



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

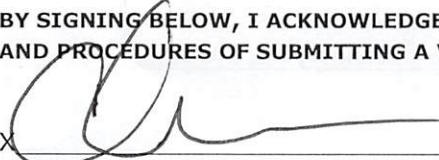
VARIANCE APPLICATION

Project # _____

1. **Application Requirements:** All applications must be complete and include required support materials (listed on the reverse side of this application form). Incomplete applications will not be forwarded to the Canton Board of Appeals (BOA) for review. Applications shall be submitted through the City's online permitting portal system found here: <https://canton.onlana.com/>. Two (2) paper copies should also be furnished to the Community Development Department.
2. **Pre-Submittal Meeting:** A Pre-Submittal Meeting with Community Development Staff must be scheduled by the applicant prior to submittal of the application.
3. **Application Deadline:** Applications and support materials must be submitted by the last Monday of the month, subject to change based on City Holidays. Please refer to the schedule listed on the reverse side of this application form for deadlines and meetings.
4. **Application Representation:** The applicant or authorized representative of the applicant must be present at the Public Hearing to support the application.
5. **Building Permit Requirements:** If a previously submitted building permit is being held pending variance action, the building permit will only be issued upon submittal of an action letter confirming variance approval.
6. **Perpetuity:** Unless otherwise conditioned by the Canton Board of Appeals or Mayor and City Council, an approved variance is held in perpetuity with the subject property so long as the property remains in its current configuration. Any future modification to the subject property as a result of assemblage or subdivision would deem the approved variance null and void.
7. **Adjacent Property Notification:** Applicants are required to notify adjacent property owners of the proposed variance as required by the City of Canton Unified Development Code Section 105.10.03. Such notification shall be forwarded to all contiguous property owners and their respective homeowner's association utilizing the City of Canton formatted notification letter located in this Application. Applicants should furnish a copy of each forwarded notification letter and one copy of a certified Certificate of Mailing from the United States Postal Service no later than thirty (30) days prior to the Public Hearing meeting.
8. **Extension and Withdrawal:** The Applicant is allowed two (2) requests for extensions beyond the scheduled Public Hearing. If the request for extension is received after the Notice of Public Hearing is published, a \$500.00 readvertising fee will be assessed for each extension. An application may be withdrawn without prejudice (no waiting time to re-file) at any time prior to the Public Hearing. A request for withdrawal without prejudice must be made in writing.
9. **Appeal:** Any party aggrieved by any decision of the Board of Appeals may appeal the decision by submitting a Letter of Appeal to the Community Development Department no later than ten (10) days after the Board of Appeals decision has been rendered. The City Council will determine whether or not to hear the appeal, and if heard, will act accordingly on the appeal. Please refer to Section 105.14.02 of the Unified Development Code for more details regarding the appeals process. Any aggrieved party of the then decision of the City Council may appeal the final decision to the Cherokee County Superior Court via writ of certiorari, submitted within thirty (30) days of the final decision.

If there are any questions about the Variance application process, procedures, or policies, please contact the Community Development Department at (770) 704-1500.

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE FULLY READ AND UNDERSTAND THE ABOVE POLICIES AND PROCEDURES OF SUBMITTING A VARIANCE APPLICATION WITH THE CITY OF CANTON.

X 
APPLICANT SIGNATURE

X Chelsea Webb
PRINT NAME



Community Development Department
 110 Academy Street, Canton, Georgia 30114
 (770) 704-1500

PUBLIC HEARING APPLICATION

Project #(s):

This Application is for:

- | | |
|---|--|
| <input type="checkbox"/> A Annexation | <input type="checkbox"/> I Temporary Use Permit |
| <input type="checkbox"/> B Rezoning | <input type="checkbox"/> J Zoning Ordinance Text Amendment |
| <input type="checkbox"/> C Master Plans | <input checked="" type="checkbox"/> K Variance (Pre-Construction) |
| <input type="checkbox"/> D Master Plan Amendment | <input type="checkbox"/> K Variance (Post-Construction) |
| <input type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> Appeal |
| <input type="checkbox"/> F Land Use Modification | <input type="checkbox"/> Adjustment |
| <input type="checkbox"/> G Zoning Condition Amendment | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> H Density Transfer within Master Plan | |

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State **N/A**, where Not Applicable.
2. If you are not paying online, please make your check payable to **"City of Canton."**
3. If you have questions regarding this form, please contact the Community Development Department by calling (770) 704-1500.

