$30,000
Market Value - Improved	\$186,900	\$183,400	\$153,500
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$4,762		
2020	\$5,320	\$559	11.73%
2021	\$4,074	-\$1,246	-23.42%

CHARACTERISTICS			
Land Use - Universal	SFR	Full Baths	2
Land Use - County	Residential	Fireplaces	1
Lot Acres	0.1	Cooling Type	Central
Lot Area	4,356	Interior Wall	Plaster
# of Buildings	1	Exterior	Frame
Building Type	Ranch	No. Parking Spaces	MLS: 2
Year Built	1940	Parking Type	Carport
Effective Year Built	2002	Garage Type	Carport
Stories	1	Garage Capacity	MLS: 2
Style	Ranch	Patio Type	Terrace
Building Sq Ft	Tax: 1,310 MLS: 1,508	Patio/Deck 1 Area	78
Gross Area	Tax: 1,310 MLS: 1,508	Porch	Open Porch
Above Gnd Sq Ft	1,310	Porch Type	Open Porch
Bedrooms	4	Porch 1 Area	196
Total Baths	2	Condition	Good

FEATURES		
Feature Type	Unit	Size/Qty
Res	S	1,114
Open	S	196

Encl Frame Porch/Cpt	S	196
Terrace	S	78

SELL SCORE			
Rating	Low	Value As Of	2022-05-29 04:30:00
Sell Score	427		

ESTIMATED VALUE			
RealAVM™	\$273,500	Confidence Score	63
RealAVM™ Range	\$221,535 - \$325,465	Forecast Standard Deviation	19
Value As Of	05/22/2022		

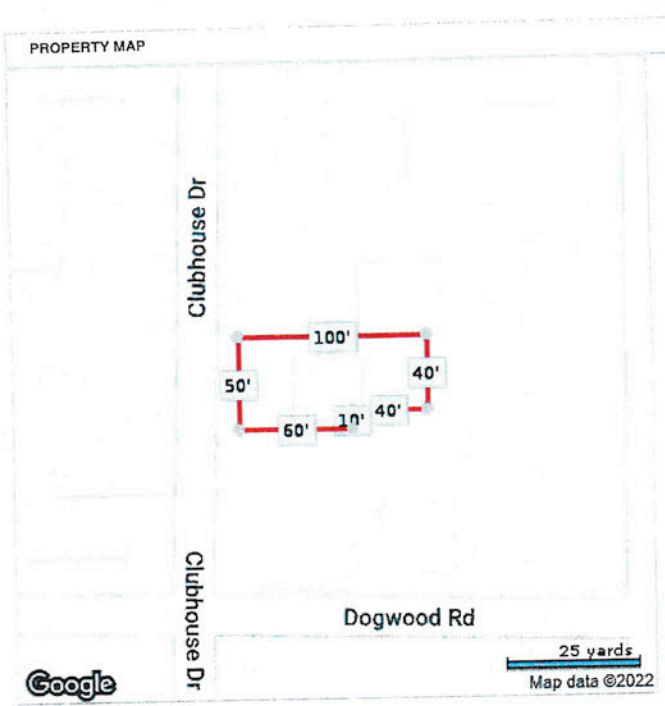
(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	6546125	MLS Orig. List Price	\$250,000
MLS Status	Closed	MLS Sale Date	08/23/2019
MLS Area	42 - DEKALB-EAST	MLS Sale Price	\$229,000
MLS D.O.M	80	Listing Agent Name	Brachman-David Brachman
MLS Listing Date	05/02/2019	Listing Broker Name	REAL LIVING CAPITAL CITY
MLS Current List Price	\$245,000		

MLS Listing #	5728973	4253345	4093181	3838404
MLS Status	Closed	Withdrawn	Expired	Withdrawn
MLS Listing Date	08/02/2016	07/25/2011	07/09/2010	01/08/2009
MLS Listing Price	\$189,900	\$1,200	\$165,000	\$169,900
MLS Orig Listing Price	\$189,900	\$1,200	\$165,000	\$199,900
MLS Close Date	09/20/2016			
MLS Listing Close Price	\$195,600			
MLS Listing Expiration Date			10/09/2010	

LAST MARKET SALE & SALES HISTORY			
Recording Date	08/29/2019	Price Per Square Feet	\$174.81
Settle Date	08/23/2019	Deed Book & Page	27759-695
Sale Price	\$229,000	Deed Type	Warranty Deed
Recording Date	08/29/2019	09/22/2016	09/08/2000
Sale/Settlement Date	08/23/2019	09/20/2016	08/16/2000
Sale Price	\$229,000	\$195,600	\$170,000
Deed Book & Page	27759-695	25808-449	11577-129
Document Type	Warranty Deed	Warranty Deed	Warranty Deed
Buyer Name	Castro Nivea	Olschansky Brad	Vaughan Deborah M
Seller Name	Olschansky Brad	Vaughan Deborah M	Brachman David & Jan

MORTGAGE HISTORY				
Mortgage Date	09/22/2016	04/24/2008	10/11/2004	09/08/2000
Mortgage Amount	\$185,820	\$110,150	\$50,000	\$115,000
Mortgage Lender	Access Nat'l Mtg	Platinum Mtg	Pentagon Fcu	Amtrust Mtg Corp
Mortgage Code	Conventional	Conventional	Conventional	Conventional
Mortgage Type	Resale	Refi	Refi	Resale
Mortgage Int Rate Type				Fixed Rate Loan
Mortgage Term	30	30	15	30
Mortgage Term Code	Years	Years	Years	Years
Borrower Name	Olschansky Brad	Vaughan Deborah M	Vaughan Deborah M	Vaughan Deborah M



498 Pine Dr, Pine Lake, GA 30072, Dekalb County

APN: 18-041-08-070 CLIP: 1029672365

2



MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
2	2	N/A	\$23,000	10/21/2009
MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
1,000	4,356	1940	SFR	

OWNER INFORMATION

Owner Name	Homan Richard P Amended	Tax Billing Zip	45255
Owner Name 2	Homan Restated	Tax Billing Zip+4	5116
Tax Billing Address	7987 Ayers Rd	Owner Occupied	No
Tax Billing City & State	Cincinnati, OH		

LOCATION INFORMATION

Subdivision	Pine Woods	Zoning	R100
Municipality/Township	Pine Lake	Flood Zone Code	X
Census Tract	219.16	Flood Zone Panel	13089C0087J
Neighborhood Code	0890	Flood Zone Date	05/16/2013
Topography	Rolling/Hilly		

TAX INFORMATION

Tax ID	18-041-08-070	Lot No.	206
Parcel ID	18 041 08 070	% Improved	85%
Alt APN	5144828	Tax District Area	74
Block No.	7	County Tax	\$4,902
Legal Description	100 X 40 X 100 X 40 X 40 X 100 0.23AC 6-19-3		

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	\$79,520	\$68,480	\$66,320
Assessed Value - Land	\$12,000	\$12,000	\$12,000
Assessed Value - Improved	\$67,520	\$56,480	\$54,320
YOY Assessed Change (\$)	\$11,040	\$2,160	
YOY Assessed Change (%)	16.12%	3.26%	
Market Value - Total	\$198,800	\$171,200	\$165,800
Market Value - Land	\$30,000	\$30,000	\$30,000
Market Value - Improved	\$168,800	\$141,200	\$135,800
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$4,347		
2020	\$4,360	\$13	0.29%
2021	\$4,902	\$543	12.45%

CHARACTERISTICS

Land Use - Universal	SFR	Full Baths	2
Land Use - County	Residential	Basement Type	Crawl
Lot Acres	0.1	Fireplaces	1
Lot Area	4,356	Cooling Type	Central
Lot Frontage	40	Interior Wall	Plaster
Lot Depth	100	Exterior	Frame
# of Buildings	1	Roof Material	Asphalt
Building Type	Ranch	Parking Type	Carpport
Year Built	1940	Garage Type	Carpport
Effective Year Built	1999	Patio Type	Wood Deck
Stories	1	Patio/Deck 1 Area	104
Style	Ranch	Porch	Enclosed Frame Porch
Building Sq Ft	1,000	Porch Type	Enclosed Frame Porch
Gross Area	1,000	Porch 1 Area	152
Above Gnd Sq Ft	1,000	Sewer	Public Service
Bedrooms	Tax: 4 MLS: 2	Electric Service Type	Type Unknown
Total Baths	2	Condition	Average

