

**ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30046
HEARING DATE: April 10, 2012
PUBLIC HEARING AT 6:30 P.M.**

CASE NUMBER ZVR2012-00021
APPLICANT CLIFFORD K. BRUMBLE, JR.
LOCATION 5241 EDGERTON DR, NORCROSS
ZIP CODE 30092
ZONING R75
MRN (DIST,LL,PARCEL) R6317 108
PROPOSED DEVELOPMENT GARAGE
VARIANCE TYPE SIDE SETBACK ENCROACHMENT
VARIANCE REQUEST ENCROACHMENT OF 8.5 FT. INTO THE 10 FT.
SIDE YARD SETBACK
COMMISSION DISTRICT 2

CASE NUMBER ZVR2012-00025
APPLICANT MOHAMMED AHSAN
LOCATION 900 STILLWATER LN, LAWRENCEVILLE
ZIP CODE 30044
ZONING RMD
MRN (DIST,LL,PARCEL) R6155 014
PROPOSED DEVELOPMENT ACCESSORY STRUCTURE OR USE
VARIANCE TYPE ACCESSORY STRUCTURE OR USE YARD
LOCATION
VARIANCE REQUEST ALLOW AN ACCESSORY STRUCTURE
(DETACHED CARPORT) TO BE LOCATED IN A
FRONT YARD
COMMISSION DISTRICT 1

CASE NUMBER ZVR2012-00027
APPLICANT JOHN BASDEO
LOCATION 1301 COUNTRY DOWNS DR, NORCROSS
ZIP CODE 30093
ZONING RM
MRN (DIST,LL,PARCEL) R6187 098
PROPOSED DEVELOPMENT SINGLE FAMILY DWELLING ADDITION
VARIANCE TYPE SIDE SETBACK ENCROACHMENT
VARIANCE REQUEST ENCROACHMENT OF 3 FT INTO THE 10 FT SIDE
YARD SETBACK
COMMISSION DISTRICT 1

CASE NUMBER ZVR2012-00028
APPLICANT JENNIFER JENKINS
LOCATION 3675 SATELLITE BLVD, DULUTH
ZIP CODE 30096

ZONING C2
MRN (DIST,LL,PARCEL) R6231 012
PROPOSED DEVELOPMENT WALL SIGN
VARIANCE TYPE WALL SIGN AREA INCREASE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON FRONT
ELEVATION FROM 60 SQ. FT. TO 94.2 SQ. FT.
COMMISSION DISTRICT 1

CASE NUMBER **ZVR2012-00029**
APPLICANT SHANNON FOWLER
LOCATION 6184 JOSEPHINE RD, ATLANTA
ZIP CODE 30340
ZONING R75
MRN (DIST,LL,PARCEL) R6246B 065
PROPOSED DEVELOPMENT ACCESSORY STRUCTURE OR USE
VARIANCE TYPE ACCESSORY STRUCTURE OR USE YARD
LOCATION
VARIANCE REQUEST ENCROACHMENT OF 3.2 FT INTO THE 5 FT
ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT 2

CASE NUMBER **ZVR2012-00030**
APPLICANT RANDALL & ANTOANETA ARCHER
LOCATION 5445 NORTH FORK DR, LILBURN
ZIP CODE 30047
ZONING R100
MRN (DIST,LL,PARCEL) R6120 313
PROPOSED DEVELOPMENT ACCESSORY STRUCTURE OR USE
VARIANCE TYPE ACCESSORY STRUCTURE OR USE YARD
LOCATION
VARIANCE REQUEST ALLOW ACCESSORY STRUCTURE
(PLAYGROUND STRUCTURE) TO BE LOCATED
IN FRONT YARD
COMMISSION DISTRICT 2

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00021**
 ZONING : R75
 LOCATION : 5241 EDGERTON DR, NORCROSS
 MAP NUMBER : R6317 108
 PROPOSED DEVELOPMENT : GARAGE
 VARIANCE REQUESTED : ENCROACHMENT OF 8.5 FT INTO THE 10 FT SIDE
 YARD SETBACK
 COMMISSION DISTRICT : (2) HOWARD

APPLICANT: CLIFFORD K. BRAMBLE, JR
 5241 EDGERTON DR
 NORCROSS, GA 30092

CONTACT: CLIFF BRAMBLE PHONE: 678.488.9918

OWNER: CLIFFORD K. BRAMBLE, JR
 5241 EDGERTON DR
 NORCROSS, GA 30092

ZONING HISTORY:

The subject property is a 0.34 acre R-75 (per REZ1991-00046) zoned lot with an existing single-family dwelling located in the Amberfield subdivision. The adjacent tracts are R-75 and R-100 with single-family dwellings.

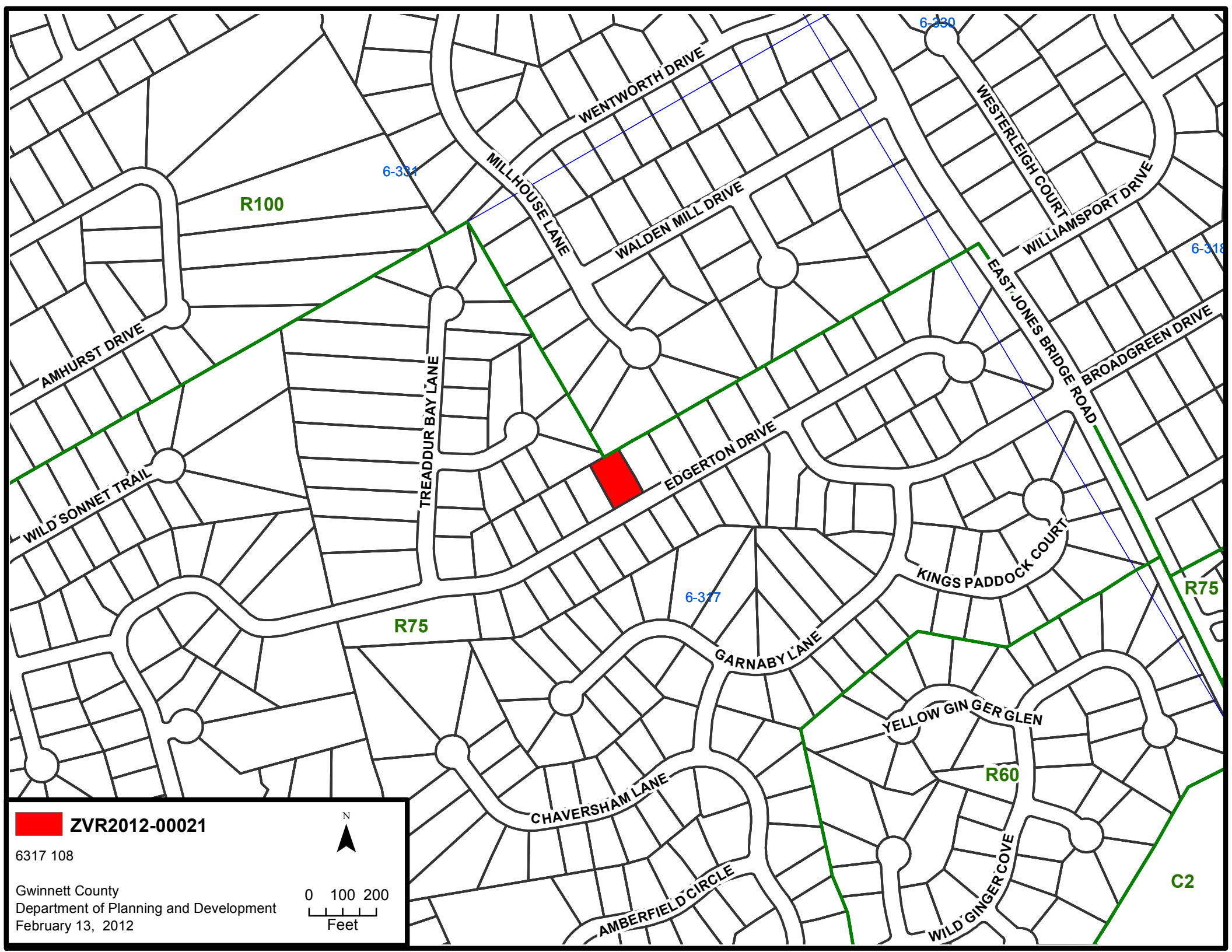
DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to encroach 8.5 foot into the side yard setback. The applicant's letter of intent states he would like to build a two car garage that aligns with the existing driveway. The applicant indicates the garage will be attached by a breezeway and the architectural treatments will match the existing structure.

These applications were tabled on March 13, 2012 to the April 10, 2012 meeting.

Should the Board consider approval of this request, staff would recommend the following conditions:

- 1. The approval of this variance shall be for an encroachment only and the existing building line shall remain in place.**
- 2. The encroachment shall include all roof overhangs.**
- 3. The architectural elevations shall be consistent with the treatments and color of the existing residence.**
- 4. The applicant shall obtain all required permits prior to any construction.**



R100

6-331

6-330

6-318

6-377

R75

R75

R60

C2

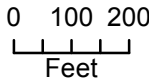
 ZVR2012-00021

6317 108

N



Gwinnett County
Department of Planning and Development
February 13, 2012



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00025**
 ZONING : RMD
 LOCATION : 900 STILLWATER LN, LAWRENCEVILLE
 MAP NUMBER : R6155 014
 PROPOSED DEVELOPMENT : ACCESSORY STRUCTURE OR USE
 VARIANCE REQUESTED : ALLOW AN ACCESSORY STRUCTURE (DETACHED
 CARPORT) TO BE LOCATED IN A FRONT YARD
 COMMISSION DISTRICT : (I) LASSETER

APPLICANT: MOHAMMED AHSAN
 900 STILLWATER LANE
 LAWRENCEVILLE, GA 30044

CONTACT: MOHAMMED AHSAN PHONE: 678.812.3027

OWNER: MOHAMMED AHSAN
 900 STILLWATER LANE
 LAWRENCEVILLE, GA 30044

ZONING HISTORY:

The subject property is a 0.47 acre RMD (per REZ1979-00143) zoned lot with an existing duplex located on the corner of Cruse Road and Stillwater Lane in the Sweetwater Acres subdivision. The adjacent lots are zoned RMD and R-75 with duplexes and single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to allow an accessory structure (detached carport) to be located in the front yard. The applicant constructed a carport consisting of two canopy sections adjacent to the house unaware that a building permit was required. The letter of intent states that the detached carport will protect their vehicles from weather conditions and is in the best possible location for his family's needs. The applicant has provided letters of approval from adjacent neighbors that do not object to the location of the carport.

This application is the result of an officer generated case with the Code Enforcement Unit (CEU2012-00779).

Should the Board consider approval of this request, staff would recommend the following condition:

- 1. The applicant shall obtain all necessary permits within 30 days of the variance action.**
- 2. Submit a landscape plan to the Director of Planning and Development consisting of a combination of evergreen shrubs and trees for review and approval prior to the issuance of a building permit.**



 **ZVR2012-00025**

6155 014

Gwinnett County
Department of Planning and Development
March 12, 2012



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00027**
ZONING : RM
LOCATION : 1301 COUNTRY DOWNS DR, NORCROSS
MAP NUMBER : R6187 098
PROPOSED DEVELOPMENT : SINGLE FAMILY DWELLING ADDITION
VARIANCE REQUESTED : ENCROACHMENT OF 3 FT INTO THE 10 FT SIDE
YARD SETBACK
COMMISSION DISTRICT : (I) LASSETER

APPLICANT: JOHN BASDEO
1301 COUNTRY DOWNS DR
NORCROSS, GA 30093

CONTACT: JOHN BASDEO PHONE: 404.647.3119

OWNER: JOHN BASDEO
1301 COUNTRY DOWNS DR
NORCROSS, GA 30093

ZONING HISTORY:

The subject property is a 0.33 acre RM (developed as R-75) zoned lot with an existing single-family dwelling located on the corner of Singleton Road and Country Downs Drive in the Country Downs subdivision. The adjacent lots are zoned RM with single-family dwellings.

