



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

VAR 2412-001

Public Hearing Application

Project # _____

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. Please make your check payable to "City of Canton."
3. If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.

This form is to be executed under oath. I, Carlos Velez, 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, Carlos Velez, have received and thoroughly read the Public Hearing Procedures.

This 12 day of December, 20 24.

Applicant: _____ Print Name: _____

Applicant Information:

Name: Carlos Velez
Address: 105 Piedmont lane
City: Woodstock
State: GA Zip Code: 30189
Telephone: 404-597-0526
Fax Number: _____
Email Address: cvelez@comcast.net

Owner Information:

Name: Carlos Velez
Address: 105 Piedmont lane
City: Woodstock
State: GA Zip Code: 30189
Telephone: 404-597-0526
Fax Number: _____
Email Address: cvelez@comcast.net

This Application For (Check Only One):

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

Fee Schedule:

Application Type _____
Base Fee _____ + (#Acres _____ x \$25.00 = _____) = _____
+ (#Acres _____ x \$50.00 = _____) = _____
Advertising Fee _____

Staff Use Only

Amount Due: _____
Amount Due: _____
Total Fee: _____

Received By: _____ Date: _____

Amount Paid: _____



Community Development Department
110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, Carlos Velez, 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 12 day of December, 2024.

Owner Signature: [Signature] Print Name: Carlos Velez

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- | | |
|---|--|
| ☐ A Annexation | ☐ G Zoning Condition Amendment |
| ☐ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☐ E Conditional Use Permit | ☒ K Variance |
| ☐ F Land Use Modification | |

Sworn To and Subscribed Before Me This 12 Day Of December, 2024.

Notary Signature: Natalia Ocampo





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

Authorization Of Applicant

This form is to be executed under oath. I, Carlos Velez, 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 12 day of December, 2024.

Owner Signature: [Signature] Print Name: Carlos Velez

I, the above signed legal owner of the subject property, do hereby authorize the person named below to act as applicant in the pursuit of a request for:

- | | |
|---|--|
| ☐ A Annexation | ☐ G Zoning Condition Amendment |
| ☐ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☐ E Conditional Use Permit | ☒ K Variance |
| ☐ F Land Use Modification | |

Name of Authorized Applicant: Carlos Velez

Signature: [Signature]

Mailing Address: 105 Piedmont Lane

City: Woodstock GA 30187

State: GA Zip Code: 30189

Telephone: 404 597 0526

Fax Number: _____

E-mail: cvelez07@comcast.net

Applicant Status:

- ☒ Owner
☐ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Applicant Form has been completed and the property owner's signature has been verified by the City of Canton. Sworn To and Subscribed Before Me This 12 Day Of December

Notary Signature: Natalia Ocampo





Community Development Department

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Disclosure Form

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.

1. Name of Applicant/Opponent: Carlos Velez (Please Print All Responses)

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 Planning Commission or the City of Canton Mayor and Council?
☐ 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

\$	
\$	
\$	

Note: Complete a separate form for each authorized applicant.



Community Development Department
110 Academy Street, Canton, Georgia 30114
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Property Information:

Address: 100 Hospital Dr Canton GA 30114
Land Lot(s): 168 District: 14th Section: 2ND Map #: 91N02 Parcel #: E004

Existing Zoning Of Property: R-10 ☒ City ☐ County Total Acreage Of Property: _____
Proposed Zoning Of Property: R-10 Existing Use(s) Of Property: 4600 SF

Directions to property from Main Street in downtown Canton:

from main st. go towards Riverston parkway make a right
go to the next right and turn to the left into Hospital Dr
House is on the right

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.