FEATURES		
Feature Type	Unit	Size/Qty
Res	S	400
Res	S	240
Res	S	208
Wood Deck	S	104
Wood Deck	S	188
Encl Frame Porch/Cpt	S	152

SELL SCORE			
Rating	Low	Value As Of	2022-05-29 04:30:00
Sell Score	442		

ESTIMATED VALUE			
RealAVM™	\$226,100	Confidence Score	55
RealAVM™ Range	\$187,663 - \$264,537	Forecast Standard Deviation	17
Value As Of	05/22/2022		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
 (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
 (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	3964471	MLS Orig. List Price	\$22,800
MLS Status	Closed	MLS Sale Date	10/21/2009
MLS Area	42 - DEKALB-EAST	MLS Sale Price	\$23,000
MLS D.O.M	7	Listing Agent Name	Panosc-Costa E Panos
MLS Listing Date	09/21/2009	Listing Broker Name	RE/MAX EXECUTIVES INC.
MLS Current List Price	\$22,800		

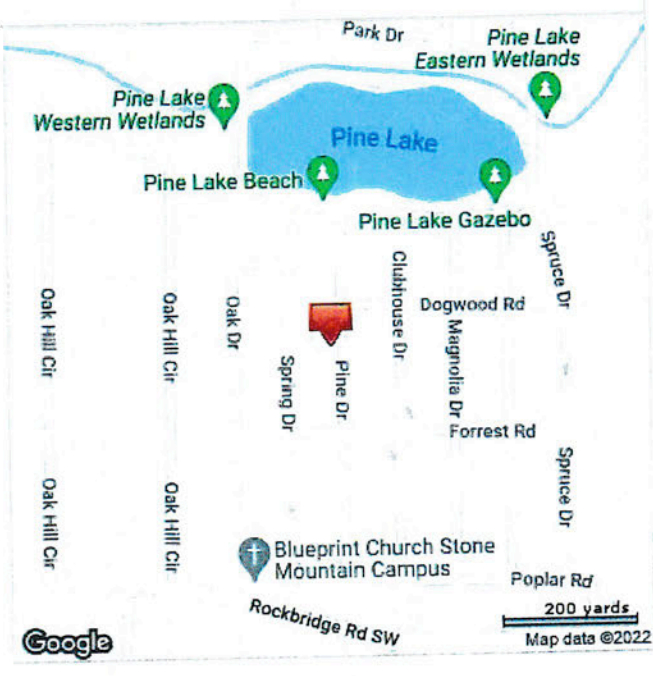
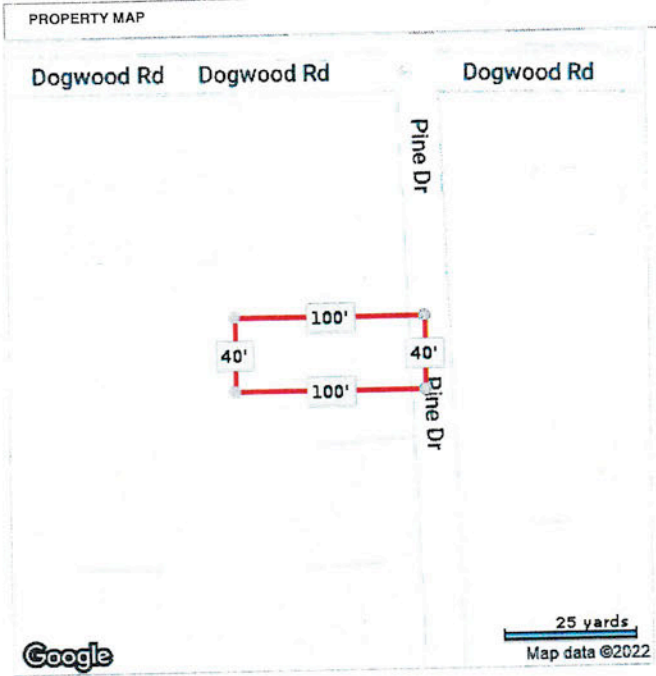
LAST MARKET SALE & SALES HISTORY					
Recording Date	10/29/2009		Price Per Square Feet	\$23.00	
Settle Date	10/21/2009		Deed Book & Page	21708-217	
Sale Price	\$23,000		Deed Type	Special Warranty Deed	
Recording Date	02/20/2020	10/29/2009	10/29/2009	07/23/2003	03/29/1999
Sale/Settlement Date	01/23/2020	10/21/2009	09/01/2009	06/30/2003	03/18/1999
Sale Price		\$23,000	\$178,290	\$165,000	
Nominal	Y				Y
Deed Book & Page	28118-792	21708-217	21708-214	14935-634	10611-538
Document Type	Quit Claim Deed	Special Warranty Deed	Foreclosure Deed	Warranty Deed	Warranty Deed
Buyer Name	Amended R P H & Restated Trust	Homan Richard	Bear Stearns Trust 2005-Sd3	Mccain Dwight S	Davis Leigh A
Seller Name	Homan Richard	Bear Stearns 2005-Sd3	Galloway Aaron H	Davis Leigh A	Winstead Leigh D

Recording Date	03/29/1999		01/24/1997		
Sale/Settlement Date	03/16/1999		01/15/1997		01/28/1976
Sale Price			\$50,000		
Nominal	Y				
Deed Book & Page	10611-537		9299-93		3449-369
Document Type	Warranty Deed		Deed (Reg)		Warranty Deed
Buyer Name	Winstead Leigh D		Winstead Leigh D & Joshua R		
Seller Name	Winstead Joshua R		Harrell Gary C		

MORTGAGE HISTORY					
Mortgage Date	07/23/2003	12/11/2001	02/26/2001	03/29/1999	01/24/1997
Mortgage Amount	\$163,524	\$104,000	\$28,000	\$71,100	\$42,200
Mortgage Lender	Home America Mtg Inc	Greenpoint Mtg Fndg	Suntrust Bk	Sunshine Mtg	
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Type	Resale	Refi	Refi	Nominal	Resale
Mortgage Int Rate Type	Fixed Rate Loan	Fixed Rate Loan			Fixed Rate Loan
Mortgage Term	30	30	15	30	360

Mortgage Term Code	Years	Years	Years	Years	Months
Borrower Name	Mccain Dwight S	Davis Leigh A	Davis Leigh A	Davis Leigh A	Winstead Leigh D
Borrower Name 2	Galloway Aaron H				Winstead Joshua R

FORECLOSURE HISTORY	
Document Type	Notice Of Sale
Recording Date	08/06/2009
Original Doc Date	06/30/2003
Original Book Page	14935000635
	Notice Of Sale
	04/08/2009
	06/30/2003
	14935000635



*Lot Dimensions are Estimated

529 Clubhouse Dr, Pine Lake, GA 30072, Dekalb County

APN: 18-041-08-154 CLIP: 2038779138



MLS Beds 2	MLS Full Baths 1	Half Baths N/A	MLS Sale Price \$301,000	MLS Sale Date 08/13/2021
MLS Sq Ft 1,140	Lot Sq Ft 4,356	Yr Built 1947	Type SFR	

OWNER INFORMATION

Owner Name	Mueller Aleshia M	Tax Billing Zip	30072
Tax Billing Address	529 Clubhouse Dr	Owner Occupied	Yes
Tax Billing City & State	Pine Lake, GA		