Applicant Information:

Name: Chelsea Webb
 Address: 271 Archer Street
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: 770 714 6624
 Email Address: Salonchelsea@hotmail.com

Owner Information:

Name: Maxwell + Chelsea Webb
 Address: 230 Archer street
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: 404 502 3781 770 714 6624
 Email Address: Salonchelsea@hotmail.com

I, Chelsea Webb, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, Chelsea Webb, have received and thoroughly read the Public Hearing Procedures.

This 1 day of April, 20 25.

Applicant Signature:

Print Name:

Chelsea Webb



Community Development Department
110 Academy Street, Canton, Georgia 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Chelsea Webb, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 1 day of April, 20 25.

Owner Signature: [Signature] Print Name: Chelsea Webb

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

- A Annexation
- B Rezoning
- C Master Plans
- D Master Plan Amendment
- E Conditional Use Permit
- F Land Use Modification
- G Zoning Condition Amendment
- H Density Transfer within Master Plan
- I Temporary Use Permit
- J Zoning Ordinance Text Amendment
- K Variance (Pre-Construction)
- K Variance (Post-Construction)
- Appeal
- Adjustment
- Special Exception

Name of Authorized Applicant: Chelsea Webb

Signature: [Signature]

Mailing Address: 271 Archer Street

City: Canton

State: ga ZIP Code: 30114

Telephone: 770 714 6624

E-mail: Salonchelsea@hotmail.com

Applicant Status:

- Owner
- Option to Purchase
- Lessee
- Area Resident
- Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This Day Of April, 20 25.

Notary Signature: [Signature]

Jason Taylor
Notary Public
Cobb County Georgia
My Commission Expires 01-30-2026



Community Development Department
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 (770) 704-1500

DISCLOSURE FORM

Project #(s):

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an Applicant or opponent of a Public Hearing petition. Applicants must file this form with the Department of Community Development. Please complete a separate form for each authorized Applicant.

Name of Applicant/Opponent: Chelsea Webb

Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Mayor and City Council or the City of Canton Board of Appeals?
 YES NO
- B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?
 YES NO
- C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
 YES NO
- D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?
 YES NO

Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made **(Please use a separate form for each official to whom a contribution has been made in the past (2) years):**

2. List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

	Description
\$	_____
\$	_____
\$	_____



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PROPERTY INFORMATION

Project #(s):

Address: 230 Archer Street Canton GA 30114
 Land Lot(s): 166 District: 14 Section: 2 Parcel ID(s) 14-0166-0020

Existing Zoning Of Property: CBD City County Total Acreage Of Property: 0.221
 Proposed Zoning Of Property: N/A Existing Use(s) Of Property Residential

ADJACENT PROPERTY/OWNER INFORMATION:

Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	Price Philip D 301 E Main St Canton ga 30114	CBD	DUC
SOUTH	N/A		
EAST	I E Ventures LLC 4945 Little Refuge Rd Waleska ga 30183	CBD	DUC
WEST	One forty East Marietta LLC PO Box 4517 Canton ga 30114	CBD	DUC
OTHER	MSE Wealth Management LLC 4953 Macaw Ct NE Marietta ga 30066	CBD	DUC
OTHER			
OTHER			

Section(s) of ordinance sought a variance for Sidewalk

Please explain the reasoning for the requested variance of the subject property.

The City wants new builds to put in a sidewalk. The North Side of Archer Street does not have sidewalks. This costly ask does not make sense for our City nor our Street.

(This should additionally be addressed in the required Letter of Intent)



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VARIANCE REVIEW CRITERIA

Project #(s):

Are there any extraordinary or exceptional conditions pertaining to the subject property because of its size, shape, or topography? Yes. A sidewalk would on our property would end in my East neighbors sloped yard causing erosion issues.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Yes. Water and run off issues as well as safety issues for walking pedestrians.

Does a literal interpretation of the Zoning code deprive the Applicant of any rights that others in the same district are allowed? No

Has the condition from which relief or variance is sought been a result from action by the applicant? No

Are there conditions peculiar to the subject property? No. It does not make sense for our street as a whole.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Specifically, would the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare or the inhabitants or the City? No

(These criteria should additionally be addressed in the required Letter of Intent.)