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	<u>Aldo Velez 104 Hospital Dr</u>	<u>R-10</u>	<u>Single family home</u>
SOUTH	<u>Montero Sergio</u>	<u>R-10</u>	<u>Single family home/Vacant lot</u>
EAST	<u>Accent Atlanta Lp</u>	<u>PD-MU</u>	<u>Apartment complex</u>
WEST	<u>Jance Kennedy 17 Lakeview St 30.86</u>	<u>R-10</u>	<u>Single family</u>
OTHER	_____		

UTILITY INFORMATION

How is sewage from this development to be managed? City of Canton

Proposed managing jurisdiction: City of Canton

How will water be provided to the site? City of Canton

Proposed managing jurisdiction: _____ Size Limit: _____



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Canton Board of Appeals Review Criteria

Article H, Section 8-8-H-195 empowers the Board of Appeals to authorize variances from provisions of the Zoning Code pursuant to a finding based in the criteria listed below. Please respond to the following.

(Applications Type K : ONLY)

Are there any extraordinary and exceptional conditions pertaining to the subject property because of its size, shape or topography? Yes

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Yes

Has the condition from which relief or variance is sought been a result from action by the applicant? Yes

Are there conditions peculiar to the subject property? Due to the lot size there was not enough parking space due to heavy street traffic

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

Provide a Letter of Intent, which provides the necessary information to support your application for Variance.

City of Canton Planning and Zoning Department
Canton, Georgia
12/19/2024

Subject: Letter of Intent for Variance Application

Dear Members of the Planning and Zoning Department,

My name is Carlos Velez, and I am the owner of the property located at 100 Hospital Drive, which I purchased at the beginning of this year. I am writing to formally request a variance for the property to address an unforeseen issue that arose during the development of the lot.

When I initially purchased this lot, I was drawn to its size and spacious appearance, which was exactly what I was looking for. However, as construction of the house progressed, I realized that the placement and size of the house left much less space for parking than I had anticipated. This created challenges regarding the accommodation of my vehicles on the property.

In an effort to ensure compliance with the city's regulations, I scheduled an appointment with one of the city engineers to discuss my plan to pour concrete at the front of the house to create additional parking space. During this meeting, I understood their response to mean that as long as water did not run off down the driveway, the plan would be acceptable. Based on this understanding, I moved forward with the project.

Unfortunately, after completing the work and during the final inspection process, I was informed that the driveway configuration I implemented was not permitted. This discrepancy appears to have stemmed from a miscommunication between myself and the city engineer. I sincerely regret any misunderstanding and assure you that my intention has always been to comply with the city's rules and regulations.

Due to the location of my house, which is positioned directly in front of a busy street, the limited parking space not only presents a practical challenge but also poses safety concerns. I am a grandfather with a large family; they all tend to regularly visit my wife and I which required us to have plenty of space for all of the vehicles as well as make space for an RV I am hoping to purchase.

The lack of sufficient parking forces vehicles to be maneuvered dangerously close to heavy traffic, creating risks for both my family and passing motorists. I am requesting this variance to allow the existing driveway modifications to remain in place so that my property can provide the necessary parking space while ensuring safety and functionality. I believe this solution addresses the unique challenges posed by the lot's layout and location, and I am committed to working with the city to resolve this matter in a way that aligns with community standards.

Additionally, I am willing to make further adjustments to address any concerns the city may have. For example, I am open to breaking up some of the concrete and incorporate a tree and greenery into the design if that is deemed necessary. This would enhance the aesthetic appeal of the property and contribute to environmental considerations.

Thank you for your time and consideration of my request. Please do not hesitate to contact me at 404-597-0526 or cvelez@comcast.net if you require additional information or would like to discuss this matter further.

Sincerely,



Carlos Velez
100 Hospital Dr.
404-597-0526

THIS ORIGINAL DOCUMENT WAS
E-FILED ON 5-24-24 AND IS
RECORDED AT DB 14949 PG 417
CHEROKEE COUNTY RECORDS
DO NOT REFILE.