LOCATION INFORMATION

Subdivision	Pine Lake	Zoning	R100
Municipality/Township	Pine Lake	Flood Zone Code	X
Census Tract	219.16	Flood Zone Panel	13089C0087J
Neighborhood Code	0890	Flood Zone Date	05/16/2013
Topography	Rolling/Hilly		

TAX INFORMATION

Tax ID	18-041-08-154	Lot No.	494
Parcel ID	18 041 08 154	% Improved	82%
Alt APN	5142922	Tax District Area	74
Block No.	14	County Tax	\$4,257
Legal Description	ALSO LOT 495 PB 10-122		

ASSESSMENT & TAX

	2021	2020	2019
Assessment Year	2021	2020	2019
Assessed Value - Total	\$67,960	\$53,800	\$55,360
Assessed Value - Land	\$12,000	\$12,000	\$12,000
Assessed Value - Improved	\$55,960	\$41,800	\$43,360
YOY Assessed Change (%)	\$14,160	-\$1,560	
YOY Assessed Change (%)	26.32%	-2.82%	
Market Value - Total	\$169,900	\$134,500	\$138,400
Market Value - Land	\$30,000	\$30,000	\$30,000
Market Value - Improved	\$139,900	\$104,500	\$108,400
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$3,705		
2020	\$3,524	-\$181	-4.88%
2021	\$4,257	\$733	20.79%

CHARACTERISTICS

Land Use - Universal	SFR	Basement Sq Feet	378
Land Use - County	Residential	Bsmt Finish	Unfinished
Lot Acres	0.1	Fireplaces	1
Lot Area	4,356	Cooling Type	Central
Lot Frontage	40	Interior Wall	Plaster
Lot Depth	100	Exterior	Brick
# of Buildings	1	Roof Material	Asphalt
Building Type	Ranch	No. Parking Spaces	MLS: 2
Year Built	1947	Parking Type	Carport
Stories	1	Garage Type	Carport
Style	Ranch	Garage Capacity	MLS: 2
Building Sq Ft	1,140	Patio Type	Wood Deck
Gross Area	Tax: 1,518 MLS: 1,140	Patio/Deck 1 Area	168
Above Gnd Sq Ft	1,140	Porch	Open Porch
Total Rooms	5	Porch Type	Open Porch
Bedrooms	2	Porch 1 Area	196
Total Baths	1	Sewer	Public Service
Full Baths	1	Electric Service Type	Type Unknown
Basement Type	Partial	Condition	Average

FEATURES		
Feature Type	Unit	Size/Qty
Res	S	944
Open	S	196
Encl Frame Porch/Cpt	S	196
Open	S	15
Open	S	48
Open	S	168
Wood Deck	S	196
Min Hgt Bsmt	S	

SELL SCORE			
Rating	Low	Value As Of	2022-05-29 04:30:00
Sell Score	421		

ESTIMATED VALUE			
RealAVM™	\$299,000	Confidence Score	68
RealAVM™ Range	\$272,090 - \$325,910	Forecast Standard Deviation	9
Value As Of	05/22/2022		

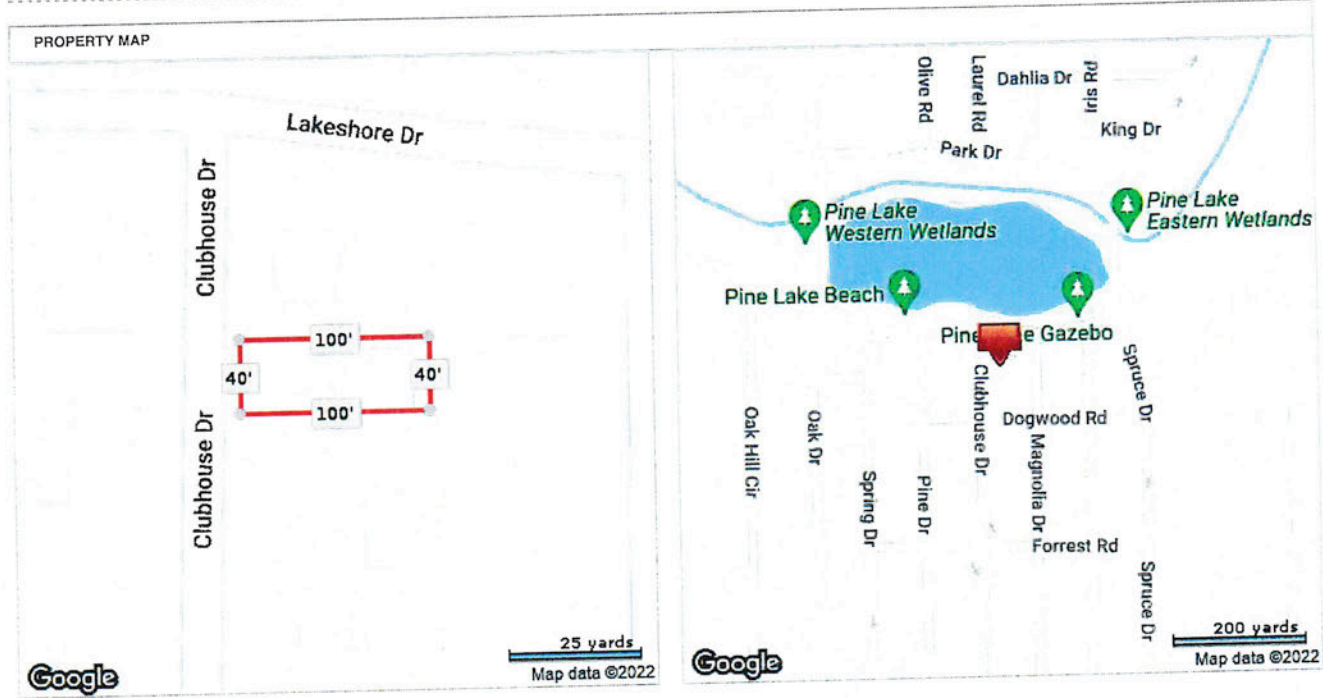
- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
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LISTING INFORMATION			
MLS Listing Number	6910741	MLS Orig. List Price	\$294,900
MLS Status	Closed	MLS Sale Date	08/13/2021
MLS Area	42 - DEKALB-EAST	MLS Sale Price	\$301,000
MLS D.O.M	16	Listing Agent Name	Brownec-Erika C Brown
MLS Listing Date	07/06/2021	Listing Broker Name	ADAMS REALTORS
MLS Current List Price	\$294,900		
MLS Listing #	5988521	5845755	
MLS Status	Closed	Expired	
MLS Listing Date	04/02/2018	05/08/2017	
MLS Listing Price	\$149,900	\$149,900	
MLS Orig Listing Price	\$149,900	\$159,900	
MLS Close Date	05/04/2018		
MLS Listing Close Price	\$153,000		
MLS Listing Expiration Date		08/05/2017	

LAST MARKET SALE & SALES HISTORY				
Recording Date	08/16/2021		Price Per Square Feet	\$264.04
Settle Date	08/13/2021		Deed Book & Page	29643-487
Sale Price	\$301,000		Deed Type	Limited Warranty Deed
Recording Date	08/16/2021	05/07/2018	02/28/1994	
Sale/Settlement Date	08/13/2021	05/04/2018	02/24/1994	09/26/1986
Sale Price	\$301,000	\$153,000	\$58,000	\$48,000
Deed Book & Page	29643-487	26898-156	8080-422	5606-660
Document Type	Limited Warranty Deed	Limited Warranty Deed	Deed (Reg)	Deed (Reg)
Buyer Name	Mueller Aleshia M	Stupar Slobodan	Singley Michelle	Murphy Charles E
Seller Name	Stupar Slobodan	Singley Michelle	Murphy Chas E	Beardslee Laura J