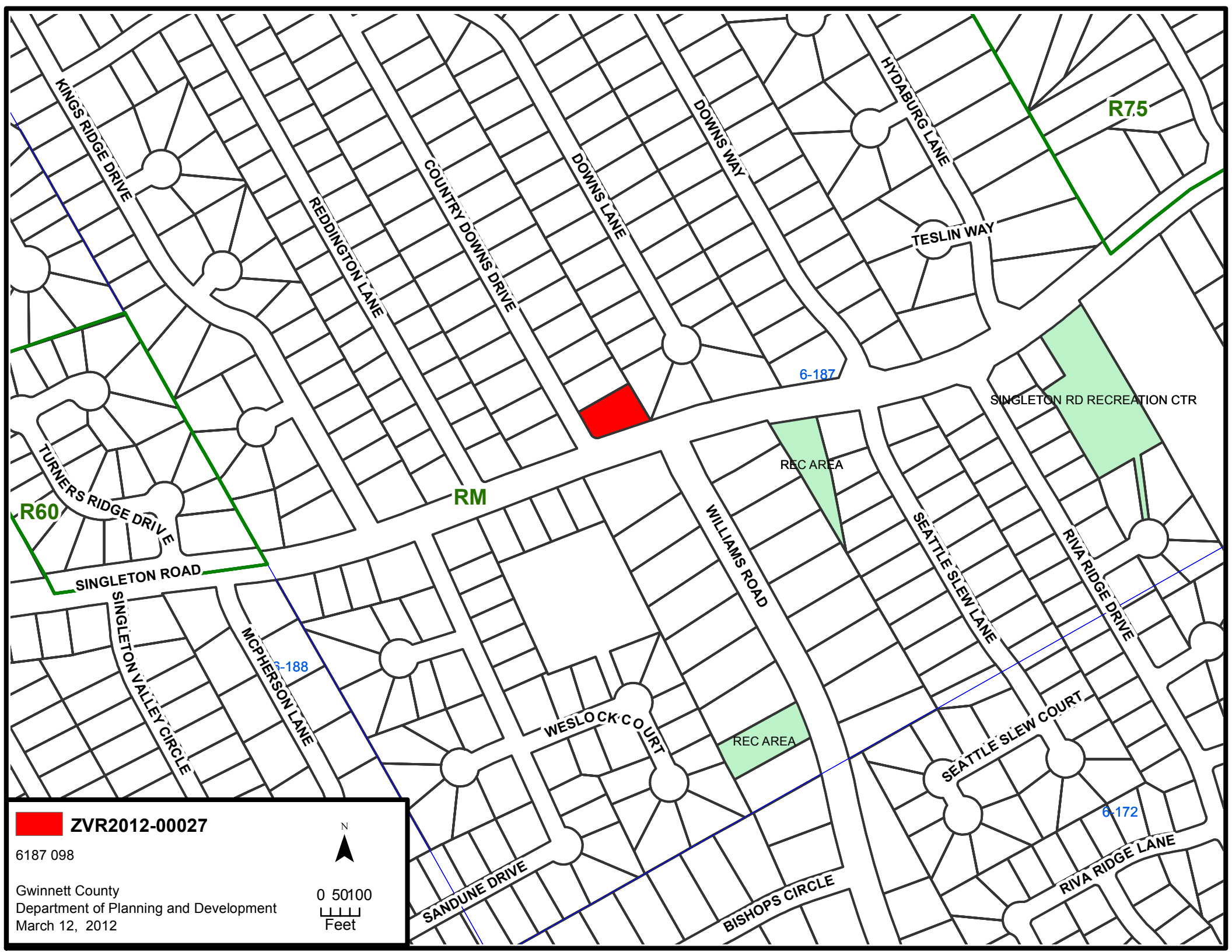
DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to encroach 3 ft. into the 10 ft. side yard setback for an attached carport. The applicant constructed a carport unaware that a building permit was required. The letter of intent states that slab and carport help improve drainage of the lot. The applicant has provided a letter of approval from the adjacent neighbor stating that they do not have objection to this variance request.

This application is the result of an officer generated case with the Code Enforcement Unit (CEU2012-01445).

Should the Board consider approval of this request, staff would suggest the following condition:

- I. The applicant shall obtain all necessary permits within 30 days of the variance action.**



R75

6-187

SINGLETON RD RECREATION CTR

REC AREA

RM

R60

REC AREA

6-172

 ZVR2012-00027

6187 098

N



Gwinnett County
Department of Planning and Development
March 12, 2012

0 50100
Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00028**
ZONING : C2
LOCATION : 3675 SATELLITE BLVD
MAP NUMBER : R6231 012
PROPOSED DEVELOPMENT : WALL SIGN
VARIANCE REQUESTED : INCREASE ALLOWABLE SIGN AREA ON FRONT
ELEVATION FROM 60 SQ. FT. TO 94.2 SQ. FT
COMMISSION DISTRICT : (I) LASSETER

APPLICANT: JENNIFER JENKINS
1771 INDUSTRIAL RD
DOTHAN, AL 36303

CONTACT: JENNIFER JENKINS PHONE: 384.836.1400

OWNER: GWINNETT MARKET FAIR
3050 PEACHTREE IND. NW STE 300
ATLANTA, GA 30305

ZONING HISTORY:

The subject property is a 17.86 acre C-2 zoned (per REZ1986-00012) tract with an existing shopping center located at the intersection of Satellite Boulevard and Pleasant Hill Road. The adjacent tracts are zoned C-2 with exiting commercial and retail shopping centers.

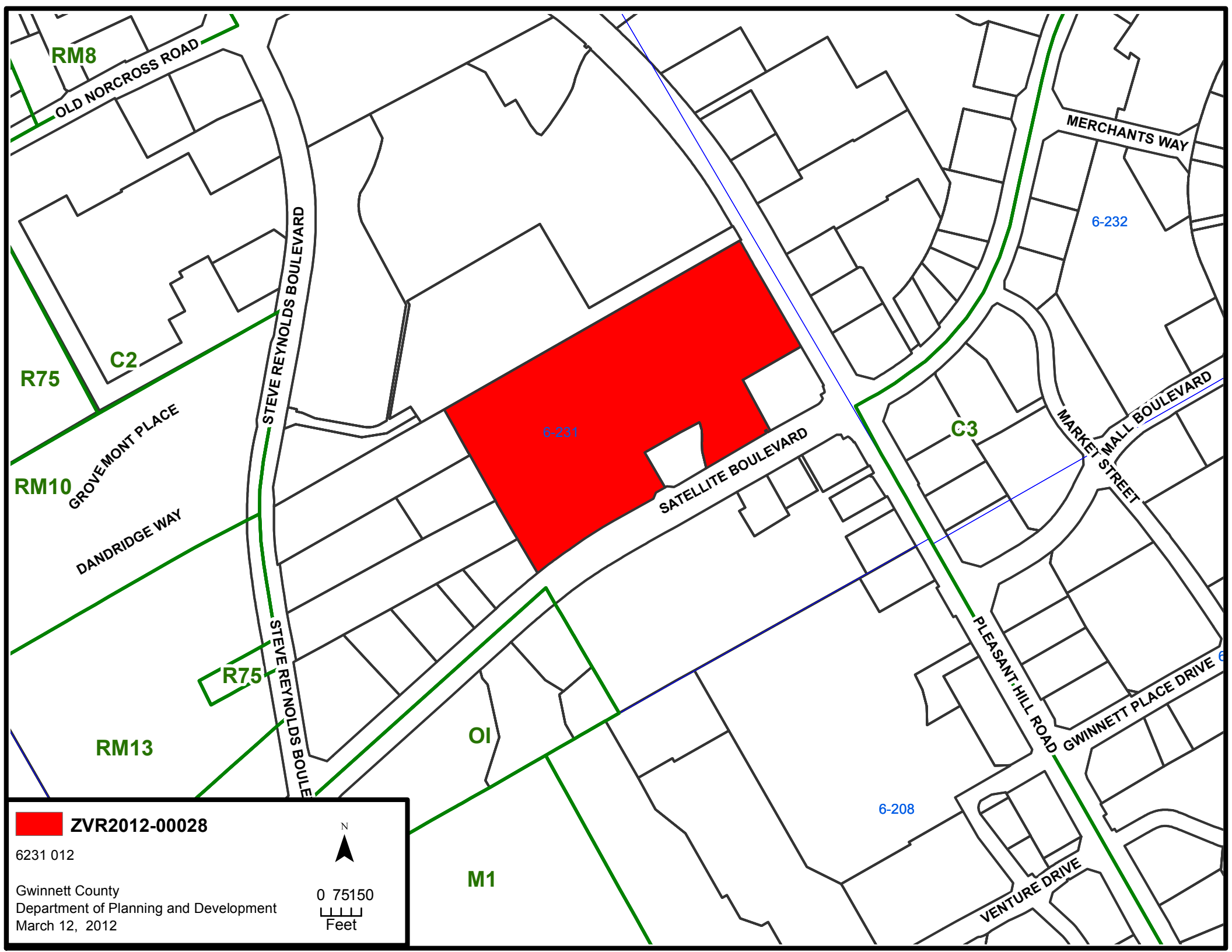
DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to allow an increase in sign area on the front elevation from 60 sq. ft. to 94.2 sq. ft. The applicant letter of intent state the increase in signage will allow better visibility and aide in navigating their customers to the appropriate entrances. The applicant further states the sign will be aesthetically pleasing to the building façade and they will have a total aggregate square footage of 94.2 sq. ft.

The Gwinnett County Sign Ordinance allows a maximum of 60 sq. ft. per any one elevation and an aggregate total of 120 sq. ft.

Should the Board consider approval of this request, staff would recommend the following conditions:

- I. The increase in wall sign square footage shall be for the front elevation only.**



RM8

OLD NORCROSS ROAD

R75

C2

GROVEMONT PLACE

RM10

DANDRIDGE WAY

R75

RM13

STEVE REYNOLDS BOULEVARD

OI

M1

SATELLITE BOULEVARD

MERCHANTS WAY

6-232

C3

MARKET MALL BOULEVARD

PLEASANT HILL ROAD

WINNETT PLACE DRIVE

VENTURE DRIVE

6-208

 ZVR2012-00028

6231 012

Gwinnett County
Department of Planning and Development
March 12, 2012



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00029**
ZONING : R75
LOCATION : 6184 JOSEPHINE RD, ATLANTA
MAP NUMBER : R6246B 065
PROPOSED DEVELOPMENT : ACCESSORY STRUCTURE OR USE
VARIANCE REQUESTED : ENCROACHMENT OF 3.2 FT INTO THE 5 FT
ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT : (2) HOWARD

APPLICANT: SHANNON FOWLER
3765 SUMMER ROSE DR.
ATLANTA, GA 30341

CONTACT: SHANNON FOWLER PHONE: 678.530.0668

OWNER: SHANNON FOWLER
3765 SUMMER ROSE DR.
ATLANTA, GA 30341

ZONING HISTORY:

The subject property is a 0.17 acre R-75 zoned lot with an existing single-family dwelling located in the Liberty Heights subdivision. The adjacent lots are zoned R-75 with single family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to allow a 3.2 ft. encroachment into the 5 ft. accessory structure setback for a storage shed. The letter of intent states that the applicant purchased the house with the storage shed in its current location and feels it would be destroyed if relocated. Furthermore, the shed provides needed storage space for her tenants. The applicant has submitted letters of approval from neighbors that do not object to the location of the storage shed.

This application is the result of an officer generated case with the Code Enforcement Unit (CEU2012-01478).

Should the Board consider approval of this request, staff would suggest the following condition:

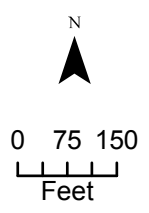
- I. The applicant shall obtain all necessary permits with 30 days of the variance action.**



 **ZVR2012-00029**

6246B065

Gwinnett County
Department of Planning and Development
March 12, 2012



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00030**
ZONING : R100
LOCATION : 5445 NORTH FORK DR, LILBURN
MAP NUMBER : R6120 313
PROPOSED DEVELOPMENT : ACCESSORY STRUCTURE OR USE
VARIANCE REQUESTED : ALLOW ACCESSORY STRUCTURE (PLAYGROUND
EQUIPMENT) TO BE LOCATED IN FRONT YARD
COMMISSION DISTRICT : (2) HOWARD

APPLICANT: RANDALL & ANTOANETA ARCHER
5445 N FORK DR SW
LILBURN, GA 30047

CONTACT: RANDALL ARCHER PHONE: 678.365.1675
ANTOANETA ARCHER 678.365.1674

OWNER: RANDALL & ANTOANETA ARCHER
5445 N FORK DR SW
LILBURN, GA 30047

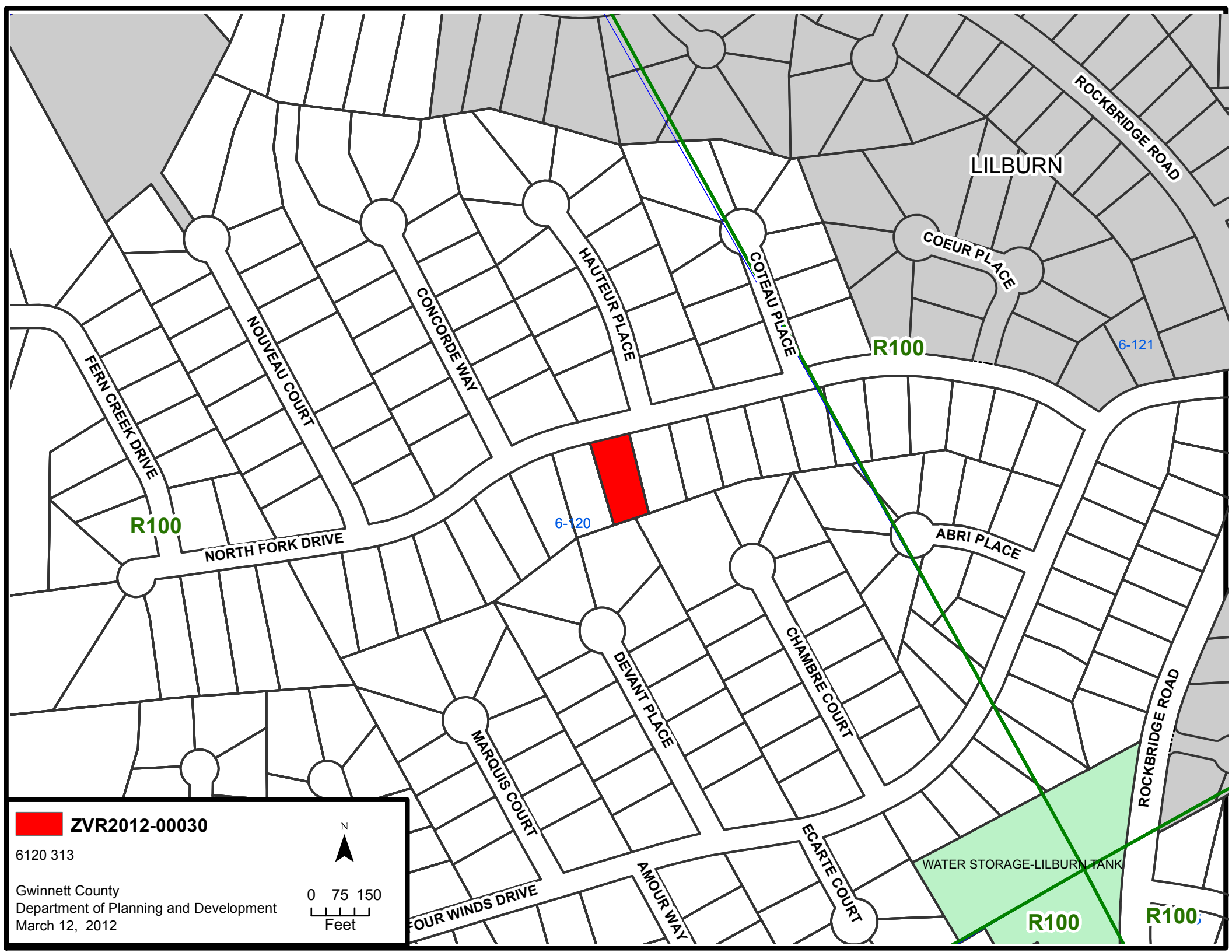
ZONING HISTORY:

The subject property is a 0.51 acre R-100 zoned lot with an existing single-family dwelling located within Carrefour Place subdivision. The adjacent lots are zoned R-100 with existing single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking a variance to allow accessory structure (Playground Equipment) to be located in a front yard. The applicant's letter of intent states the playground equipment was placed in the front yard due to a steep grade in the rear yard and feared it would be a safety hazard for their children. The applicant has provided signed consist form from several property owners within the subdivision.