Please return to Charles E. Dickenson, Jr., P.C. - Post Closing
PO BOX 4488, CANTON, GA 30114
File # CD21-885

STATE OF GEORGIA
COUNTY OF CHEROKEE

LIMITED WARRANTY DEED

THIS INDENTURE made this 13th day of September, 2021, between

IOANNIS ANAGNOSTOU and KELLY ANAGNOSTOU

as party or parties of the first part, hereinafter called Grantor, and

MAXWELL WEBB and CHELSEA WEBB

as Joint Tenants with Rights of Survivorship

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 other good and valuable consideration (\$10.00) 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:

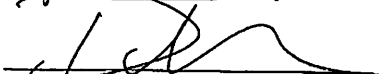
ALL THAT TRACT OR PARCEL OF LAND, WITH ALL IMPROVEMENTS THEREUPON, LYING AND BEING IN LAND LOT 166, 14TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING THAT 0.221 ACRE TRACT PER THAT CERTAIN PLAT MADE FOR WILLARD GARRETT, et al, AT PLAT BOOK 24, PAGE 65 OF THE AFORESAID COUNTY'S REAL ESTATE RECORDS, AND WHICH IS INCORPORATED INTO THIS DESCRIPTION BY REFERENCE. 91N16-017.

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, to the only 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 those claiming through Grantor only.

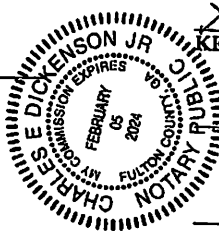
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, sealed and delivered this 13 day of Sept 2021 in the presence of:


Witness


Notary Public
My commission expires

[Attach Notary Seal]





IOANNIS ANAGNOSTOU (Seal)



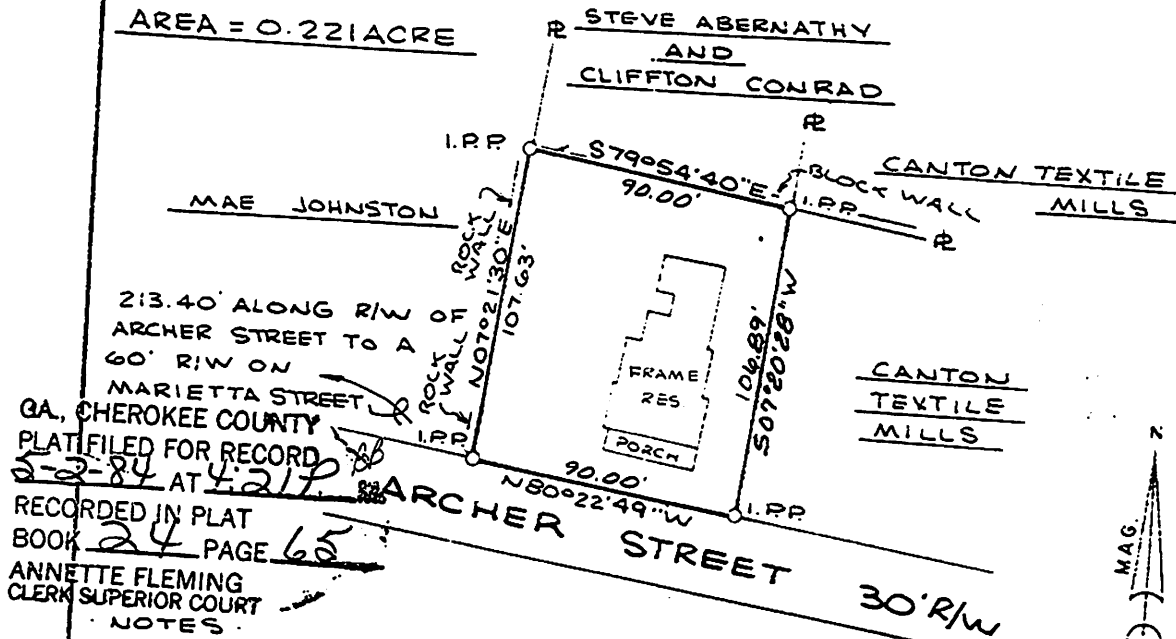
KELLY ANAGNOSTOU (Seal)

(Seal)

(Seal)

FIELD BOOK 139 PAGE 10

AREA = 0.221 ACRE



213.40' ALONG R/W OF ARCHER STREET TO A 60' R/W ON MARIETTA STREET

GA, CHEROKEE COUNTY

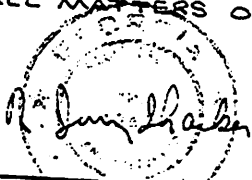
PLAT FILED FOR RECORD 5-2-84 AT 4:21 P.M.