MORTGAGE HISTORY					
Mortgage Date	08/16/2021	05/07/2018	04/02/2010	01/09/2003	03/20/2000
Mortgage Amount	\$270,900	\$114,750	\$25,000	\$85,563	\$19,670
Mortgage Lender	Shelter Hm Mtg LLC	Lakeview Ln Servicing LLC	Wells Fargo Bk Na	Wells Fargo Hm Mtg In c	Norwest Bk/Co
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Mortgage Type	Resale	Resale	Refi	Refi	Refi
Mortgage Int Rate				Fixed Rate Loan	Fixed Rate Loan
Mortgage Int Rate Type				30	10
Mortgage Term	30	30	40	30	10
Mortgage Term Code	Years	Years	Years	Years	Years

Borrower Name	Mueller Aleshia M	Stupar Slobodan	Singloy Michelle	Singloy Michelle	Singloy Michelle
Mortgage Date	11/23/1998		02/28/1994		
Mortgage Amount	\$75,200		\$57,268		\$46,800
Mortgage Lender	Norwest Mtg Inc		Metrofirst Mtg Corp		
Mortgage Code	Conventional		Fha		Fha
Mortgage Type	Refi		Resale		Resale
Mortgage Int Rate					50
Mortgage Int Rate Type	Fixed Rate Loan		Fixed Rate Loan		
Mortgage Term	30		360		
Mortgage Term Code	Years		Months		
Borrower Name	Singloy Michelle O		Singloy Michelle		Murphy Charles E




*Lot Dimensions are Estimated

4

521 Hemlock Dr, Pine Lake, GA 30072, Dekalb County

APN: 18-041-08-260 CLIP: 3073251341

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	1	1	1	\$127,000	06/06/2001
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	912	4,356	1940	SFR	

OWNER INFORMATION			
Owner Name	Urriola Stephanie D	Tax Billing Zip	30072
Tax Billing Address	Po Box 83	Tax Billing Zip+4	0083
Tax Billing City & State	Pine Lake, GA		

LOCATION INFORMATION			
Subdivision	Pine Lake	Zoning	R100
Municipality/Township	Pine Lake	Flood Zone Code	X
Census Tract	219.16	Flood Zone Panel	13089C0087J
Neighborhood Code	0890	Flood Zone Date	05/16/2013

TAX INFORMATION			
Tax ID	18-041-08-260	% Improved	81%
Parcel ID	18 041 08 260	Tax District Area	74
Alt APN	5217159	County Tax	\$2,971
Lot No.	776		
Legal Description	40 X 160 X 40 X 110 X 60 0.1 6AC 8-15-01		

ASSESSMENT & TAX				
Assessment Year	2021	2020	2019	
Assessed Value - Total	\$62,840	\$50,080	\$53,600	
Assessed Value - Land	\$12,000	\$12,000	\$12,000	
Assessed Value - Improved	\$50,840	\$38,080	\$41,600	
YOY Assessed Change (\$)	\$12,760	-\$3,520		
YOY Assessed Change (%)	25.48%	-6.57%		
Market Value - Total	\$157,100	\$125,200	\$134,000	
Market Value - Land	\$30,000	\$30,000	\$30,000	
Market Value - Improved	\$127,100	\$95,200	\$104,000	
Tax Year	Total Tax	Change (\$)	Change (%)	
2019	\$2,660			
2020	\$2,430	-\$230	-8.66%	
2021	\$2,971	\$541	22.26%	

CHARACTERISTICS			
Land Use - Universal	SFR	Full Baths	1
Land Use - County	Residential	Half Baths	1
Lot Acres	0.1	Cooling Type	Central
Lot Area	4,356	Interior Wall	Plaster
# of Buildings	1	Exterior	Frame
Building Type	Ranch	Parking Type	Carport
Year Built	1940	Garage Type	Carport
Stories	1	Patio Type	Wood Deck
Style	Ranch	Patio/Deck 1 Area	128
Building Sq Ft	912	Porch	Open Porch
Gross Area	912	Porch Type	Open Porch
Above Gnd Sq Ft	912	Porch 1 Area	192
Bedrooms	1	Condition	Good
Total Baths	2		

FEATURES		
Feature Type	Unit	Size/Qty
Res	S	480
Open	S	192

Encl Frame Porch/Cpt	S	192
Open	S	40
Add Fr 1 Story	S	240
Wood Deck	S	128

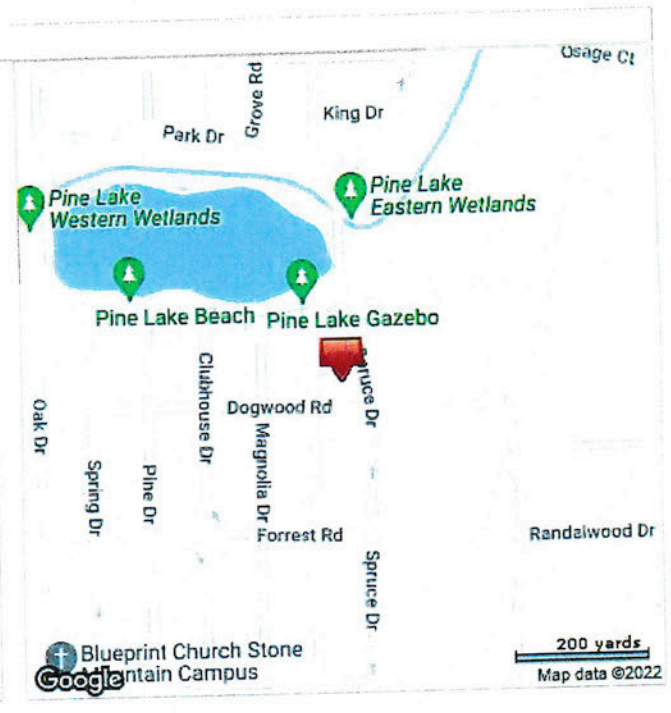
SELL SCORE			
Rating	Very Low	Value As Of	2022-05-29 04:30:00
Sell Score	240		

ESTIMATED VALUE			
RealAVM™	\$233,100	Confidence Score	55
RealAVM™ Range	\$193,473 - \$272,727	Forecast Standard Deviation	17
Value As Of	05/22/2022		

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LAST MARKET SALE & SALES HISTORY			
Recording Date	06/19/2001	Price Per Square Feet	\$139.25
Settle Date	06/06/2001	Deed Book & Page	12217-189
Sale Price	\$127,000	Deed Type	Warranty Deed
Recording Date	03/16/2017	06/19/2001	06/03/1994
Sale/Settlement Date	02/28/2017	06/06/2001	06/01/1994
Sale Price		\$127,000	\$59,000
Nominal	Y		
Deed Book & Page	26137-733	12217-189	8207-660
Document Type	Quit Claim Deed	Warranty Deed	Deed (Reg)
Buyer Name	Urriola Stephanie	Urriola Stephanie D	Bogacz Kathleen A
Seller Name	Urriola Helen & Stephanie	Bogacz Kathleen A	Tuttle Jane S

MORTGAGE HISTORY			
Mortgage Date	07/22/2003	06/19/2001	06/03/1994
Mortgage Amount	\$101,000	\$101,600	\$50,000
Mortgage Lender	Guaranty Resid'l Lndg Inc	Old Kent Mtg Co	Rainbow Fin'l Svcs Inc
Mortgage Code	Conventional	Conventional	Conventional
Mortgage Type	Refi	Resale	Resale
Mortgage Int Rate Type	Fixed Rate Loan	Fixed Rate Loan	Fixed Rate Loan
Mortgage Term	30	30	
Mortgage Term Code	Years	Years	
Borrower Name	Urriola Stephanie D	Urriola Stephanie D	Bogacz Kathleen A



5

4643 Orchid Dr, Pine Lake, GA 30072, Dekalb County
 APN: 18-041-09-078 CLIP: 5228574541

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	\$55,000	10/13/1989
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	4,356	N/A	RES-NEC	

OWNER INFORMATION			
Owner Name	Cooley Wanda L	Tax Billing Zip	30072
Tax Billing Address	Po Box 886	Tax Billing Zip+4	0886
Tax Billing City & State	Pine Lake, GA		