This application is the result of a citizen generated case with the Code Enforcement Unit (CEU2012-00635).



LILBURN

ROCKBRIDGE ROAD

COEUR PLACE

6-121

R100

COTEAU PLACE

HAUTEUR PLACE

CONCORDE WAY

NOUVEAU COURT

FERN CREEK DRIVE

R100

NORTH FORK DRIVE

6-120

ABRI PLACE

CHAMBRE COURT

DEVANT PLACE

MARQUIS COURT

ROCKBRIDGE ROAD

WATER STORAGE-LILBURN TANK

R100

R100

AMOUR WAY

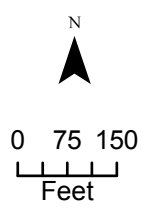
FOUR WINDS DRIVE

ECARTE COURT

 ZVR2012-00030

6120 313

Gwinnett County
Department of Planning and Development
March 12, 2012



Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
 (tel) 678.518.6000
 www.gwinnettcounty.com



gwinnettcounty

**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

| Applicant Information | Property Owner Information |
|---|------------------------------------|
| Name <u>MOHAMMED ZAKIR AHSAN</u> | Name <u>MOHAMMED ZAKIR AHSAN</u> |
| Address (all correspondence will be mailed to this address): <u>900 STILLWATER LANE</u> | Address <u>900 STILLWATER LANE</u> |
| City <u>LAWRENCEVILLE</u> | City <u>LAWRENCEVILLE</u> |
| State <u>GA</u> Zip <u>30044</u> | State <u>GA</u> Zip <u>30044</u> |
| Phone <u>678-812-3027</u> | Phone <u>678-812-3027</u> |
| Contact Person Name: <u>MOHAMMED ZAKIR AHSAN</u> Phone: <u>678-812-3027</u> | |
| Email Address: <u>nabila_jahan@hotmail.com</u> <i>PLS. MAIL RECEIPT TO APPLICANT</i> | |
| Applicant is the (please check or circle one of the following): | |
| <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser | |

Address of Property 900 STILLWATER LANE

Subdivision or Project Name SWEETWATER ACRES Lot & Block 1-A

District, Land Lot, & Parcel (MRN) 6.155.014

Proposed Development DETACHED CARPORT

Building Permit Number (if construction has begun) BLD _____

Variance Requested _____

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. Z/R2012-00025

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



[Signature] 02-09-2012
Signature of Applicant Date

MOHAMMED ZAKIR AHSAN
Typed or Printed Name & Title

[Signature] 2/09/12
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



[Signature] 02-09-2012
Signature of Property Owner Date

MOHAMMED ZAKIR AHSAN
Typed or Printed Name & Title

[Signature] 2/09/12
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 02.10.2012 Received By: L.TIDWELL MRN: 6-155-014

Zoning District: RMD Hearing Date (if applicable): 4.10.12 Commission District: 1

Variance Type: ACCESSORY STRUCTURE Code Section: ZR 600

Related Cases & Applicable Conditions: CEU2012-00779

Variance Description: ALLOW AN ACCESSORY STRUCTURE (DETACHED CARPORT) TO BE LOCATED IN A FRONT YARD.

Mohammed Zakir Ahsan
900 Stillwater Lane
Lawrenceville, Ga 30044
February 10, 2012

Department of Planning and Development
446 West Crogan Street
Lawrenceville, Ga 30046

Re: Letter of Intent

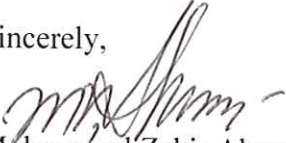
To the Department of Planning and Development:

My name is Mohammed Zakir Ahsan. I am the owner of the property with the address: 900 Stillwater Lane, Lawrenceville, Ga 30044. I am writing to request for a building permit to erect quantity (2) double carport (whose dimensions are 18 ft x 21 ft each) to be placed to the side of my driveway. My reason for this request is mainly due to the lack of an indoor garage on my property. I have been disabled since 2008 because of deteriorating health and I am no longer able to clear the driveway during the winter season. Moreover my wife and children have difficulty accessing our vehicles due to frost, ice, and heavy rain. By having these carports it will make it easier for all of us to move around freely.

Attached to this file I have included my disability documents, variance application, some photos of the carports, and a survey of my property with the details of my request.

Thank you for your consideration.

Sincerely,


Mohammed Zakir Ahsan.

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
(tel) 678.518.6000
www.gwinnettcountry.com



gwinnettcountry

VARIANCE CONSENT FORM

PROPERTY OWNER: AHSAN. M. ZAKIR LAWRENCEVILLE

PROPERTY ADDRESS: 900, STILLWATER LANE, GA-30044

SUBDIVISION NAME: SWEETWATER ACRES

LAND LOT(S): 155 DISTRICT: 6 SECTION/UNIT: ONE

LOT NUMBER: 1 BLOCK: A

BRIEF DESCRIPTION OF VARIANCE REQUEST: During Winter Season
ice and frost produces on the windshield, I'm disabled
person, it becomes difficult to clean. This is why car-port is necessary.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 869-871, Stillwater Ln, Lawrenceville - GA-30044

SUBDIVISION: Sweetwater Acres

AS OWNER OF LOT: L27 BA Sweetwater ACRES #1, BLOCK:

Parcel ID R6155040

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

MAMUN M. SYED
PRINTED NAME OF OWNER

Mamun Syed
SIGNATURE OF OWNER

(Phone: - (770)-337-2785 (cell))

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

2-26-2012
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
(tel) 678.518.6000
www.gwinnettcountry.com



gwinnettcountry

VARIANCE CONSENT FORM

PROPERTY OWNER: AHSAN M. ZAKIR LAWRENCEVILLE

PROPERTY ADDRESS: 900 STILLWATER LANE GA-30044

SUBDIVISION NAME: SWEETWATER ACRES

LAND LOT(S): 155 DISTRICT: 6 SECTION/UNIT: ONE

LOT NUMBER: 1 BLOCK: A

BRIEF DESCRIPTION OF VARIANCE REQUEST: During Winter season ice and frost produces on the windshield, An disabled person, it becomes difficult to clean. This is why car-port is necessary.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 728/730, Stillwater Ln, Lawrenceville, GA-30044

SUBDIVISION: Sweetwater Acres

AS OWNER OF LOT: 18, BLOCK: A
(Parcel #) ID #: R-6155031

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

NAWSHIN WARDA

PRINTED NAME OF OWNER

Phone #: (678) 345-1152 (Home)

Naushin Warda

SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

02.27.12

DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____



Gwinnett County
 Property Tax Bill
 Richard Steele, Tax Commissioner
 www.GwinnettTaxCommissioner.com
 Tax@GwinnettCounty.com

770-822-8800

PHONE PAYMENT PIN NUMBER: 0872369

| | | | |
|-------------------------|--------------------------|--------------------------------------|--|
| TAX YEAR | PARCEL ID | NAME | |
| 2011 | R6155 014 | MOHOL JANNAT AHSAN MOHAMMED ZAKIR | |
| MILL RATE | TAX DISTRICT | ACREAGE | PROPERTY LOCATION & DESCRIPTION |
| 33.8200000 | COUNTY Unincorporated | 0.4778 | 898 STILLWATER LN L1 BA SWEETWATER ACRES #1 |
| APPRAISAL DETAIL | | | CREDITS AND EXEMPTIONS |
| LAND VALUE: | \$27,200 | GWINNETT HOMESTEAD: \$202.30 | |
| BLDG VALUE: | \$47,800 | | |
| TOTAL VALUE: | \$75,000 | | |
| ASSESSED VALUE: | \$30,000 | TOTAL EXEMPTION: | \$202.30 |

ACCOUNT SUMMARY

| | |
|---|-------------------|
| COUNTY UNINCORPORATED TAXES | \$265.80 |
| SCHOOL TAXES | \$539.50 |
| SOLID WASTE SERVICE FEE | \$435.84 |
| STATE OF GEORGIA TAXES | \$7.00 |
| STORMWATER CREDIT | \$-4.18 |
| STORMWATER SERVICE FEE - COUNTY - Sq/Ft: 3400.0000 Rate per Sq/Ft: 0.02460000000000 | \$83.64 |
| TOTAL AMOUNT DUE | \$1,327.60 |

FOR ADDITIONAL INFORMATION WHICH MAY HELP ANSWER YOUR QUESTIONS, PLEASE READ THE REVERSE SIDE OF THIS NOTICE.
 YOUR PIN FOR PHONE PAYMENTS IS: 0872369

THE TOTAL AMOUNT IS DUE ON OR BEFORE NOVEMBER 15. If you have an escrow account, a copy of your bill has been mailed to a title or your mortgage company, however it is your responsibility to ensure taxes are paid. If your mortgage company has recently changed, you should send a copy of this bill to the new company.

08/17/2011

PLEASE RETAIN THE TOP PORTION FOR YOUR RECORDS

08/17/2011

Social Security Administration
Retirement, Survivors, and Disability Insurance
 Notice of Award

Office of Central
 Operations
 1500 Woodlawn Drive
 Baltimore, Maryland 21241-1500
 Date: January 3, 2011
 Claim Number: 254-87-7066 HA



000038 CTPMD7 3A 2.760



MOHAMMED Z AHSAN
 900 STILLWATER LN
 LAWRENCEVILLE, GA, 30044-3429

You are entitled to monthly disability benefits beginning August 2008. However, we cannot pay you until February 2011.

Any future payments will be based on your current monthly benefit rate of \$694.20.

The Date You Became Disabled

We found that you became disabled under our rules on February 21, 2008.

However, you have to be disabled for 5 full calendar months in a row before you can be entitled to benefits. For these reasons, your first month of entitlement to benefits is August 2008.

What We Will Pay And When

- You will receive \$503.00 for February 2011 around March 9, 2011.
- After that you will receive \$583.00 on or about the second Wednesday of each month.
- The above amounts may change because of medical insurance premium deductions.

The day we make payments on this record is based on your date of birth.

Your Benefits

The following chart shows your benefit amount(s) before any deductions or rounding. The amount you actually receive(s) may differ from your full benefit amount. When we figure how much to pay you, we must deduct certain amounts, such as Medicare premiums. We must also round down to the nearest dollar.

SEE NEXT PAGE



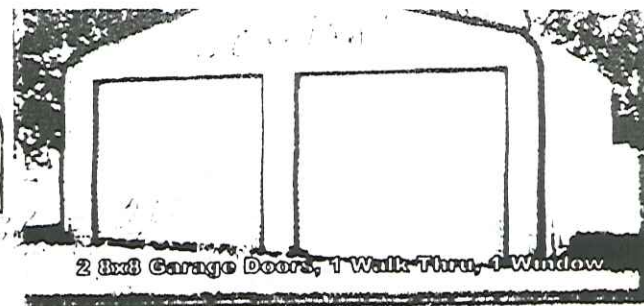


2 8x8 Garage Doors, 4 Windows
24x31x8 As pictured \$5,140.00



www.randbmetalstructures.com

American Owned and Operated!



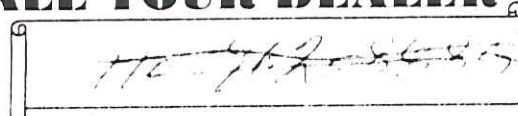
2 8x8 Garage Doors, 1 Walk-Thru, 1 Window

STANDARD

ALL KINDS OF CLOSED GARAGES
CUSTOM SIZES/COLORS
AVAILABLE

CALL YOUR DEALER

TEL.



Certified
drawings
available



Let us show you
what service
should be like!