AFTER RECORDING, PLEASE RETURN TO:
FRANK B PALLOTTA, PC
400 CREEKSTONE RIDGE
WOODSTOCK, GA 30188
OUR FILE # 24-029

STATE OF GEORGIA
COUNTY OF CHEROKEE

WARRANTY DEED

THIS INDENTURE is made as of MAY 24, 2024, between

TRINIDAD MENDOZA

of CHEROKEE COUNTY, GEORGIA, as party or parties of the first part,
(hereinafter referred to as "Grantor") and

CARLOS VELEZ

(hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to
include their respective heirs, successors, executors, administrators,
legal representatives and assigns where the context requires or
permits).

W I T N E S S E T H

GRANTOR, in consideration of the sum of Ten and No/100 Dollars
(\$10.00) and other valuable consideration, the receipt and sufficiency
whereof are hereby acknowledged, has granted, bargained, sold, aliened,
conveyed and confirmed, and does hereby grant, bargain, sell, alien,
convey and confirm unto Grantee all their respective interests in and to
the following described property:

ALL THAT TRACT OR PARCEL OF LAND WITH IMPROVEMENTS THEREON LYING AND
BEING IN LAND LOT 168 OF THE 14TH DISTRICT, 2ND SECTION, CHEROKEE
COUNTY, GEORGIA, AND BEING LOT 19 OF THE PROPERTY OF CANTON TEXTILE
MILLS AS MORE PARTICULARLY SHOWN AND DESCRIBED ON THAT CERTAIN PLAT OF
SURVEY FILED AND RECORDED IN PLAT BOOK 5, PAGE 66, IN THE OFFICE OF
THE CLERK OF SUPERIOR COURT OF CHEROKEE COUNTY, GEORGIA, WHICH PLAT IS
INCORPORATED HEREIN AND BY THIS REFERENCE MADE A PART HEREOF, AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT NO. 19, THENCE NORTH 9 DEGREES 46 MINUTES WEST 81 FEET TO AN IRON PIN; THENCE SOUTH 86 DEGREES 46 MINUTES WEST 92 FEET TO AN IRON PIN ON THE EAST SIDE OF HOSPITAL DRIVE; THENCE SOUTH 9 DEGREES 46 MINUTES EAST 69.5 FEET TO AN IRON PIN; THENCE NORTH 85 DEGREES 14 MINUTES EAST 92 FEET TO AN IRON PIN AT THE STARTING POINT.

BEING TAX PARCEL # 91N02 F004.

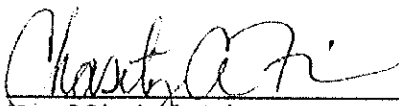
SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

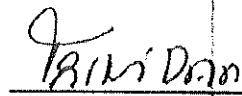
TO HAVE AND TO HOLD said property, with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

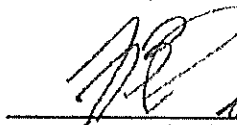
AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

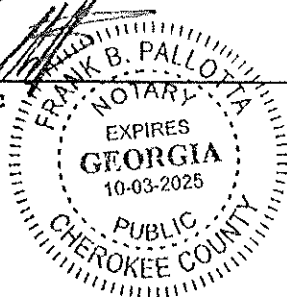
EXECUTED under seal as of the date above.

Signed, sealed, and delivered in
the presence of:


Unofficial Witness


TRINIDAD MENDOZA (SEAL)


Notary Public



(SEAL)

100

2024 Property Tax Statement

Denise Mastroserio

Cherokee Tax Commissioner

2780 Marietta Hwy

Canton, GA 30114

Phone (678) 493-6400 - Fax (678) 493-6423

BILL NO.	PRINTED	LAST PAYMENT MADE ON	PAYMENT GOOD THROUGH	DUE DATE	TOTAL DUE
2024-22024	12/10/2024		12/15/2024	11/15/2024	292.81
PID		LOCATION			
91N02 F004		MEDICAL LN			

MAKE CHECK OR MONEY ORDER PAYABLE TO:

Cherokee County Tax Commissioner

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. (does not apply to boat, jetski, plane and/or business equipment.) 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.cherokee-county-tax.com - 2.5% fee charged by the online vendor**

BAGGETT JENNIFER L &
MORRIS NANCY JOLENE
201 LAKEVIEW CIRCLE
WALESKA, GA 30183

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



2024

Property Tax Statement

Denise Mastroserio

Cherokee Tax Commissioner

2780 Marietta Hwy

Canton, GA 30114

Phone (678) 493-6400 - Fax (678) 493-6423

PROPERTY OWNER(S)	BAGGETT JENNIFER L &
PID	91N02 F004 REAL
DESCRIPTION	L 19 DIST. 14
LOCATION	MEDICAL LN
BILL NUMBER	2024-22024
DISTRICT	003 CITY OF CANTON 003
PRINTED ON	12/10/2024

BUILDING VALUE	LAND VALUE	ACRES/LOTS	TOTAL FAIR MARKET VALUE	DUE DATE	BILLING DATE	PAYMENT GOOD THROUGH	EXEMPTIONS
0.00	25,200.00	0.0000	25,200.00	11/15/2024		12/15/2024	

ENTITY	ADJUSTED FAIR MARKET VALUE	NET ASSESSMENT	EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	CREDIT TAX AMT	NET TAX AMT
COUNTY M&O	25,200.00	10,080.00		10,080.00	5.1530	51.94		51.94
SCHOOL M&O	25,200.00	10,080.00		10,080.00	16.4500	165.82		165.82
SCHOOL BOND	25,200.00	10,080.00		10,080.00	1.5000	15.12		15.12
PARKS BOND	25,200.00	10,080.00		10,080.00	0.2700	2.72		2.72
CITY OF CANTON	25,200.00	10,080.00		10,080.00	5.4000	54.43		54.43
TOTALS					28.7730	290.03	0.00	290.03

FIRST NOTICE

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	290.03
+ PENALTY	0.00
+ INTEREST	2.78
+ OTHER FEES	0.00
PREVIOUS PAYMENTS	0.00
+ BACK TAXES	0.00
= Total Due	292.81



D&S LAND SURVEYING, INC.