LOCATION INFORMATION			
Municipality/Township	Pine Lake	Zoning	R100
Census Tract	219.17	Flood Zone Code	X
Neighborhood Code	0890	Flood Zone Panel	13089C0087J
Topography	Rolling/Hilly	Flood Zone Date	05/16/2013

TAX INFORMATION			
Tax ID	18-041-09-078	Lot No.	15
Parcel ID	18 041 09 078	Tax District Area	74
Alt APN	5223451	County Tax	\$433
Block No.	7		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Assessed Value - Total	\$6,000	\$6,000	\$6,000
Assessed Value - Land	\$6,000	\$6,000	\$6,000
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$15,000	\$15,000	\$15,000
Market Value - Land	\$15,000	\$15,000	\$15,000
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$449		
2020	\$439	-\$10	-2.22%
2021	\$433	-\$6	-1.47%

CHARACTERISTICS			
Land Use - Universal	Residential (NEC)	Lot Frontage	40
Land Use - County	Residential	Lot Depth	100
Lot Acres	0.1	Electric Service Type	Type Unknown
Lot Area	4,356		

SELL SCORE			
Rating	Very Low	Value As Of	2022-05-29 04:30:00
Sell Score	303		

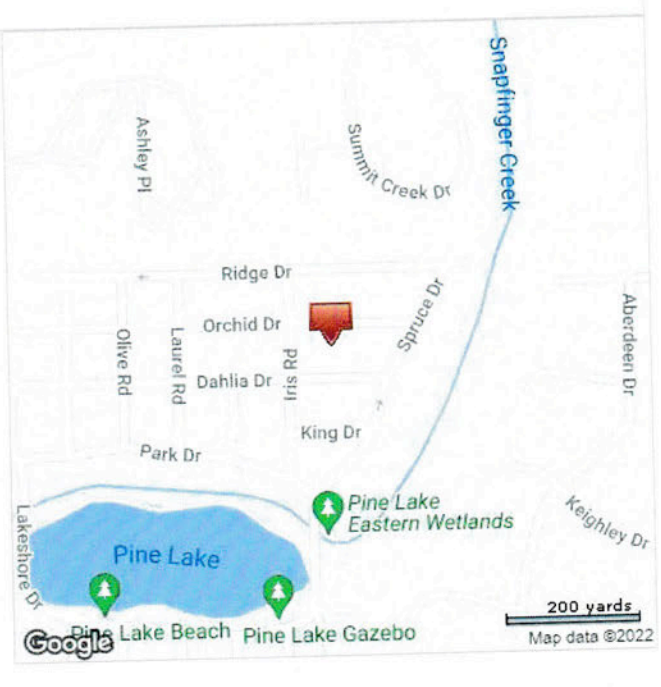
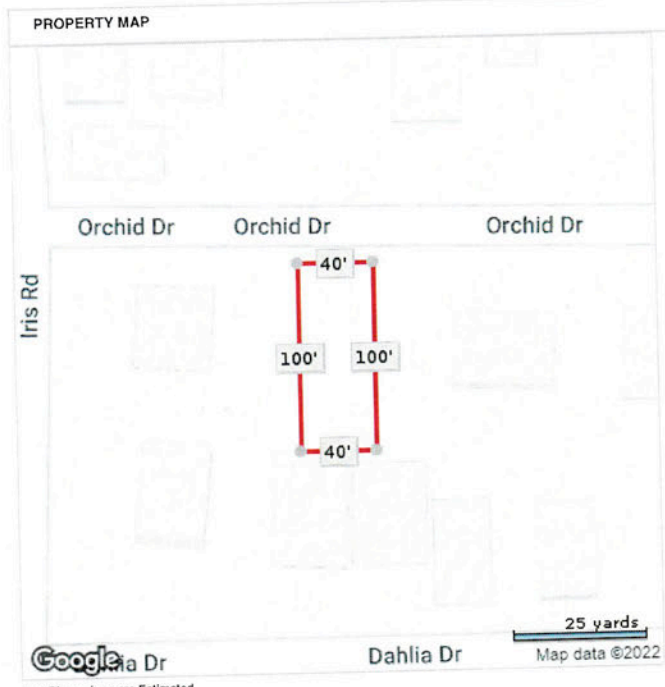
ESTIMATED VALUE			
RealAVM™	\$238,900	Confidence Score	55
RealAVM™ Range	\$198,287 - \$279,513	Forecast Standard Deviation	17
Value As Of	05/22/2022		

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LAST MARKET SALE & SALES HISTORY			
Settle Date	10/13/1989	Deed Book & Page	6553-408
Sale Price	\$55,000	Deed Type	Warranty Deed
Multi/Split Sale	Multiple		

Recording Date		01/01/1988
Sale/Settlement Date	10/13/1989	01/01/1988
Sale Price	\$55,000	\$3,000
Deed Book & Page	6553-408	6032-600
Document Type	Warranty Deed	Deed (Reg)
Buyer Name	Burgamy Calvin E	

MORTGAGE HISTORY	
Mortgage Lender	Fleet Mtg Corp
Mortgage Type	Resale
Borrower Name	Burgamy Calvin E
Borrower Name 2	Coolley Wanda L



*Lot Dimensions are Estimated

City of Pine Lake, Georgia

Lot Re-Platting

MEMORANDUM

TO: ChaQuias M. Thornton, City Administrator
FROM: Bill Johnston, Zoning Administrator
SUBJECT: VARIANCES to allow the subdivision of 4617 Park Drive to create two building lots
DATE: Friday, 1 July 2022

Applicant	Jason Zakocs
Location	4617 Park Drive (PIN 18-041-09-183)
Zoning	R-1, Single Family Residential District
Variances	Reduction in lot frontage from the required 60 feet to 49.95 feet and a reduction in lot area from the required 6,000 square feet to 4,720 square feet to create two residential building lots

APPLICATION SUMMARY

Mr. Jason Zakocs, General Partner at Azozeo LP, has applied for variances to reduce lot frontage and lot area that would allow the subdivision of a lot identified as 4617 Park Drive. This subdivision would create two residential building lots. Information cited in this memorandum is based on a Boundary and Topographic Survey generated by Jonathan M. Coe and dated April 27, 2022. A snip of the zoning map indicating the location of the property and three Google Images of the property are attached.

FINDINGS

The 4617 Park Drive property has a frontage on Park Drive of 99.90 feet and an area of 9,440 square feet. Subdividing the lot will create two lots each having a frontage of 49.95 feet and an area of 4,720 square feet. The ordinance standard for lot frontage is 60 feet; the standard for lot area is 6,000 square feet.

Section 12-1 *Intent* of the Pine Lake Zoning Ordinance provides that “The Mayor and Council has the authority to hear, and grant or deny variances from the requirements of this ordinance as will not be contrary to the public interest when, due to unusual property conditions, a literal enforcement of zoning requirements in a particular case will result in unnecessary hardship, provided that the intent of the general and district regulations is observed, public safety and welfare is secured, and substantial justice is done.”

VARIANCE to minimum lot frontage and lot area

4617 Park Drive

Friday, 1 July 2022

Section 12-3 *Required findings for variances* establishes the following criteria to be applied in rendering a decision as to the appropriateness of granting a variance. Each is found below along with an analysis of the impact of the proposed variances. Sec. 12-3 also establishes that “Variances may be granted only upon making all of the following findings, which shall apply within the property for which the subject variance request is being made.”

A. *There are extraordinary or exceptional conditions pertaining to the particular property because of its size, shape or topography.*

As shown in the snip of the zoning map below, the lot is not characterized by extraordinary or exceptional conditions pertaining to the particular property because of its size. The 4632 Park Drive lot, the 580 Park Drive lot, and the 579 Spruce are substantially larger than the subject property, a condition that renders subdivision of those lots more feasible.

B. *Such conditions are unusual or peculiar to the particular piece of property involved.*

Many lots in the vicinity are similar in size to the subject lot. These lots equally do not contain sufficient lot frontage or lot area to allow re-platting without need of a variance. In addition, the degree of deviation from the ordinance standard, 17 percent in the case of lot frontage and 21 percent in the case of lot area, is substantial.