WE ACCEPT



© 2009 R&B

THERE MAY BE A 20% RESTOCKING FEE ON CHANGES MADE AFTER 72 HRS. OF ORDER



ON YOUR
LEVEL
LAND



29 Gauge STEEL
Roof

Handwritten: 2705'



30" Rebar anchors standard
on ground

- Prices are for top only.
- Please check our options on back
- Note: Frame 1FT. Shorter than roof length.

18' X 21'
DOUBLE
CARPORT

\$ 695.00

Standard

14 Gauge, 5' Legs

| | | | | | | | | | | |
|-------------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|
| 14 Gauge | 12X21 | \$595 | 18X21 | \$695 | 20X21 | \$895 | 22X21 | \$1,095 | 24X21 | \$1,295 |
| | 12X26 | \$795 | 18X26 | \$895 | 20X26 | \$1,195 | 22X26 | \$1,395 | 24X26 | \$1,595 |
| | 12X31 | \$995 | 18X31 | \$1,095 | 20X31 | \$1,595 | 22X31 | \$1,695 | 24X31 | \$1,895 |
| | 12X36 | \$1,295 | 18X36 | \$1,395 | 20X36 | \$1,995 | 22X36 | \$2,295 | 24X36 | \$2,495 |
| | 12X41 | \$1,495 | 18X41 | \$1,595 | 20X41 | \$2,095 | 22X41 | \$2,495 | 24X41 | \$2,695 |
| 12 Gauge | 12X21 | \$795 | 18X21 | \$895 | 20X21 | \$1,120 | 22X21 | \$1,345 | 24X21 | \$1,595 |
| | 12X26 | \$1,020 | 18X26 | \$1,120 | 20X26 | \$1,445 | 22X26 | \$1,670 | 24X26 | \$1,920 |
| | 12X31 | \$1,245 | 18X31 | \$1,345 | 20X31 | \$1,870 | 22X31 | \$1,995 | 24X31 | \$2,245 |
| | 12X36 | \$1,570 | 18X36 | \$1,670 | 20X36 | \$2,295 | 22X36 | \$2,620 | 24X36 | \$2,870 |
| | 12X41 | \$1,795 | 18X41 | \$1,895 | 20X41 | \$2,420 | 22X41 | \$2,845 | 24X41 | \$3,095 |

Johnson Surveying
5122-B Williams Rd.
Norcross Ga. 30093
Cell 678-557-1449
Fax 678-966-0693
Johnson_surveying@comcast.net

INVOICE.....Ahsan
JN 12-08
Date: 2-10-2012

To: Zakir Ahsan
898 & 900 Stillwater Ln
Lawrencevill Ga. 30044

Survey of : 898 & 900 Stillwater Ln
Lawrencevill Ga. 30044

Amount: \$325.00

From: Jeff Johnson LS, EIT
5122-B Williams Rd.
Norcross, Ga. 30093

Georgia Registered Land Surveyor

Johnson Surveying
JEFF JOHNSON, RLS

Office: 678-557-1449
Fax: 678-966-0693

804 Peachtree Forest Avenue
Norcross, Georgia 30092

REFERENCE
 PLAT BOOK 18 PAGE 102

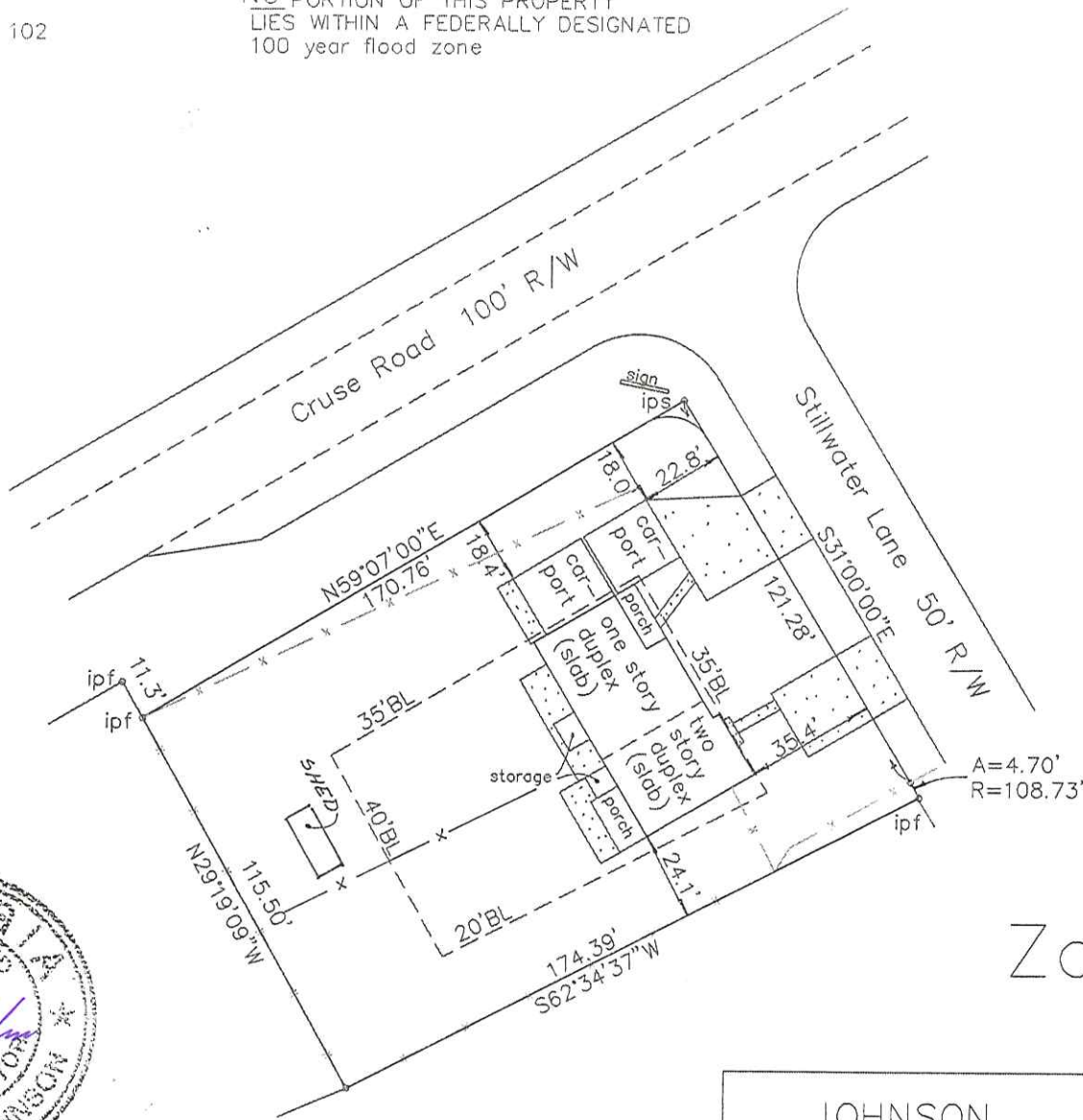
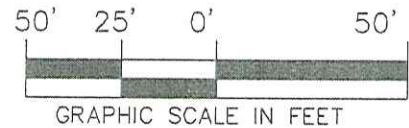
NO PORTION OF THIS PROPERTY
 LIES WITHIN A FEDERALLY DESIGNATED
 100 year flood zone

LEGEND

- IPS=IRON PIN SET
- IPF=IRON PIN FOUND
- CL=CENTER LINE
- BL=BUILDING LINE
- N/F=NOW OR FORMERLY
- MH=MAN HOLE
- S=SANITARY
- P=POWER
- W=WATER
- G=GAS
- X--FENCE
- BC=BACK OF CURB
- WM=WATER METER
- WV=WATER VALVE
- PB=POWER BOX
- GM=GAS METER
- SSE=SANITARY SEWER ESM'T
- DE=DRAINAGE ESM'T
- ESM'T=EASEMENT
- CB=CATCH BASIN
- HW=HEAD WALL
- DI=DROP INLET
- JB=JUNCTION BOX
- LLL=LAND LOT LINE

MAG

N



IN MY OPINION THIS PLAT IS A
 CORRECT REPRESENTATION OF THE
 LAND PLATED

Jeffrey J. Johnson
 JEFFREY J. JOHNSON R.L.S. 2505

THE FIELD DATA WHICH THIS SURVEY
 IS BASED HAS A PRECISION OF ONE
 FOOT IN 10000+ FEET AND AN ANGULAR
 ERROR OF 3" PER ANGLE POINT

THE PLAT CLOSURE IS FOUND TO BE
 ACCURATE WITHIN ONE FOOT IN
100000+ FEET

EQUIPMENT USED: TOPCON GTS-2

survey for
 Zakir Ahsan

JOHNSON
 SURVEYING


5122-B Williams Rd
 Norcross Ga. 30093
 678-557-1449

LAND LOT 155
 DISTRICT 6
 Gwinnett County, Ga.
 Sweetwater Acres
 Unit One
 Lot 1, Block "A"
 898 & 900 Stillwater Ln.

DATE: 2-10-2012

SCALE: 1"=50'

JOB NO: 12-08

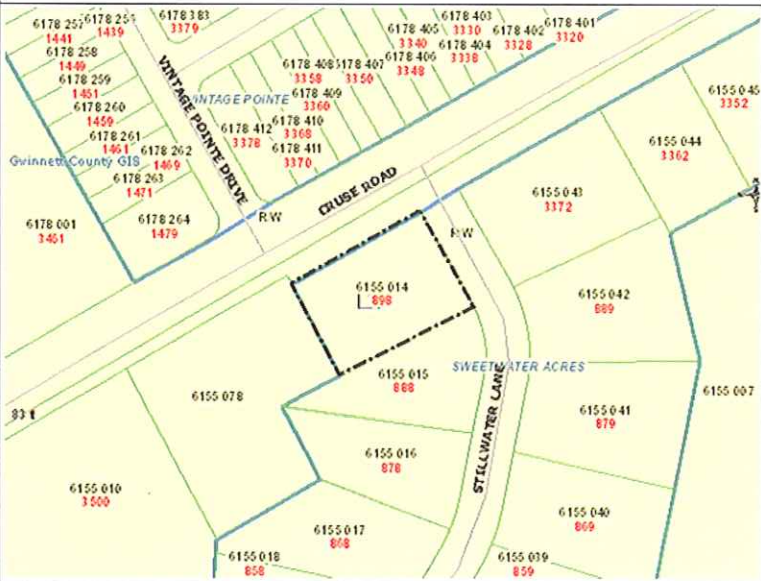


Gwinnett County GIS Map

ZVR2012-00025

Contact

Name: Gwinnett County ITS - GIS
 Telephone: 770-822-8036
 Website: www.gwinnettcounty.com
 Email: gisoffice@gwinnettcounty.com
 Address: 75 Langley Drive, Lawrenceville, GA 30046



Legend

| | |
|-----------------------------------|-------------------|
| Administrative Area Layers | |
| <input type="checkbox"/> | City Limits |
| <input type="checkbox"/> | City |
| <input type="checkbox"/> | CITY_NAME |
| <input type="checkbox"/> | AUBURN |
| <input type="checkbox"/> | BERKELEY LAKE |
| <input type="checkbox"/> | BRASELTON |
| <input type="checkbox"/> | BUFORD |
| <input type="checkbox"/> | DACULA |
| <input type="checkbox"/> | DULUTH |
| <input type="checkbox"/> | GRAYSON |
| <input type="checkbox"/> | LAWRENCEVILLE |
| <input type="checkbox"/> | LILBURN |
| <input type="checkbox"/> | LOGANVILLE |
| <input type="checkbox"/> | NORCROSS |
| <input type="checkbox"/> | REST HAVEN |
| <input type="checkbox"/> | SNELLVILLE |
| <input type="checkbox"/> | SUGAR HILL |
| <input type="checkbox"/> | SUWANEE |
| <input type="checkbox"/> | Landlot District |
| <input type="checkbox"/> | County Boundary |
| <input type="checkbox"/> | Adjacent Counties |

| | |
|--------------------------|--------------------|
| Parcel Layers | |
| <input type="checkbox"/> | Land Parcels |
| <input type="checkbox"/> | <all other values> |
| <input type="checkbox"/> | ParcelType |
| <input type="checkbox"/> | Condo |
| <input type="checkbox"/> | Subdivisions |

| | |
|--------------------------|--------------------|
| Main Layers | |
| <input type="checkbox"/> | Street Centerlines |

Selections

| |
|------------|
| 1 6155 014 |
|------------|

Map Printed On March 06, 2012

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Disclaimer See Terms

powered by
OnPoint

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
 (tel) 678.518.6000
 www.gwinnettcountry.com



gwinnettcountry

**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

| Applicant Information | Property Owner Information |
|---|---|
| Name <u>JOHN BASDEO</u> | Name <u>JOHN BASDEO</u> |
| Address(all correspondence will be mailed to this address): <u>1301 COUNTRY - DOWNS DRIVE.</u> | Address <u>1301 COUNTRY DOWNS DRIVE</u> |
| City <u>NORCROSS</u> | City <u>NORCROSS</u> |
| State <u>GA.</u> Zip <u>30093</u> | State <u>GA.</u> Zip <u>30093</u> |
| Phone <u>770-279-8688</u> | Phone <u>770-279-8688</u> |
| Contact Person Name: <u>JOHN BASDEO</u> Phone: <u>404-647-3117</u> | |
| Email Address: _____ | |
| Applicant is the (please check or circle one of the following): | |
| <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser | |

Address of Property 1301 COUNTRY DOWNS DRIVE.