RECORDED IN PLAT BOOK 24 PAGE 65

ANNETTE FLEMING CLERK SUPERIOR COURT

NOTES:

1.) ALL MATTERS OF TITLE ARE EXCEPTED.



- LEGEND
- 1. I.P.P. - IRON PIN PLACED (1/2" REINFORCING BAR)
 - 2. I.P.F. - IRON PIN FOUND
 - 3. CT - CRIMP TOP PIN
 - 4. OT - OPEN TOP PIN
 - 5. LLL - LAND LOT LINE
 - 6. R/W - RIGHT OF WAY
 - 7. R - PROPERTY LINE
 - 8. C - CENTERLINE
 - 9. -X- - FENCE LINE
 - 10. -●- - PINS PLACED ON LINE
 - 11.
 - 12.
 - 13.

FIELD WORK BY DOUG N.

DRAWN BY V.H. / R.F.

JOB NO. 84-5530-55A

TYPE OF SURVEY: LOCATION	
SUBDIVISION:	
SURVEY FOR:	
WILLARD GARRETT AND BARBARA GARRETT	
MORTGAGEE:	
LAND LOT(S): 166	DISTRICT 14, SECTION 2
CITY: CANTON	CHEROKEE CO., GEORGIA
SCALE: 1 IN. = 50 FT.	REVISION DATES:
PREPARED 4-25-84 BY:	

JERRY THACKER & ASSOCIATES

CONSULTING CIVIL ENGINEERING

LAND SURVEYING COMPUTER SERVICES

361 E MAIN STREET 404-479-4911 CANTON

CANTON, GEORGIA 30114 404-522-7268 (ATL. NO.)

404-992-0270 ROSWELL



2024 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

WEBB MAXWELL &
WEBB CHELSEA
271 ARCHER ST
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT
(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2024-123717	11/15/2024	\$0.00	\$3,482.69	\$0.00	Paid 11/07/2024

Map: 91N16 017

Printed: 03/31/2025

Location: 230 ARCHER ST

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Denise Mastroserio Cherokee County Tax Commissioner 2780 Marietta Hwy Canton, GA 30114		Tax Payer: WEBB MAXWELL & Map Code: 91N16 017 Real Description: LL 166; 14TH D PB 24 PG 65 Location: 230 ARCHER ST Bill No: 2024-123717 District: 03B
---	---	--

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
270,600.00	32,000.00	0.2200	\$302,600.00	11/15/2024			

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
STATE TAX	\$302,600	\$121,040	\$0	\$121,040	0.000000	\$0.00	\$0.00
COUNTY M&O	\$302,600	\$121,040	\$0	\$121,040	5.153000	\$0.00	\$623.72
SCHOOL M&O	\$302,600	\$121,040	\$0	\$121,040	16.450000	\$0.00	\$1,991.11
SCHOOL BOND	\$302,600	\$121,040	\$0	\$121,040	1.500000	\$0.00	\$181.56
PARKS BOND	\$302,600	\$121,040	\$0	\$121,040	0.270000	\$0.00	\$32.68
CITY OF CANTON	\$302,600	\$121,040	\$0	\$121,040	5.400000	\$0.00	\$653.62
CantonTad	\$302,600	\$121,040	\$0	\$121,040	0.000000	\$0.00	\$0.00
INS PREMIUM CREDIT	\$302,600	\$121,040	\$0	\$121,040	0.000000	\$0.00	\$0.00
TOTALS					28.773000	\$0.00	\$3,482.69

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$3,482.69
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$3,482.69
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/07/2024

03/31/2025

Board of appeals,

We are filing for this variance for the good of Downtown Canton. The city would like for us to put in a sidewalk with our new build at 230 Archer Street. We purchased the house originally with the intent to remodel and restore.