C. *The strict application of the zoning ordinance would create an unnecessary hardship.*

The City of Pine Lake established a compact community with minimum lot sizes well below those of jurisdictions in the region. The City has established these lot sizes for the following purposes “For the purpose of promoting the health, safety, morals, convenience, order, and general welfare of the municipality; lessening congestion in the streets; securing safety from fire, panic and other dangers; providing adequate light and air. . .”

The R-1 single family zoning district assigned to the 4617 Park Drive property is intended to achieve the following purposes “Protect and enhance the lake, streams, wetlands and parks; the bird sanctuary and wildlife diversity; and the entire natural environment; and Promote effective solutions for reducing energy and water consumption and improving the quality of storm water runoff.

These purposes are consistent with lot sizes that allow for yards that “provide adequate light and air and protect the “quality of storm water runoff.” Given the compact nature of the lots and the desire to protect the lake, perhaps the greatest asset of the city, any hardship that may impact the applicant is not unnecessary. On the contrary, retaining the historic platting of the community to achieve these purposes is not unnecessary.

VARIANCE to minimum lot frontage and lot area

4617 Park Drive

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D. *The hardship identified is concerned with the physical use of the property, not the financial condition of any person.*

No real hardship has been identified by the applicant. The property may be used as many other nearby properties of similar size are being used. Many other lots are similar in size to the subject lot. Accordingly, those lots are nonconforming. Nonconformance of other properties is not a justification for a variance.

E. *Specimen trees are located in such a manner on the subject property that the property cannot be practically developed without the removal or substantial destruction of such specimen trees but could be developed through variances that would protect the same trees.*

The reason for the variance does not appear to be the presence of specimen trees on the lot.

F. *Relief if granted would not cause substantial detriment to the public good, safety or welfare, or impair the purpose and intent of this zoning ordinance.*

As the lot is not of a size that would yield two lots consistent with the size of the majority of lots in the community, approval of the variance to lot frontage and lot area could cause substantial detriment to the public good, safety or welfare, or impair the purpose and intent of this zoning ordinance. Were every lot granted such variances, the established character of the community would be dramatically altered.

Based on the findings associated with encroachment into the stream buffer, as evidenced on the Boundary and Topographic Survey, neither lot that would be created by granting of the variances could be developed without the granting of additional variances to the stream buffer standards. The stream buffer variances that would almost certainly have to be approved would render not one but two lots unbuildable in the absence of variances. This would effectively double the impact of encroachment into the stream buffer. This unintended consequence of the re-platting of this property would be that more impervious surface will be established on the property as each new lot will be allocated a lot coverage of impervious surface of 35 percent. Given the proximity of the lot to the lake, the impact of the subdivision could be all the more severe.

RECOMMENDATION

Based on the above findings, denial of the variance is appropriate. The property is not characterized by extraordinary or exceptional conditions. Any hardship to the applicant is offset by the gain to the public in terms of fulfillment of the purposes of the Ordinance. Approval of variances absent the requisite conditions characterizing the property can jeopardize the integrity of the Ordinance, particularly development standards related to life safety, neighborhood stability and property values.