Subdivision or Project Name COUNTRY DOWNS Lot & Block LOT 1

District, Land Lot, & Parcel (MRN) _____

Proposed Development TO BUILD OPEN SHED ATTACH TO HOUSE.

Building Permit Number (if construction has begun) BLD _____

Variance Requested Carport on side of house

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR 2012-00027

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



John Basdeo 03-02-12
Signature of Applicant Date

JOHN BASDEO OWNER
Typed or Printed Name & Title

Omadaí Annie Ortiz 3-2-2012
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



John Basdeo 03-02-12
Signature of Property Owner Date

Typed or Printed Name & Title

Omadaí Annie Ortiz 3-2-2012
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 3/5/2012 Received By: Sharon Cook MRN: 6187 098

Zoning District: Rm Hearing Date (if applicable): 4-10-12 Commission District: 1

Variance Type: Side setback encroachment Code Section: ZR 1400A

Related Cases & Applicable Conditions: CEU 2012-01445

Variance Description: encroachment of 3 ft into the side yard setback

Case No. ZVR 2012-00027

March 2, 2012

Department of Planning and Development,
446 West Crogan Street,
Lawrenceville, Ga. 30046,

I John Basdeo of 1301 Country Downs Drive, Norcross, Ga. 30093, in the Country Downs Subdivision is requesting a Variance to construct an Awning attached to my house. When it rains the water from the backyard flows down to the Left side of my House and cause flooding and excessive water to lodge in that area.

My neighbor's (Josefina Ramirez) yard also on this side is higher than mine and when it rains the water cascades on to my property and accumulates next to the house which could cause damage to the House foundation.

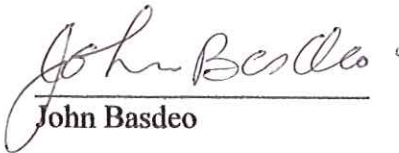
The entire area gets muddy and the water takes a long time to recede.

By having an awning and a concrete slab in that area has greatly improved that condition.

I am asking you to please grant me this variance, due to the above hardship.

Thank you for your kind consideration.

Sincerely,


John Basdeo



this 2nd day March 2012
Omadaí Annie Ortiz

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
(tel) 678.518.6000
www.gwinnettcounty.com



gwinnettcounty

VARIANCE CONSENT FORM

PROPERTY OWNER: JOHN BASDRO

PROPERTY ADDRESS: 1301 COUNTRY DOWNS DR.

SUBDIVISION NAME: COUNTRY DOWNS.

LAND LOT(S): 1 DISTRICT: _____ SECTION/UNIT: _____

LOT NUMBER: 1301 BLOCK: _____

BRIEF DESCRIPTION OF VARIANCE REQUEST: _____

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 1309 COUNTRY DOWNS DR

SUBDIVISION: COUNTRY DOWNS.

AS OWNER OF LOT: 1309, BLOCK: _____

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Josefina Ramirez
PRINTED NAME OF OWNER

[Signature]
SIGNATURE OF OWNER

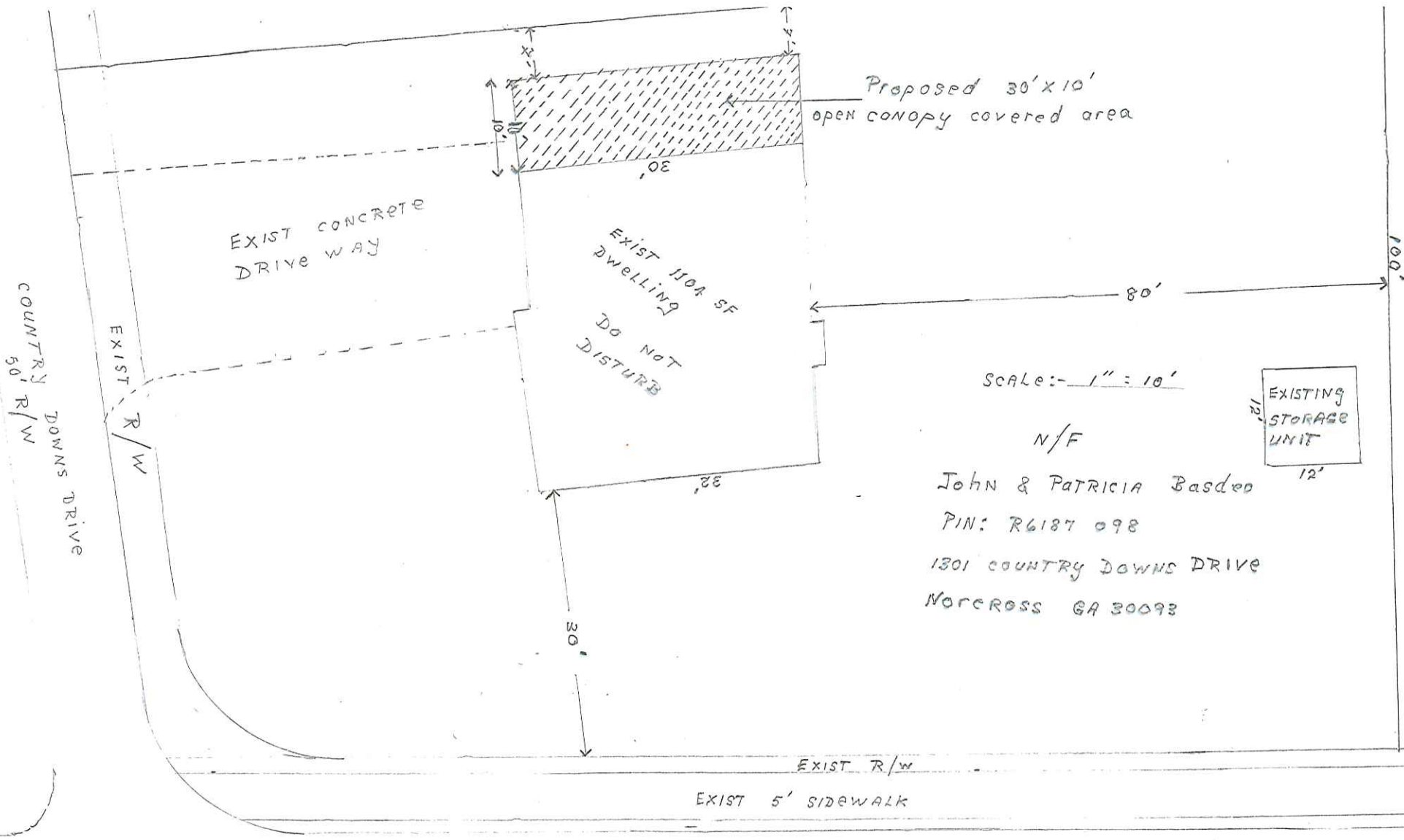
Josefina Ramirez
PRINTED NAME OF OWNER

[Signature]
SIGNATURE OF OWNER

DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____



Proposed 30' x 10'
open canopy covered area

EXIST CONCRETE
DRIVE WAY

EXIST 1104 SF
DWELLING
DO NOT
DISTURB

SCALE:- 1" = 10'

EXISTING
STORAGE
UNIT
12'

N/F
John & Patricia Basdeo
PIN: R6187 098
1301 COUNTRY DOWNS DRIVE
NORCROSS GA 30098

COUNTRY DOWNS DRIVE
50' R/W

EXIST R/W

EXIST R/W

EXIST 5' SIDEWALK

SINGLETON Road
80' R/W

COUNTRY DOWNS DRIVE
50' R/W

EXIST R/W

EXIST CONCRETE DRIVE WAY

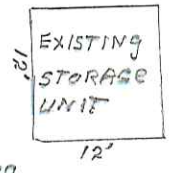


Proposed 30' x 10' open canopy covered area

EXIST 1104 SF DWELLING
Do Not Disturb

SCALE: - 1" = 10'

N/F




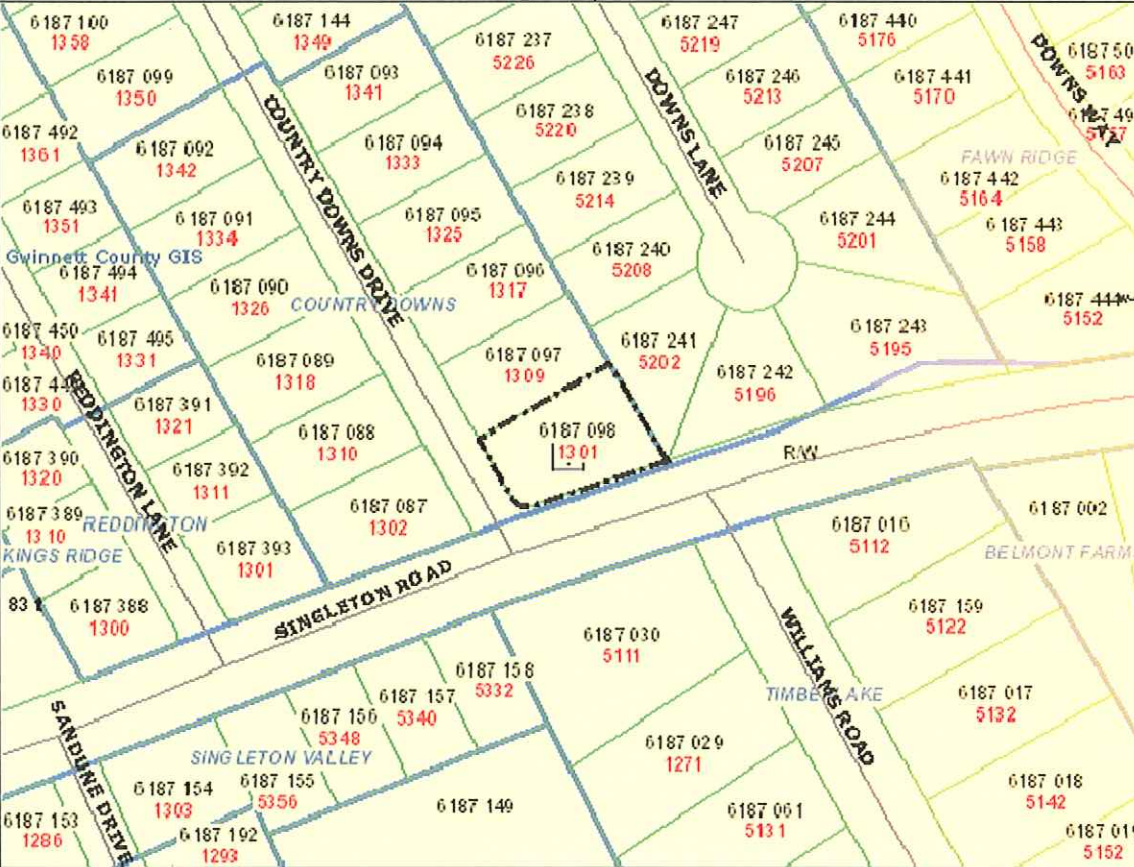
John & Patricia Basdeo
PIN: R6187 098
1301 COUNTRY DOWNS DRIVE
WORCROSS GA 30093

EXIST R/W

EXIST 5' SIDEWALK

SINGLETON Road
80' R/W

100'

| | | |
|---|--|------------|
|  <h2 data-bbox="300 210 730 262">Gwinnett County GIS Map</h2> | <p>Contact Name: Gwinnett County ITS - GIS Telephone: 770-822-8036 Website: www.gwinnettcounty.com Email: gisoffice@gwinnettcounty.com Address: 75 Langley Drive, Lawrenceville, GA 30046</p> | |
|  <p>The map displays a grid of land parcels in Gwinnett County, Georgia. Each parcel is labeled with its Assessor's Parcel Number (APN) in red text. Major roads shown include Country Downs Drive, Downs Lane, Singleton Road, Williams Road, Sandline Drive, Reddington Lane, and Kings Ridge. Other features include Fawn Ridge, Belmont Farms, and Timbers Lake. A specific parcel, 6187 098, is highlighted with a dashed black border, indicating it is the selected parcel.</p> | | |
| <p>Selections</p> <table border="1"><tr><td>1 6187 098</td></tr></table> | | 1 6187 098 |
| 1 6187 098 | | |
| <p>Map Printed On March 06, 2012</p> | | |
| <p>Legend</p> | | |

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
 (tel) 678.518.6000
 www.gwinnettcountry.com



gwinnettcountry

**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

| Applicant Information | Property Owner Information |
|---|--|
| Name <u>Jennifer Jenkins</u> | Name <u>Gwinnett Market Fair</u> |
| Address (all correspondence will be mailed to this address): <u>1771 Industrial Rd</u> | Address <u>3050 Peachtree Blvd</u> <u>NW, Suite 300</u> |
| City <u>Douglas</u> | City <u>Atlanta</u> |
| State <u>AL</u> Zip <u>36033</u> | State <u>GA</u> Zip <u>30305</u> |
| Phone <u>334-836-1400 x 103</u> | Phone <u>404-869-2800</u> |
| Contact Person Name: <u>Jennifer Jenkins</u> Phone: <u>334-836-1400</u> | |
| Email Address: <u>jjenkins@idassociatesinc.com</u> <u>signcosigns-770-513-3171</u> | |
| Applicant is the (please check or circle one of the following): | |
| <input type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Contract Purchaser | |

Address of Property 3075 Satellite Blvd, Suite 500

Subdivision or Project Name Gwinnett Market Fair Lot & Block —

District, Land Lot, & Parcel (MRN) Parcel: 116231 012

Proposed Development SIGN

Building Permit Number (if construction has begun) BLD —

Variance Requested Additional square footage for wall sign

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZV12012-00028

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

[Signature] 2-29-12
Signature of Applicant Date

Notary Seal

Jennifer Jenkins, PM
Typed or Printed Name & Title

[Signature] 2-29-12
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Ann M. Crowder 2-27-12
Signature of Property Owner Date

V.P., Property Management
Typed or Printed Name & Title

[Signature] 2/27/2012
Signature of Notary Public Date



Planning & Development Use Below Only

Date Received: 03.02.2012 Received By: L.TIDWELL MRN: 6-231-012

Zoning District: C-2 Hearing Date (if applicable): 4.10.12 Commission District: 1

Variance Type: WALL SIGN AREA INCREASE Code Section: SO 86-114A

Related Cases & Applicable Conditions: REZ1986-00012

Variance Description: INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ. FT. TO 94.2 SQ. FT.