Unfortunately, the house was too far gone, and we had to rebuild. During the planning of this, the city told us of the sidewalk requirement with new builds. With two kids and two dogs, we are huge fans of sidewalks. However, there has never been a sidewalk on this side of the street, nor do we ever see Canton wanting to add one. If you look down beyond our property, you will see that a fire hydrant, power line poles, retaining walls, and concrete built-in stairs would all have to be moved or removed. That would be very costly to the city and the residents.

If we were to add a sidewalk in front of our house it would create many issues.

For starters, the look would not match the sidewalk along Downtown Kitchen's parking lot. We would need a grass strip sidewalk to account for a mailbox.

Next, the sidewalk would dead end into our neighbor's yard at their slope. Their yard would washout and create problems. I would hate to cause any burden for my neighbors.

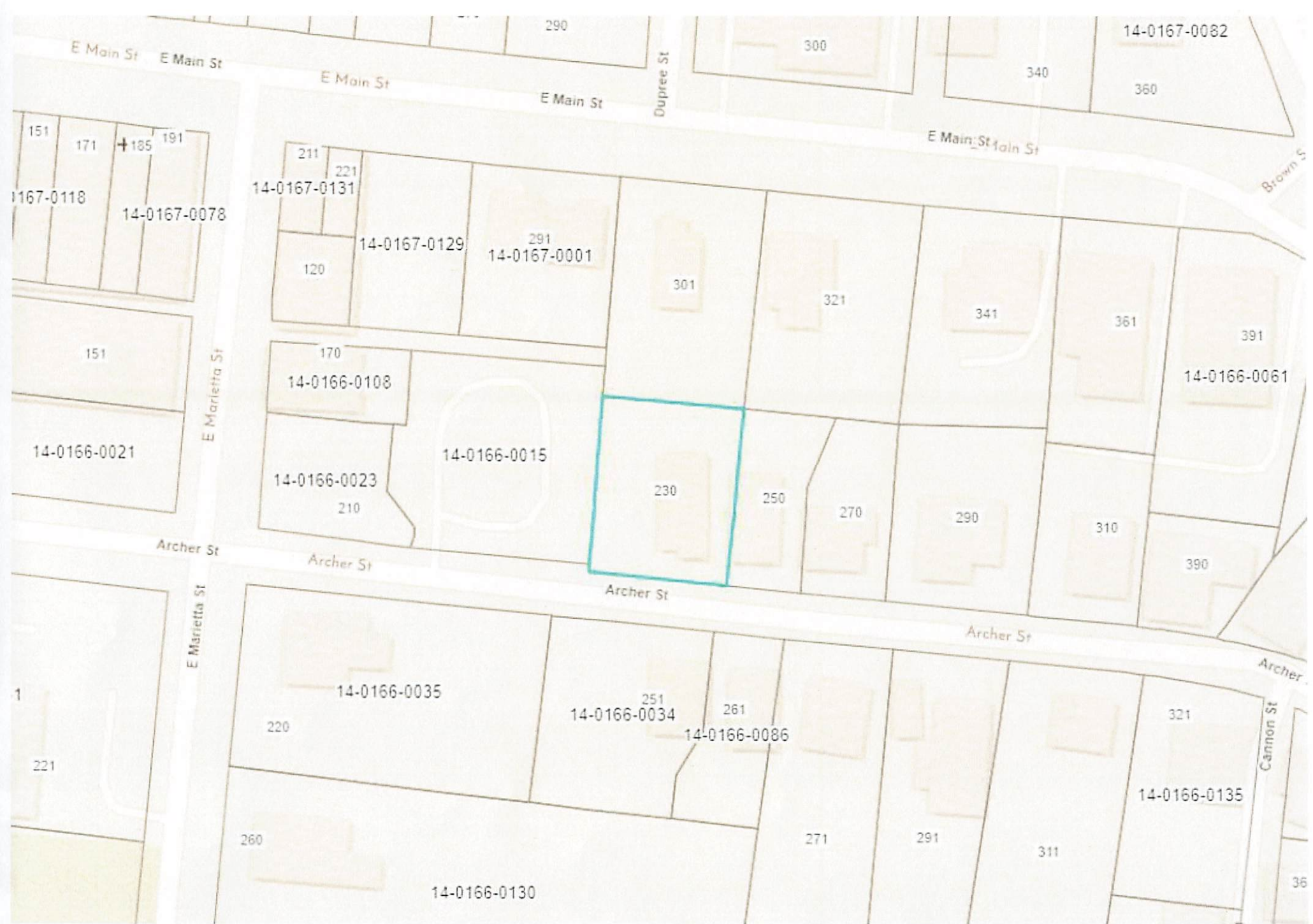
Furthermore, the sidewalk ends at our property edge causing patrons to have to cross the street to maintain walking down Archer. This causes a safety concern for all. After speaking with many members of the city, your proposed sidewalk has been dubbed "The Sidewalk to Nowhere".