VARIANCE to minimum lot frontage and lot area

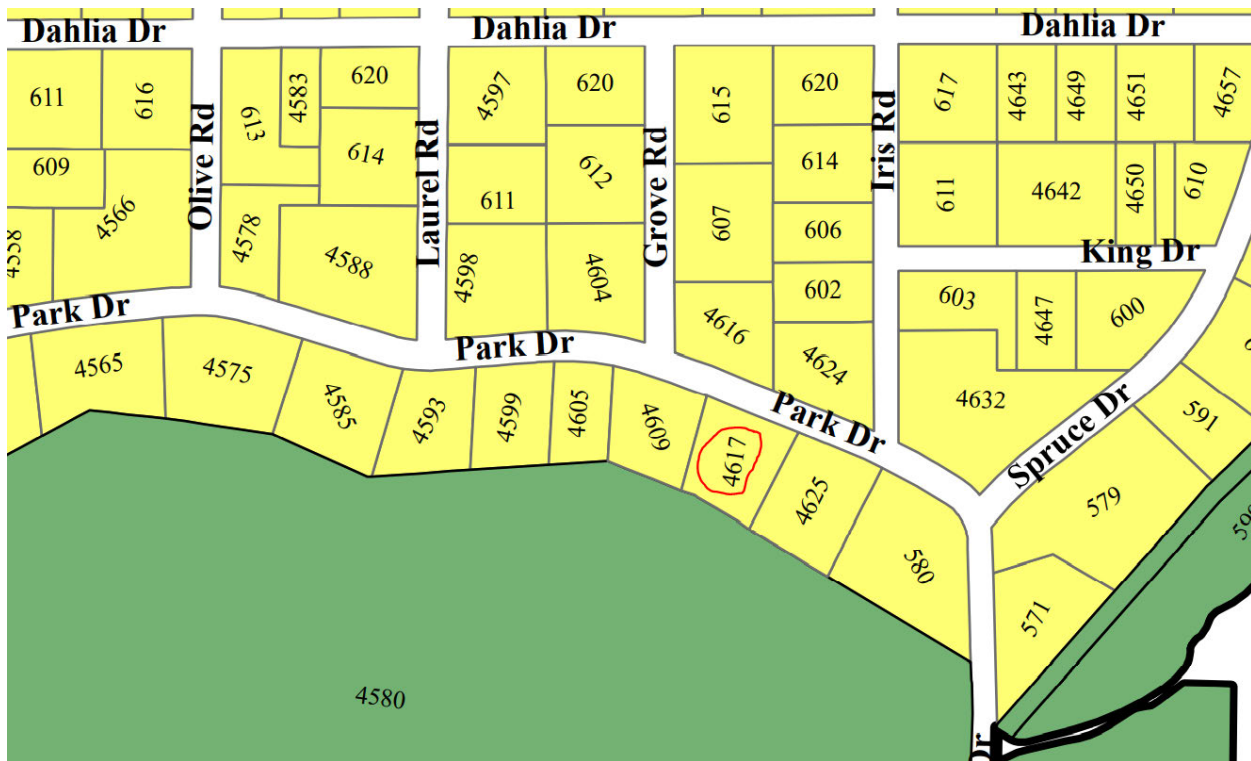
4617 Park Drive

Friday, 1 July 2022

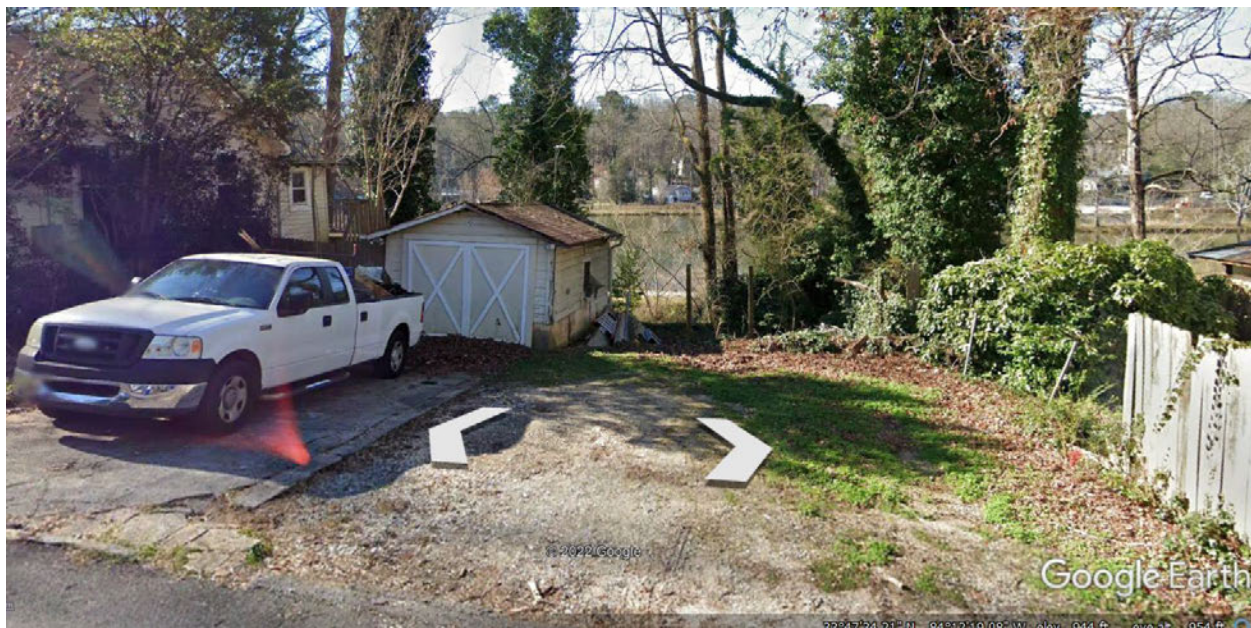
Attachments: **Snip of the Zoning Map**

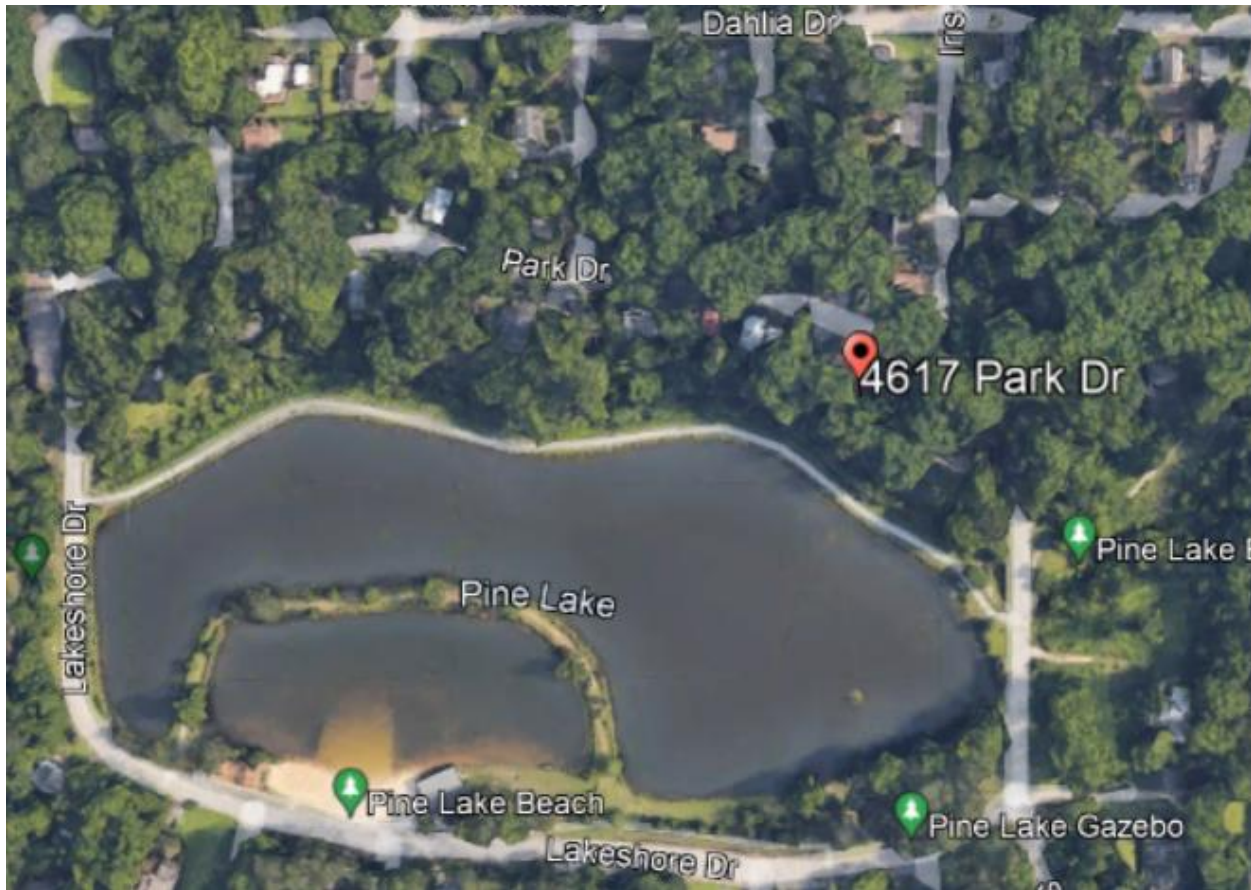
Google Images (3)

Snip of the Zoning Map



Google Images





In response to Bill Johnston, Zoning Administrator's MEMORANDUM dated July 1, 2022

We'd like to thank Mr. Johnston's input regarding our variance requests and we respect his remarks. The following is our responses to the Findings.

Section 12-3 Item A. We feel that the value of the lot(s) is considerably higher due to it's "lake view characteristic". This lot is one of the most premium lot in Pine Lake which makes it exceptional and in higher demand than other available homes or lots.

Section 12-3 Item B. It is our intent to secure a variance and the property has already been re-platted. There are two structures on the lot currently that will be the basis for the footprints. The 10' in reduced frontage can be addressed through the design process. It is extremely important that our development fits within the scope of other homes in Pine Lake that sit on similar lots that we are referencing.

Section 12-3 Item C. It is not our intent to create a hardship and we don't feel that the homes we referenced with similar frontage create or created a hardship. Because the building pad that we intend to use we will not be encroaching on any of the lakes, streams, wetlands, parks, bird sanctuaries, wildlife as the back side of the lot has a steep drop that will not be incorporated into the design thus there is no impact. The grading of the lot will either be kept the same or graded to improve storm runoff. We intend to follow the guidelines provided by the City of Pine Lake to eliminate all of the concerns noted. Each home will have the ability to accommodate the vehicles without the need for any off street parking and the driveway construction will utilize gravel to allow storm water to be absorbed.

Section 12-3 Item D. We agree that non-conformance is not a reason for a hardship. Our request is not rooted in a hardship but establishing higher values in Pine Lake and encouraging the current owners to improve their property. We don't see any hardship to the community by the existing non-conforming smaller lots that we reference.

Section 12-3 Item E. We have no intention of removing any trees. This is not an empty lot. The two existing detached structures have already been vetted for impact when they were built.

Section 12-3 Item F. It is not apparent that the construction of homes on lots consistent with our request have had any detrimental impact on the community, nor do we feel that granting this variance will open the flood gates for others to re plat their lots. We feel that there would be a greater impact if property owners assembled lots to build oversized homes. This is a mature development that does not have the available empty lots to impact the direction the neighborhood takes going forward. We also feel that the existing home has a negative impact on the quality of life within the community and corresponding property values. The improvements on the lot currently do not impact the stream buffer so we are confused as to why the divided lots would impact the stream buffer which is 30 feet below the building pad. We did not submit plans for the redevelopment so there are no facts to support the encroachment claim. We are building for the view versus access to the lake.

The current building is and has been for many years abandoned and the owner resided in the garage. We are removing this eyesore which has a profound safety, health, general welfare, fire, and danger impact.

The size of the homes we are proposing will eliminate the possibility of multiple vehicles per home with a design focused on a homeowner who works from home.

This is not a profit driven request for a variance as we are taking the risk to build with no guarantee of profit to us. The profit will be beneficial to Pine Lake in the amount of property taxes generated from the 2 new homes.

The photos associated with the response don't appear to be current. We'd be happy to walk the property with Mr. Johnston and any other members of the governing body of Pine Lake.

4617 Park Drive
Pine Lake

This document provides the criteria for considering a variance and responses to the applicant's representations which are numbered below.