*Builders of
Identification
Solutions*

1771 Industrial Road
Dothan, AL 36303
Phone: 334-836-1400
Fax: 334-836-1401

February 29, 2012

Department of Planning and Development
446 West Crogan Street
Lawrenceville, GA 30046

RE: Variance request for Shoe Carnival sign
Letter of Intent

To Whom It May Concern:

I.D. Associates as the sign company / authorized agent for Shoe Carnival are respectfully requesting a variance to the current sign code ordinance section 86-114 for building signs, which states each establishment within a shopping center is permitted 60 square footage foot of sign area for each elevation not to exceed 120 square feet for the property.

The fact that Shoe Carnival has a regional, rather than just a local market, makes it imperative that their primary wall sign on Satellite Blvd. have excellent visibility for the benefit of patrons unfamiliar with the area. The 36" letters shown on rendering #SC-GA-DULUTH-SIGN EXHIBIT R5 is more visible and more aesthetical to the building facade. The proposed 36" wall sign is strategically placed to properly and effectively navigate customers to the appropriate entrances. Additionally, the proposed letter height is compatible with existing signs in the center. We respectfully ask that Shoe Carnival be allowed to install the proposed wall sign with an aggregate area of 94.2 square feet.

Further, we believe that the proposed sign will cause no detriment to the public good, nor will it impair the purpose or intent of the sign ordinance. We appreciate your consideration and respectfully request that you grant this variance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Jenkins', is written over the typed name.

Jennifer Jenkins
Program Manager
I.D. Associates, Inc.



*Builders of
Identification
Solutions*

1771 Industrial Road
Dothan, AL 36303
Phone: 334-836-1400
Fax: 334-836-1401

February 29, 2012

Department of Planning and Development
446 West Crogan Street
Lawrenceville, GA 30046

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Letter of Intent

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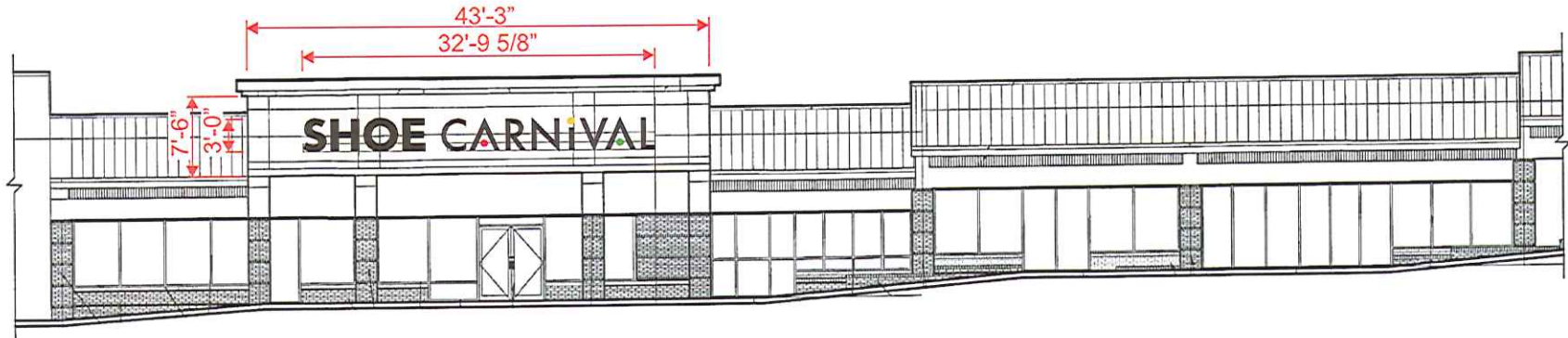
Further, we believe that the proposed sign will cause no detriment to the public good, nor will it impair the purpose or intent of the sign ordinance. We appreciate your consideration and respectfully request that you grant this variance.

Sincerely,

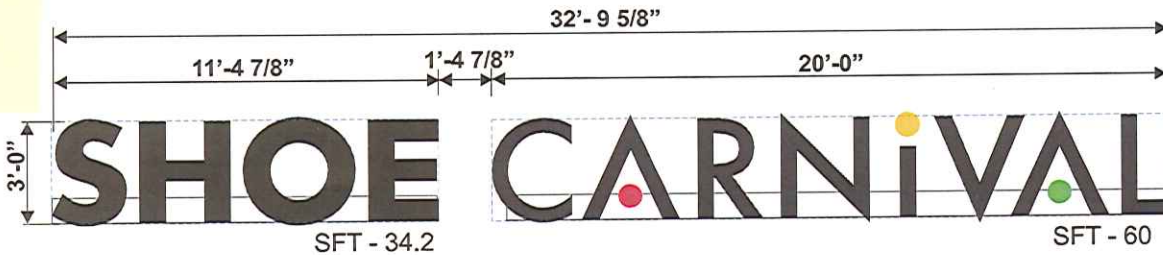
A handwritten signature in blue ink, appearing to read 'Jennifer Jenkins', is written over the typed name.

Jennifer Jenkins
Program Manager
I.D. Associates, Inc.

Proposed



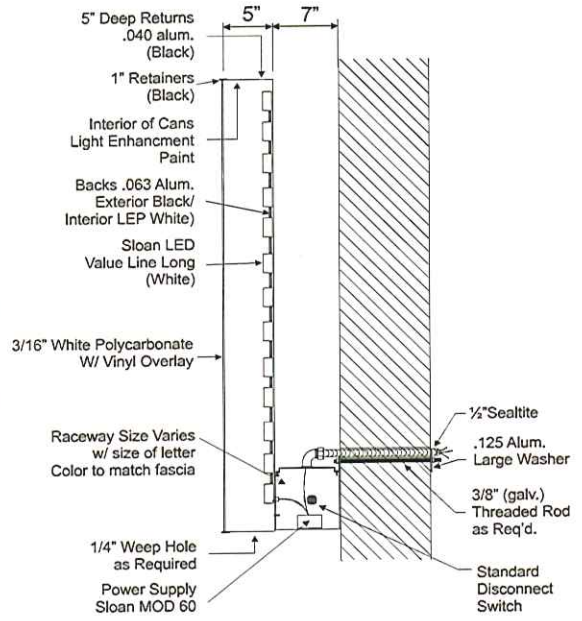
FRONT ELEVATION
Scale: 1/16" = 1'-0"



INTERNALLY ILLUMINATED CHANNEL LETTERS

- Illuminated with White L.E.D.s
- #7328 White Polycarbonate Faces w/ Vinyl Overlays
- Letters Have 3M Black Perforated Vinyl (Black/Day-White/Night)
- Dots Have 3M Vinyl Overlays (See Color Note)
- Letters Have Black 1" Trim Cap & Black Returns
- Dots to Have Painted Trim Caps & Returns to Match Face Color
- Raceway to be painted to match fascia
- 120 Volts

ALLOWED SFT - 120
PROPOSED SFT - 94.2



Raceway Mounted Channel letters

COLORS:

- 3M BLACK PERFORATED VINYL
- 3M VT-3630-2359 RED VINYL PMS 200C
- 3M VT4-130C YELLOW VINYL PMS 130C
- 3M VT4-063 GREEN VINYL PMS 369C

DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

I.D. ASSOCIATES
1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303
PH (888) 303-5534 · FAX (334) 836-1401 · www.idassociatesinc.com

| | | | | | | | | | | |
|---------------|----------------------|------------|------|-------------|------|--|--------------|--|----------------|--|
| CLIENT: | SHOE CARNIVAL | | REV: | 1-27-12 ABH | REV: | | DRAWN BY: | ABH | APPROVED BY: | |
| LOCATION: | DULUTH, GA | STORE NO.: | REV: | 1-31-12 ABH | REV: | | SCALE: | NOTED | APPROVAL DATE: | |
| ACCOUNT REP.: | JENNIFER | DATE: | REV: | 2-6-12 ABH | REV: | | FILE: | L:\PRESENTATION\CUSTOMERS\SHOE CARNIVAL\GEORGIA\SC-GA-DULUTH-SIGN EXHIBIT R5.CDR | | |
| | | | REV: | 1-24-12 | REV: | | DRAWING NO.: | SC-GA-DULUTH-SIGN EXHIBIT R5 | | |



REPLACEMENT VINYL FOR EXISTING TENANT PANEL


COLORS:

| | | | |
|---|---|---|---|
|  |  |  |  |
| Match 3M 3630-22 Black | Match PMS 200C Red | Match PMS 130C Yellow | Match PMS 369C Green |

DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

I.D. ASSOCIATES

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| | | | | |
|---------------------------------|---------------------|--------------------|---|---|
| CLIENT: SHOE CARNIVAL | REV: 1-27-12 ABH | REV: | DRAWN BY: ABH | APPROVED BY: |
| LOCATION: DULUTH, GA | REV: 1-31-12 ABH | REV: | SCALE: NOTED | APPROVAL DATE: |
| ACCOUNT REP: JENNIFER | DATE: 1-24-12 | REV: 2-6-12 ABH | FILE: L:\PRESENTATION\CUSTOMERS\SHOE CARNIVAL\GEORGIA\SC-GA-DULUTH-SIGN EXHIBIT R5.CDR |  |
| | DATE: 1-24-12 | REV: 2-7-12 ABH | DRAWING NO: SC-GA-DULUTH-SIGN EXHIBIT R5 | |



REPLACEMENT VINYL FOR EXISTING TENANT PANEL


COLORS:

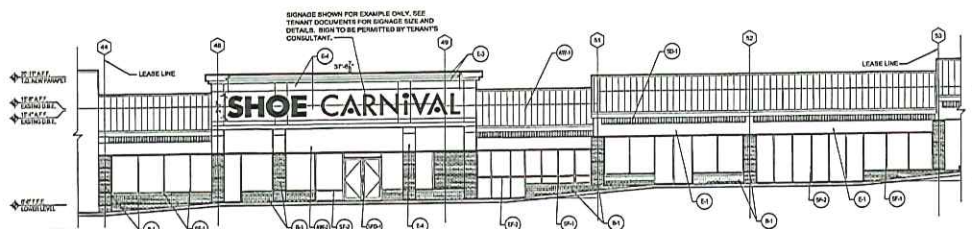
| | | | |
|---|---|--|---|
|  Match 3M 3630-22 Black |  Match PMS 200C Red |  Match PMS 130C Yellow |  Match PMS 369C Green |
|---|---|--|---|

DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

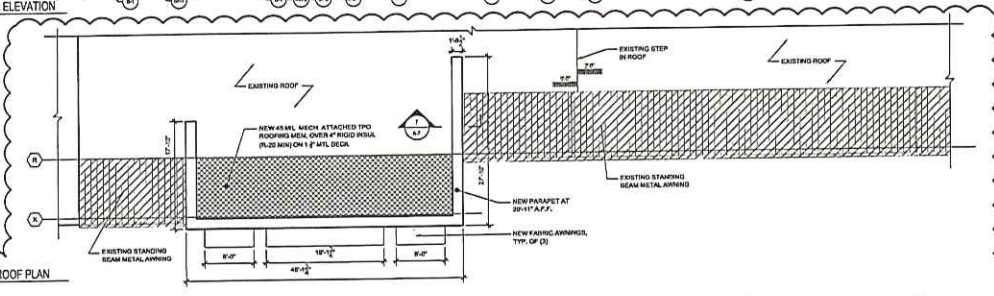
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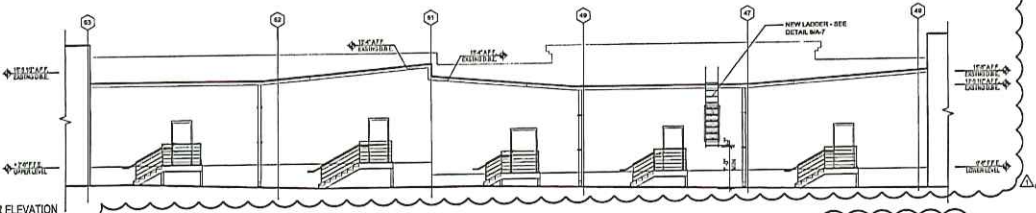
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|---------------------------------|---------------------|--------------------|---|---|
| CLIENT: SHOE CARNIVAL | REV: 1-27-12 ABH | REV: | DRAWN BY: | APPROVED BY: ABH |
| LOCATION: DULUTH, GA | REV: 1-31-12 ABH | REV: | SCALE: | APPROVAL DATE: NOTED |
| ACCOUNT REP: JENNIFER | STORE NO: | REV: 2-6-12 ABH | FILE: L:\PRESENTATION\CUSTOMERS\SHOE CARNIVAL\GEORGIA\SC-GA-DULUTH-SIGN EXHIBIT R5.CDR |  |
| DATE: 1-24-12 | REV: 2-7-12 ABH | REV: | DRAWING NO: SC-GA-DULUTH-SIGN EXHIBIT R5 | |