Finally, Archer Street is zoned Residential on the right and zoned Central Business District on the left. The houses on the left are mixed with homes and businesses. Most of the business homes have been remodeled and will never be a rebuild requiring a sidewalk. This will create an unsightly "patch work" effect of sidewalks down the left side of Archer.

Again, we are very pro sidewalks. We are asking that we refrain from putting in a sidewalk at our house until the city is ready to put a sidewalk in down the whole street. This will keep our street from looking bizarre while also maintaining the safety for all walking pedestrians.

Thank you,

Maxwell and Chelsea Webb



DGM

LAND PLANNING
CONSULTANTS, INC.



1635 Old Hwy 41
SUITE 112-314
KENNESAW, GA 30152

770-514-9006
DGMLPC.COM

PROJECT OWNER:
MAXWELL WEBB

24 HOUR CONTACT:
Name: EVAN CROWE
Number: 678-492-1750
Email: evan@crowebuilthomes

PARCEL ID:
14-0166-0020

PRESENT ZONING:
CBD

PROPERTY ADDRESS:
230 Archer Street
Canton GA 30114

BUILDING SETBACKS
AS DESCRIBED BY CITY OF CANTON

TOTAL AREA
9,595 SQ. FT.
0.220 ACRES

DISTURBED AREA
9,595 SQ. FT.
0.220 AC

IMPERVIOUS AREA (LOT COVERAGE)
HOUSE / PORCH / GARAGE / DECKS - 3,445 SF
DRIVEWAY - 1,490 SF
WALL / WALKWAYS - 97 SF
TOTAL IMPERVIOUS - 5,032 SF (52.4%)

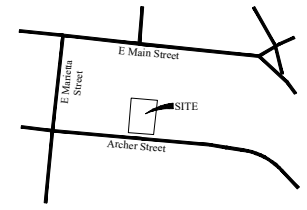
SOIL SERIES
MjC- MADSON FINE SANDY LOAM, 6-10%

IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
THERE ARE NO STATE WATERS OR WETLANDS ON OR WITHIN 200' OF THIS SITE.