Section 12-3 Required findings for variances

Variances may be granted only upon making **all** of the following findings, which shall apply within the property for which the subject variance request is being made.

- A. There are extraordinary or exceptional conditions pertaining to the particular property because of its size, shape or topography.
- B. Such conditions are unusual or peculiar to the particular piece of property involved.
- C. The strict application of the zoning ordinance would create an unnecessary hardship.
- D. The hardship identified is concerned with the physical use of the property, not the financial condition of any person.
- E. Specimen trees are located in such a manner on the subject property that the property cannot be practically developed without the removal or substantial destruction of such specimen trees but could be developed through variances that would protect the same trees.
- F. Relief if granted would not cause substantial detriment to the public good, safety or welfare, or impair the purpose and intent of this zoning ordinance.

1. **Section 12-3 Item A.** We feel that the value of the lot(s) is considerably higher due to its "lake view characteristic". This lot is one of the most premium lot in Pine Lake which makes it exceptional and in higher demand than other available homes or lots.

The fact that the lot is exceptional has nothing to do with market demand; rather this characteristic actually refers to a lot that may be the exception compared to other lots. Only the size, shape or topography of the lot are relevant. There are no "extraordinary or exceptional conditions pertaining to the particular property because of its size, shape or topography" associated with this lot.

2. **Section 12-3 Item B.** It is our intent to secure a variance and the property has already been re-platted. There are two structures on the lot currently that will be the basis for the footprints. The 10' in reduced frontage can be addressed through the design process. It is extremely important that our development fits within the scope of other homes in Pine Lake that sit on similar lots that we are referencing.

Nothing in the design process will compensate for the lot not complying with the minimum lot frontage following the proposed re-platting to create two lots, intended to provide an appropriate separation of dwellings on a lot. The lot has not been re-platted.

3. Section 12-3 Item C. It is not our intent to create a hardship and we don't feel that the homes we referenced with similar frontage create or created a hardship. Because the building pad that we intend to use we will not be encroaching on any of the lakes, streams, wetlands, parks, bird sanctuaries, wildlife as the back side of the lot has a steep drop that will not be incorporated into the design thus there is no impact. The grading of the lot will either be kept the same or graded to improve storm runoff. We intend to follow the guidelines provided by the City of Pine Lake to eliminate all of the concerns noted. Each home will have the ability to accommodate the vehicles without the need for any off street parking and the driveway construction will utilize gravel to allow storm water to be absorbed.

The minimum lot frontage and lot area were established as Mayor and Council decided in establishing such minimum dimensions that these were appropriate and served to preserve the historic development pattern for Pine Lake. As many other lots adhering to these minimums have been developed, no hardship has apparently been attributed to these dimensions. The hardship has to do with whether a hardship in complying with the ordinance standards exists. Development of similar lots and even larger lots is evidence that no hardship has been caused to many other lot owners. The hardship on an individual owner, if any exists, is justified in terms of preserving and promoting the development pattern sought by the City.

4. Section 12-3 Item D. We agree that non-conformance is not a reason for a hardship. Our request is not rooted in a hardship but establishing higher values in Pine Lake and encouraging the current owners to improve their property. We don't see any hardship to the community by the existing non-conforming smaller lots that we reference.

Higher property values, if such values in allowing smaller lots would result, are not a criterion to be considered in deciding a variance. The City established the lot frontage and area minimums to protect property values and limit density to a certain threshold.

5. Section 12-3 Item E. We have no intention of removing any trees. This is not an empty lot. The two existing detached structures have already been vetted for impact when they were built.

As no trees are proposed for removal, this criterion is not applicable in this instance. However, "variances may be granted only upon making **all** of the findings." All of the remaining criteria are applicable.

6. Section 12-3 Item F. It is not apparent that the construction of homes on lots consistent with our request have had any detrimental impact on the community, nor do we feel that granting this variance will open the flood gates for others to re plat their lots. We feel that there would be a greater impact if property owners assembled lots to build oversized homes. This is a mature development that does not have the available empty lots to impact the direction the neighborhood takes going forward. We also feel that the existing home has a negative impact on the quality of life within the community and corresponding property values. The improvements on the lot currently do not impact the stream buffer so we are confused as to why the divided lots would impact the stream buffer which is 30 feet below the building pad. We did not submit plans for the redevelopment so there are no facts to support the encroachment claim. We are building for the view versus access to the lake.

Mayor and Council adopted the minimum lot frontage and area as in their opinion; these minimums are protective of the historic platting and property values. Granting of variances in instances where the criteria are not met by extraordinary conditions could be used by other property owners, in other words by setting a precedent. In addition, the existence of nonconforming lots is not typically a justification for granting a variance. Such actions can challenge the very ordinance standards adopted to shape the community going forward. As to oversized homes being built on lot assemblages, the Ordinance contains limits on the maximum floor area designed to prevent just that occurrence.

The "Boundary and Topographic Survey" does show encroachment into the 75-foot non-impervious buffer.



The claim is not only about potential encroachment into the stream buffer, it is about that fact that more impervious surface could be created by having two principal dwellings on two lots that would be created by the proposed re-platting.

The remaining points raised by the applicant have nothing to do with the “size, shape or topography” of the lot. As variances run with the land and not the owner, such controls as the “size of the homes we are proposing will eliminate the possibility of multiple vehicles per home with a design focused on a homeowner who works from home” cited by the applicant may be meaningless in the event of future sale of the property.

The Google Images in the report serve to place the lot in the context of a view to the lake and not the actual construction on the property.



July 26, 2022

Jason Zakocs
Azozeo, LP
1270 Caroline Street NE, Ste. 235
Atlanta, Georgia 30307

Re: Variance Application – 4617 Park Drive – 18-014-09-183

Dear Mr. Zakocs:

Your July 20th, 2022 email was received and accepted as written confirmation of your desire to schedule your variance application for Council review and consideration. According to the City's Zoning Ordinance the following timeline has been set for public hearing and potential consideration of your application for variance relative to the property located at 4617 Park Drive, Pine Lake, GA 30072.

Variance Request:

To subdivide the lot into two buildable lots, resulting in:

1. A reduction of the required 60 feet of frontage per lot to 49.95 feet per lot. (a variance of 10.05ft); and
2. A reduction of the 6000 sq ft minimum lot area to approximately 5300 sq ft per lot (a variance of approximately 700 sq ft).

Timeline for Council Review and Consideration:

07/28/2022 Presentation of Public Hearing Announcement to the local news organ (Ad will run on 08/04/2022)
(Public hearing must be advertised no less than 15 days and no more than 45 days prior to the hearing date)

08/04/2022 Posting of Public Hearing Notice on the subject property

08/30/2022 Public Hearing to be held at 6:30pm

Your presence is expected during the 08/30/2022 Public Hearing. The Hearing will be held at 459 Pine Drive, Pine Lake, Georgia 30072 at 6:30pm. Information regarding public hearing procedures can be found at:

https://library.municode.com/ga/pine_lake/codes/code_of_ordinances?nodetid=PTIICOOR_APEN_DIX_AZO_ART13AM_S13-5PUHE

Do let me know if you should have any questions or concerns regarding the information/notification contained within this correspondence.

Thank you,


ChaQuias Miller Thornton
City Administrator

NOTICE OF PUBLIC HEARING

Mayor and Council of the City of Pine Lake will hold a public hearing on **Tuesday, August 30, 2022 at 6:30pm at 459 Pine Drive, Pine Lake, GA 30072**. The purpose of the hearing is to solicit input on Variance Application requests submitted by representatives for **4617 Park Drive, Pine Lake, GA (Parcel 18 041 09 183)** and to potentially render decision in the matter. Applicants are seeking variance from R-1 Residential District development regulations relative to minimum lot frontage and minimum lot size, as result of proposed subdivision of the property.

Interested parties are invited to attend and be heard.

Information pertaining to this request is available at Pine Lake City Hall, 425 Allgood Road, Stone Mountain, GA during regular business hours.