DAVID W. SHIRLEY, RLS #2670

P.O. BOX 4968

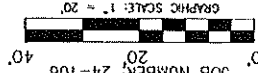
CANTON, GA 30114

770-720-4443

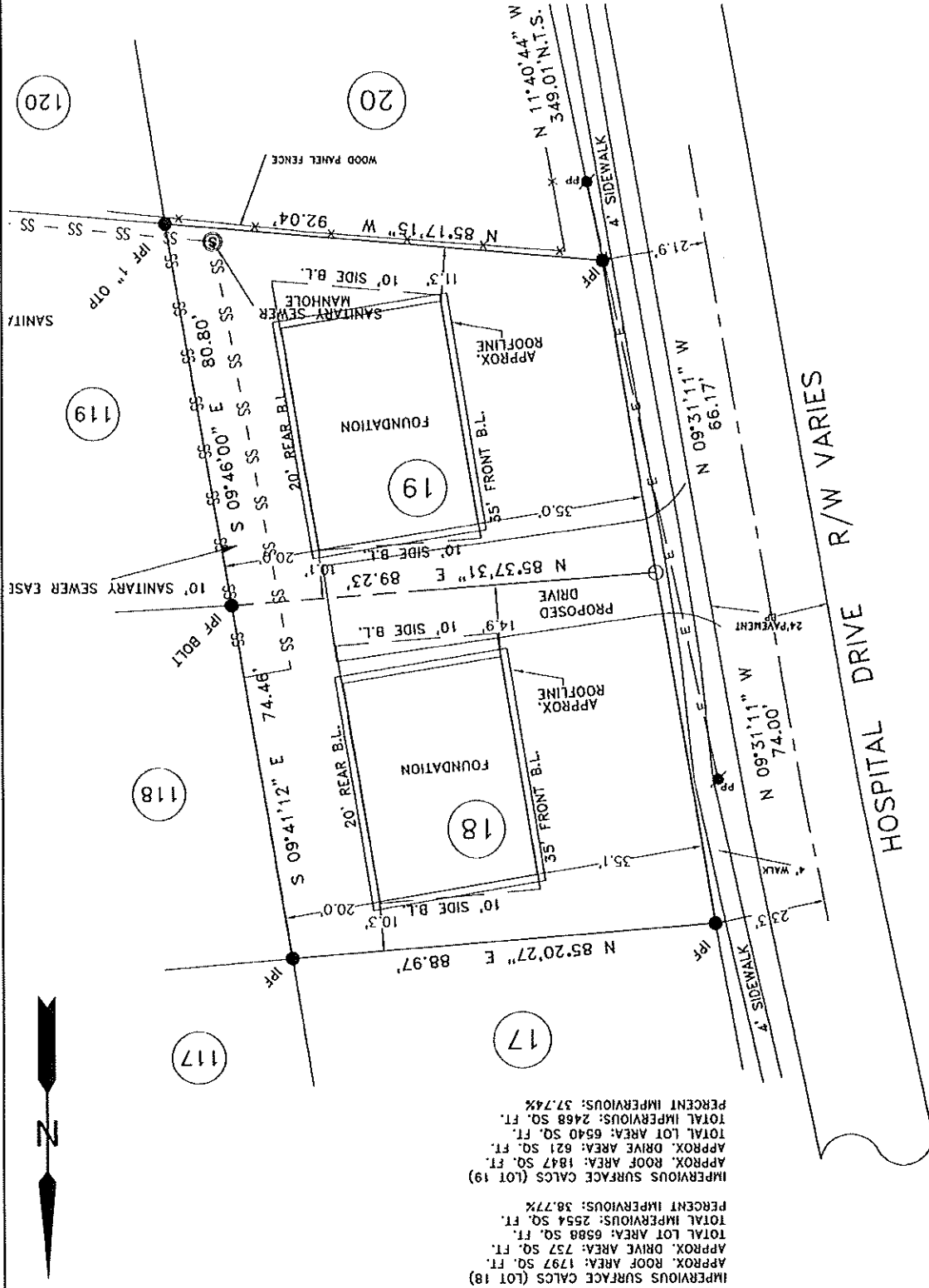
DSSURVEYMAILBOX@GMAIL.COM

DSLNDGA.COM

PREPARED BY:



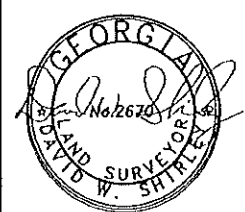
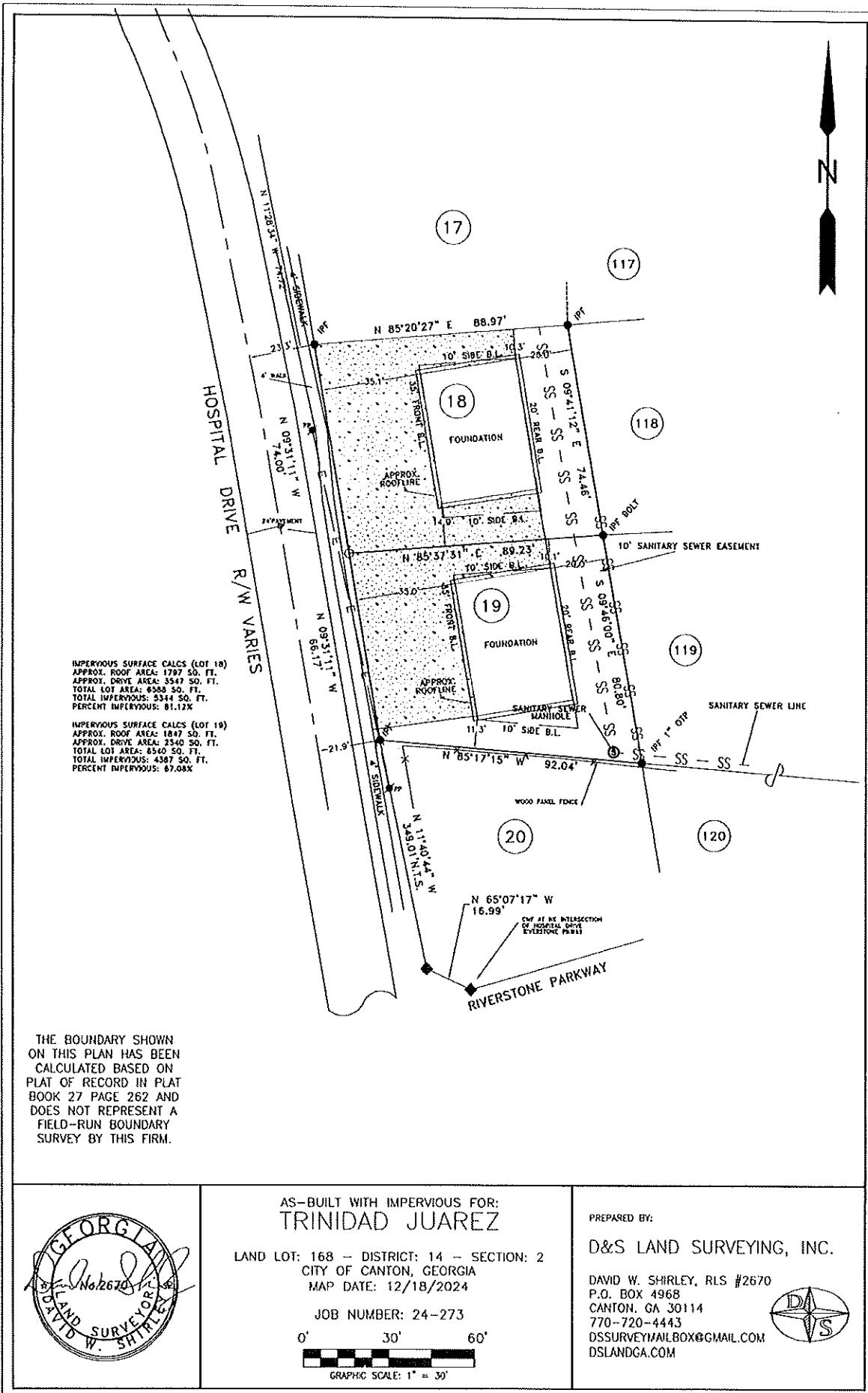
FOUNDATION SURVEY FOR:
CARLOS VELEZ
91N02F004 & 91N02F005A
LAND LOT: 168 - DISTRICT: 14 - SECTION: 2
CITY OF CANTON, GEORGIA
MAP DATE: 8/19/2024
JOB NUMBER: 24-106
GRAPHIC SCALE: 1" = 20'



MAP DATE: 05-01-24
JOB NUMBER: 24-106

DATE _____

Figure 1. The schematic diagram of the proposed system. The system is composed of a user, a server, and a database. The user sends a request to the server, which then queries the database. The server returns the result to the user.



AS-BUILT WITH IMPERVIOUS FOR:
TRINIDAD JUAREZ

LAND LOT: 168 - DISTRICT: 14 - SECTION: 2
CITY OF CANTON, GEORGIA
MAP DATE: 12/18/2024

JOB NUMBER: 24-273

0' 30' 60'

GRAPHIC SCALE: 1" = 30'

PREPARED BY:
D&S LAND SURVEYING, INC.

DAVID W. SHIRLEY, RLS #2670
P.O. BOX 4968
CANTON, GA 30114
770-720-4443
DSSURVEYMAILBOX@GMAIL.COM
DSLNDGA.COM