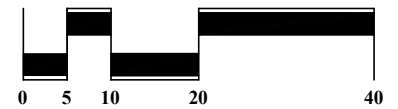
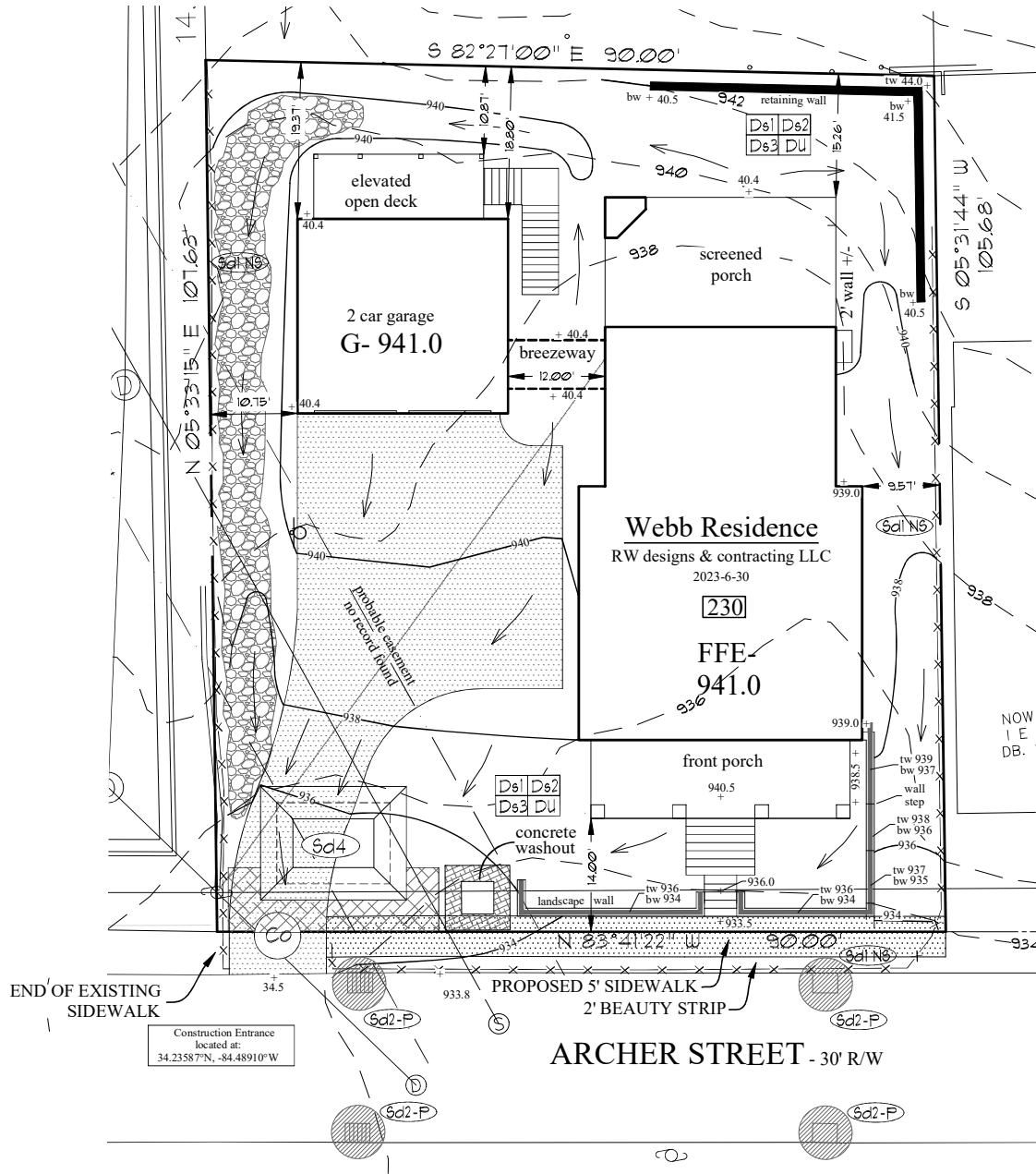


RELEASED FOR
CONSTRUCTION

LOCATION MAP N.T.S.



THIS PROPERTY IS NOT LOCATED WITHIN A
FEMA 100 YEAR FLOOD ZONE ACCORDING TO
FEMA MAP # 13057C0251E DATED: JUNE 7, 2019



DATE: FEBRUARY 29, 2024

03/31/2025

Board of appeals,

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Thank you,

Maxwell and Chelsea Webb



Steve Green <steve.green@cantonga.gov>

Board of Appeals applications.

Bethany Watson <bethany.watson@cantonga.gov>

Mon, Apr 21, 2025 at 11:54 AM

To: Steve Green <steve.green@cantonga.gov>

Cc: Eric Fortner <eric.fortner@cantonga.gov>, Kevin Turner <kevin.turner@cantonga.gov>, Tyler Peoples <tyler.peoples@cantonga.gov>

Bridgeview Comments:

I would deny any structure within the 50' buffer. This not only protects the stream, but also the property owner. Streams tend to move over time and also get larger and any home built within this area is subject to possible erosion issues in the future. I would be okay with structure within a 75' buffer although not ideal. I will also require updated LD plans, flood study and hydro.

Archer Street Comments:

My only comment would be that if we do not grant the variance that the sidewalk be required to match existing. If they were to put in a sidewalk as shown on the plat, part of the sidewalk would be on private property.

**Bethany Watson, PE, AICP, City Engineer**Direct: [770.704.1521](tel:770.704.1521)Fax: [770.479.1872](tel:770.479.1872)bethany.watson@cantonga.gov110 Academy Street | Canton, GA 30114 | cantonga.gov

Want to stay on top of what's going on in the City?

Sign up for our [e-Newsletter!](#)

Have a problem, question, comment, complaint or compliment?

We want to hear about it! For prompt assistance, call [770.704.1500](tel:770.704.1500) or e-mail us at info@cantonga.gov.

[Quoted text hidden]