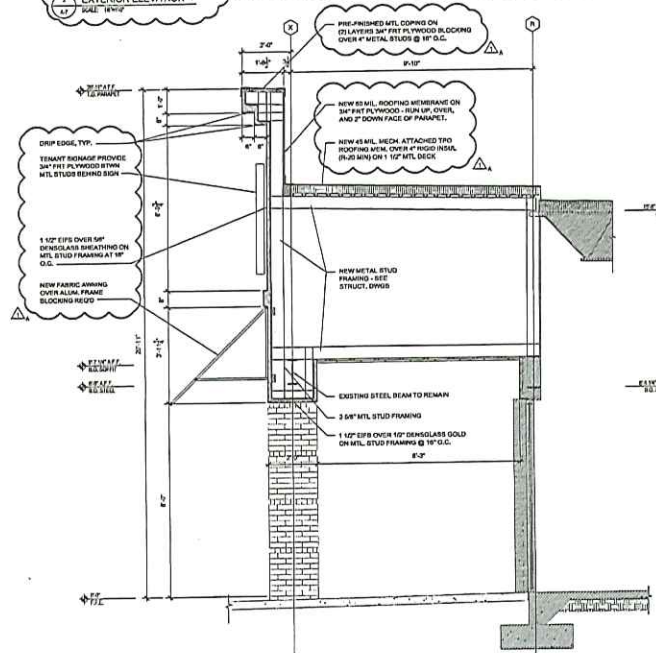
1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



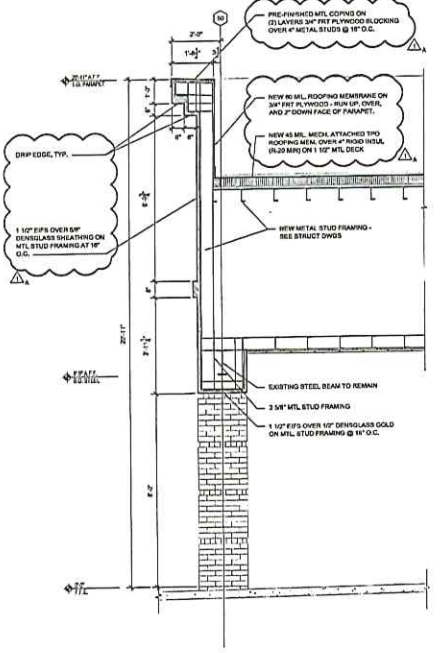
2 PARTIAL ROOF PLAN
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



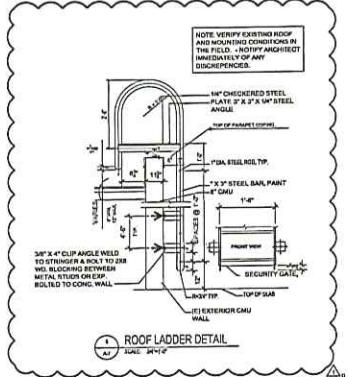
4 WALL SECTION
SCALE: 1/4" = 1'-0"



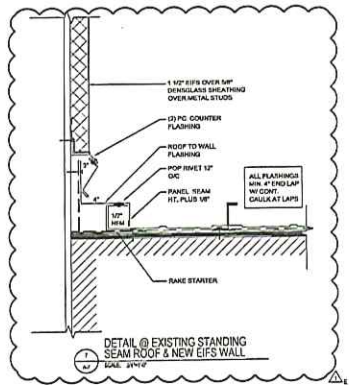
5 WALL SECTION
SCALE: 1/4" = 1'-0"

NOTE TO CONTRACTOR:
FOR EDGE METALS BELOW ROOF DECK, ELECTRICAL CONTRACTOR SHALL PROVIDE JUNCTION BOXES AS REQUIRED ABOVE SOFFIT CEILING. FOR METAL FLASHING ROOF LINE, ELECTRICAL CONTRACTOR SHALL PROVIDE WEATHER PROOF JUNCTION BOXES AS REQUIRED ON REAR ROOF OF PARAPET WALL. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR POWERING THE ALL ROOF PENETRATIONS PROVIDED SHALL BE COORDINATED WITH THE LANDLORD. ELECTRICAL CONTRACTOR SHALL INSTALL JUNCTION BOXES TO ALLOW FOR PERMANENT ACCESS. ELECTRICAL CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS WITH SIGN MANUFACTURER PRIOR TO COMMENCING ANY WORK.

| FINISH SCHEDULE | |
|-----------------|---|
| A#1 | AWNING - EXISTING STANDING BEAM AWNING |
| A#2 | NEW FABRIC AWNING - COLOR TO BE COORD. WITH TENANT |
| B-1 | BRICK - EXISTING |
| B-1 | EFS - EXISTING |
| E-1 | NEW EFS - COLOR TO MATCH EXISTING |
| E-2 | NEW EFS - COLOR TO MATCH DRIVWAY "CARWAX" WHITE |
| E-4 | NEW EFS - COLOR TO MATCH DRIVWAY "CARWAX" #434 |
| IP-1 | EXISTING STOREFRONT - PANNELER "CLEAR ANODIZED" |
| IP-2 | STOREFRONT TO MATCH EXISTING SP/1 PANWALLER "CLEAR ANODIZED" FLECK VEINY |
| IP-4 | EXISTING WOOD SIGN |
| IP-5 | STOREFRONT COORS - COLOR TO MATCH EXISTING SIGNIFICANT CENTER NUMBER "CLEAR ANODIZED" FLECK VEINY |




6 ROOF LADDER DETAIL
SCALE: 3/4" = 1'-0"



7 DETAIL @ EXISTING STANDING SEAM ROOF & NEW EFS WALL
SCALE: 3/4" = 1'-0"

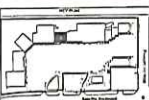
REVISION # 1 SUMMARY

- A. AROIS NOTES
- B. AROIS PARTIAL ROOF PLAN
- C. AROIS REAR ELEVATION
- D. AROIS ROOF LADDER DETAIL
- E. AROIS DETAIL FOR NEW PARAPET WALL & EXISTING ROOF INTERSECTION

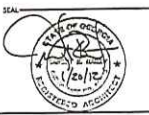


PHILLIPS

770.394.1616 770.394.1334



CONSULTANT



FOR CONSTRUCTION

ISSUE & REVISION RECORD

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 1 | 01/20/12 | ISSUE |

DATE: 01/20/12
DRAWN BY: JAVIER
CITY & TENANT COMMENTS:

TENANT:

SHOE CARNIVAL

SUITE 500

PROJECT:

TENANT INTERIOR
GWINNETT
MARKET FAIR
3675 SATELLITE
BOULEVARD
DULUTH, GA 30096

CLIENT:

BEN CARTER PROPERTIES

TWO BUSCHHEAD PLAZA
3800 PACEWAY ROAD, SUITE 200
ATLANTA, GEORGIA 30339
TEL: (404) 885-9900
FAX: (404) 885-7154

PHILLIPS JOB NUMBER: 090429
ISSUE DATE: 01/20/12
DRAWN BY / CHECKED BY: JAVIER
DRAWING TITLE: STOREFRONT ELEVATION
SHEET NUMBER: A-7

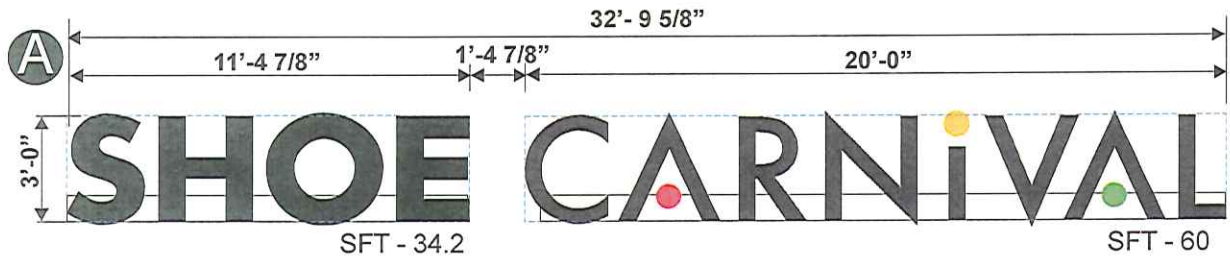
NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 600
ATLANTA, GEORGIA 30348



Proposed FRONT ELEVATION w/ 3'-0" Channel Letters Raceway Mounted
Scale: 1/16" = 1'-0"

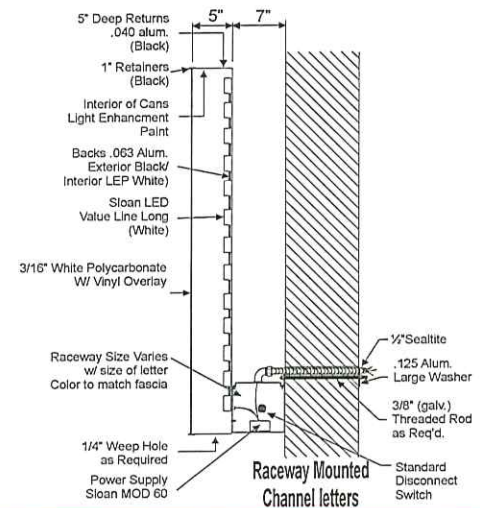


Existing Store Fronts



- INTERNALLY ILLUMINATED CHANNEL LETTERS**
- Illuminated with White L.E.D.s
 - #7328 White Polycarbonate Faces w/ Vinyl Overlays
 - Letters Have 3M Black Perforated Vinyl (Black/Day-White/Night)
 - Dots Have 3M Vinyl Overlays (See Color Note)
 - Letters Have Black 1" Trim Cap & Black Returns
 - Dots to Have Painted Trim Caps & Returns to Match Face Color
 - Raceway to be painted to match fascia
 - 120 Volts

ALLOWED SFT - 120
PROPOSED SFT - 94.2



COLORS:

- 3M BLACK PERFORATED VINYL
- 3M VT-3630-2359 RED VINYL PMS 200C
- 3M VT4-130C YELLOW VINYL PMS 130C
- 3M VT4-063 GREEN VINYL PMS 359C



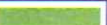
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| | | | | | | | | | |
|--|---------------|----------------------|------------|------------------|------------------|--------------|--|----------------|--|
| <p>1771 INDUSTRIAL ROAD • DOTHAN, ALABAMA • 36303 PH (888) 303-5534 • FAX (334) 836-1401 • www.idassociatesinc.com</p> | CLIENT: | SHOE CARNIVAL | | REV: 1-27-12 ABH | REV: 2-29-12 KJR | DRAWN BY: | ABH | APPROVED BY: | |
| | LOCATION: | DULUTH, GA | STORE NO.: | | REV: 1-31-12 ABH | SCALE: | NOTED | APPROVAL DATE: | |
| | ACCOUNT REP.: | JENNIFER | DATE: | 1-24-12 | REV: 2-6-12 ABH | FILE: | L:\PRESENTATION\CUSTOMERS\SHOE CARNIVAL\GEORGIA\SC-GA-DULUTH-SIGN EXHIBIT RS.CDR | | |
| | | | | | REV: 2-7-12 ABH | DRAWING NO.: | SC-GA-DULUTH-SIGN EXHIBIT R7 | | |



REPLACEMENT VINYL FOR EXISTING TENANT PANEL

COLORS:

| | | | |
|---|---|--|---|
|  Match 3M 3630-22 Black |  Match PMS 200C Red |  Match PMS 130C Yellow |  Match PMS 369C Green |
|---|---|--|---|

DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

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| | | | | |
|---------------------------------|-------------------------|-----------------|---|---|
| CLIENT: SHOE CARNIVAL | REV. 1-27-12 ABH | REV. | DRAWN BY: ABH | APPROVED BY: |
| LOCATION: DULUTH, GA | REV. 1-31-12 ABH | REV. | SCALE: NOTED | APPROVAL DATE: |
| STORE NO.: | REV. 2-6-12 ABH | REV. | FILE: L:\PRESENTATION\CUSTOMERS\SHOE CARNIVAL\ GEORGIA\SC-GA-DULUTH-SIGN EXHIBIT R5.CDR |  Underwriters Laboratories Inc. LISTED |
| ACCOUNT REP: JENNIFER | DATE: 1-24-12 | REV. 2-7-12 ABH | DRAWING NO: SC-GA-DULUTH-SIGN EXHIBIT R7 | |



REPLACEMENT VINYL FOR EXISTING TENANT PANEL

COLORS:



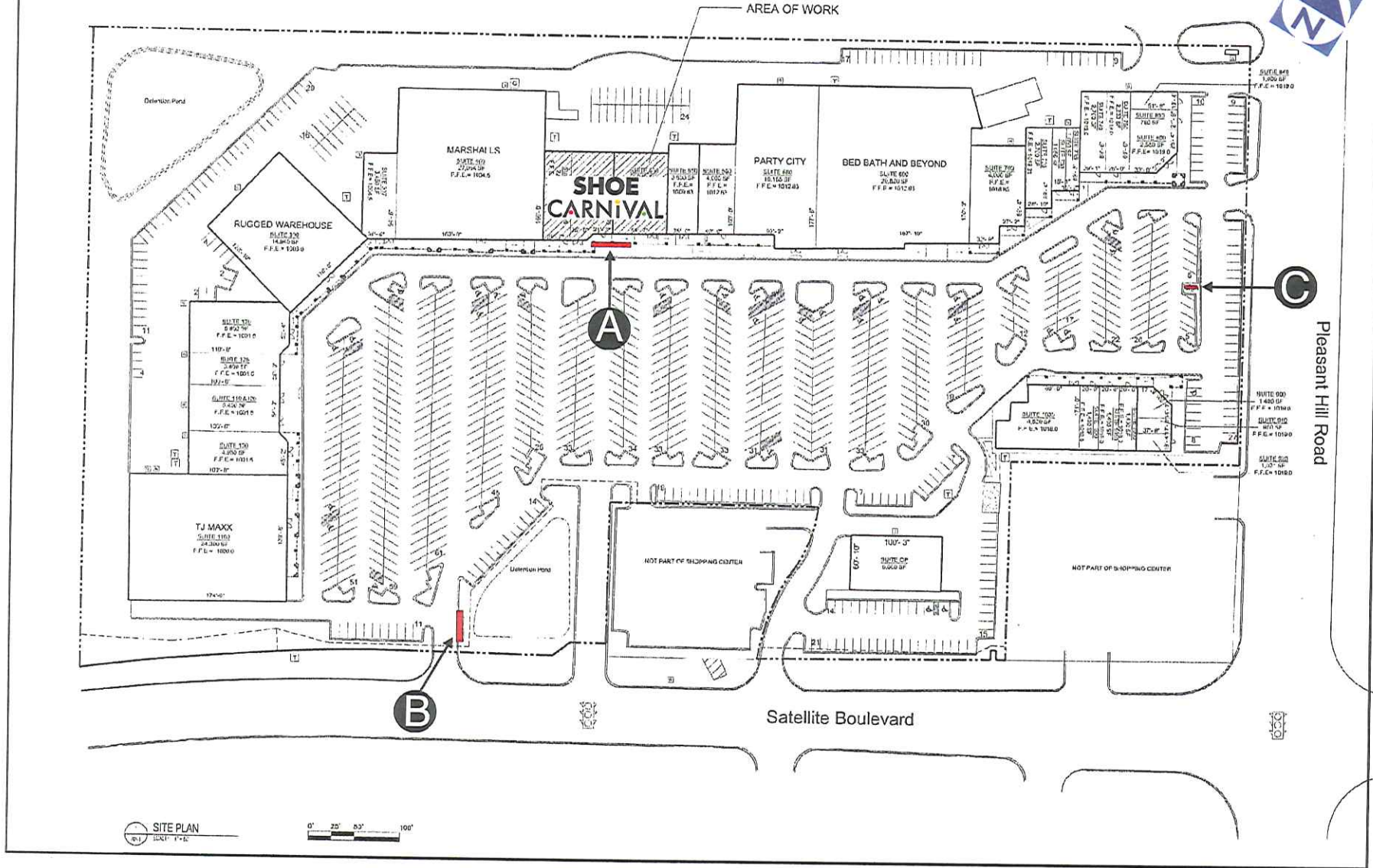
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| | | | | | |
|------------------------------|-------------------|------------------|-----------------|--|----------------|
| CLIENT: SHOE CARNIVAL | | REV: 1-27-12 ABH | REV: | DRAWN BY: ABH | APPROVED BY: |
| LOCATION: DULUTH, GA | | REV: 1-31-12 ABH | REV: | SCALE: NOTED | APPROVAL DATE: |
| STORE NO: | DULUTH, GA | REV: 2-6-12 ABH | REV: | FILE: L:\PRESENTATION\CUSTOMERS\SHOE CARNIVAL\GEORGIA\SC-GA-DULUTH-SIGN EXHIBIT R5.CDR | |
| ACCOUNT REP: | JENNIFER | DATE: 1-24-12 | REV: 2-7-12 ABH | DRAWING NO: SC-GA-DULUTH-SIGN EXHIBIT R7 | |

SITE PLAN WITH PROPOSED SIGNAGE



SITE PLAN
1" = 100'



0' 20' 40' 100'

DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

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| | | | | | |
|---------------------------------|-------------------------|---------------------|---------------------|---|---|
| CLIENT: SHOE CARNIVAL | | REV: 1-27-12 ABH | REV: 2-29-12 KJR | DRAWN BY: ABH | APPROVED BY: ABH |
| LOCATION: DULUTH, GA | | REV: 1-31-12 ABH | REV: | SCALE: NOTED | APPROVAL DATE: |
| ACCOUNT REP: JENNIFER | STORE NO.: | REV: 2-6-12 ABH | REV: | FILE: L:\PRESENTATION\CUSTOMERS\SHOE CARNIVAL\GEORGIA\SC-GA-DULUTH-SIGN EXHIBIT R5.CDR |  Underwriters Laboratories Inc. LISTED |
| | DATE: 1-24-12 | REV: 2-7-12 ABH | REV: | DRAWING NO. SC-GA-DULUTH-SIGN EXHIBIT R7 | |

| | | | |
|--|--|----------|--|
|  <p>Gwinnett County GIS Map ZVR2012-00028</p> | <p>Contact Name: Gwinnett County ITS - GIS Telephone: 770-822-8036 Website: www.gwinnettcounty.com Email: gisoffice@gwinnettcounty.com Address: 75 Langley Drive, Lawrenceville, GA 30046</p> | | |
|  | <p>Legend</p> <p>Parcel Layers Land Parcels <all other values> ParcelType Condo Subdivisions</p> <p>Main Layers - Street Centerlines</p> | | |
| <p>Selections</p> <table border="1"><tr><td>1</td><td>6231 012</td></tr></table> | 1 | 6231 012 | |
| 1 | 6231 012 | | |
| <p>Map Printed On March 06, 2012</p> | | | |
| <p>Copyright Gwinnett County GIS</p> | | | |
| <p>Disclaimer See Terms</p> | <p>powered by OnPoint</p> | | |

Department of Planning and Development

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 (tel) 678.518.6000
 www.gwinnettcounty.com



**Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

| Applicant Information | Property Owner Information |
|--|------------------------------------|
| Name <u>Shannon Fowler</u> | Name <u>Shannon Fowler</u> |
| Address(all correspondence will be mailed to this address): <u>3765 Summer Rose Dr.</u> | Address <u>3765 Summer Rose Dr</u> |
| City <u>Atlanta</u> | City <u>Atlanta</u> |
| State <u>GA</u> Zip <u>30341</u> | State <u>GA</u> Zip <u>30341</u> |
| Phone <u>(678) 530-0668</u> | Phone <u>(678) 530-0668</u> |
| Contact Person Name: <u>Shannon Fowler</u> Phone: <u>678-530-0668 - HOME</u> Email Address: <u>sfowler@jacksonryan.com</u> <u>404-509-0490 - CELL</u> | |
| Applicant is the (please check or circle one of the following): <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser | |

Address of Property 6184 JOSEPHINE ROAD

Subdivision or Project Name LIBERTY HEIGHTS Lot & Block _____

246 District, 6 Land Lot, & Parcel (MRN) 62468065

Proposed Development STORAGE BLDG.

Building Permit Number (if construction has begun) BLD _____

Variance Requested THE SHED IN THE REAR OF THE BACKYARD, WHICH WAS ALREADY BUILT WHEN I PURCHASED THE HOUSE, IS CLOSER THAN 5 FEET FROM THE PROPERTY LINE. I REQUEST TO LEAVE IT IN ITS CURRENT LOCATION.

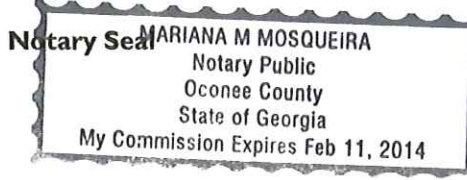
- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZP2012-00029

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Shannon Fowler 2/29/2012
Signature of Applicant Date



SHANNON FOWLER
Typed or Printed Name & Title
M. Mosqueira 2/29/2012
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Shannon Fowler 2/29/2012
Signature of Property Owner Date



SHANNON FOWLER
Typed or Printed Name & Title
M. Mosqueira 2/29/2012
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 03.02.2012 Received By: L.TIDWELL MRN: 6.246B.065
Zoning District: R-75 Hearing Date (if applicable): 4.10.12 Commission District: 2
Variance Type: ACCESSORY STRUCTURE Code Section: ZR 600
Related Cases & Applicable Conditions: CEU2012-01478

Variance Description: ENCROACHMENT OF 3.2 FT. INTO THE 5 FT. ACCESSORY STRUCTURE SETBACK

February 28, 2012

Letter of Intent for Variance Application
6184 Josephine Road
Doraville, GA 30340

Variance Requested: Setback Encroachment

The 10' x 20' shed in the rear of the backyard of 6184 Josephine sits about 30" from my side fence, and about 2 feet from the post of the rear fence. This shed was already on the property when I purchased it.

I cannot relocate the shed:

I hired a shed mover (company: "Superior Buildings" 770-943-2265). One of their workers came and looked at the shed and said he couldn't move it for three different reasons. First, he said he was familiar with this type of shed (Morton, metal building), and that the connections between the metal top and the wooden floor system would come apart when he moved it, and the floor doesn't look strong enough to withstand moving the shed. Second, because the interior of the shed had been finished with sheet rock (this also happened prior to my purchasing the property), the shed is much heavier than when it was originally erected, which will also contribute to the shed coming apart if moved. Finally, the clearance between the shed and the house porch is not large enough to allow his moving truck to maneuver into position.

I cannot demolish the shed prior to providing alternate storage for my tenant:

This is a rental property, and I rented it to tenants who need this space for storage. They have requested that if I remove this shed, that I first find at least 10' x 12' of storage space for them. Their lease runs through February 2013 (it converts to a month to month lease at the point).

It costs a lot of money to build a new shed on the other side of the yard and tear down this shed. My rough estimate is that it would cost \$1500 for the new shed (installed), \$500 for site preparation for the new shed on the opposite side of the yard, \$200 to paint it, and somewhere between \$1000 and \$1500 to take down the existing shed and haul it away. I already paid \$75 to disconnect the power to the existing shed, which I did when I thought it would be possible for Superior Buildings to shift it further from the property line.

The neighbors do not object to this shed:

The shed citation was written in a general neighborhood sweep, not in response to a neighbor complaint. I'm not sure how old the shed is, but it appears to be old enough that I suspect it predates whenever the neighbors purchased their properties.

Shannon Fowler
(678) 530-0668
property owner for 6184 Josephine Road.

gwinnettcounty

Department of Planning and Development

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(tel) 678.518.6000
www.gwinnettcounty.com



VARIANCE CONSENT FORM

PROPERTY OWNER: SHANNON FOWLER

PROPERTY ADDRESS: 6184 JOSEPHINE ROAD

SUBDIVISION NAME: LIBERTY HEIGHTS

LAND LOT(S): 6 DISTRICT: 246 SECTION/UNIT: B

LOT NUMBER: 6184 BLOCK: 6246B065

BRIEF DESCRIPTION OF VARIANCE REQUEST: 1 REQUEST

KEEPING THE EXISTING SHED THAT ENCROACHES CLOSER THAN 5' FROM THE PROPERTY LINE IN ITS CURRENT LOCATION.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6180 JOSEPHINE ROAD

SUBDIVISION: LIBERTY HEIGHTS

AS OWNER OF LOT: 6180, BLOCK: 6246B064

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED: 678-492-8603

JIN YING MENG
PRINTED NAME OF OWNER

[Signature]
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

02/28/12
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

Department of Planning and Development

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VARIANCE CONSENT FORM

PROPERTY OWNER: SHANNON FOWLER

PROPERTY ADDRESS: 6184 JOSEPHINE ROAD

SUBDIVISION NAME: LIBERTY HEIGHTS

LAND LOT(S): 6 DISTRICT: 246 SECTION/UNIT: B

LOT NUMBER: 6184 BLOCK: 6246B065

BRIEF DESCRIPTION OF VARIANCE REQUEST: 1 REQUEST

KEEPING THE EXISTING SHED THAT ENCROACHES
CLOSER THAN 5' FROM THE PROPERTY LINE IN ITS CURRENT
LOCATION.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6185 SUSAN LANE

SUBDIVISION: LIBERTY HEIGHTS

AS OWNER OF LOT: 6185, BLOCK: 6246B043

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE
REQUESTED. (404) 644-5334

JD Diane Peppers
PRINTED NAME OF OWNER

Diane Peppers
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

2/29/2012
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

gwinnettcountry

Department of Planning and Development

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(tel) 678.518.6000
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VARIANCE CONSENT FORM

PROPERTY OWNER: SHANNON FOWLER

PROPERTY ADDRESS: 6184 JOSEPHINE ROAD

SUBDIVISION NAME: LIBERTY HEIGHTS

LAND LOT(S): 6 DISTRICT: 246 SECTION/UNIT: B

LOT NUMBER: 6184 BLOCK: 6246 BOGGS

BRIEF DESCRIPTION OF VARIANCE REQUEST: I REQUEST KEEPING THE EXISTING SHED THAT ENCRACHES CLOSER THAN 5 FEET FROM THE PROPERTY LINE IN ITS CURRENT LOCATION.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6188 JOSEPHINE ROAD

SUBDIVISION: LIBERTY HEIGHTS

AS OWNER OF LOT: 6188, BLOCK: 6246 BOGGS

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED: (770) 242-6490

Magdalena Ramos
PRINTED NAME OF OWNER

Magdalena Ramos
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

2/28/2012
DATE

FOR INTERNAL USE ONLY

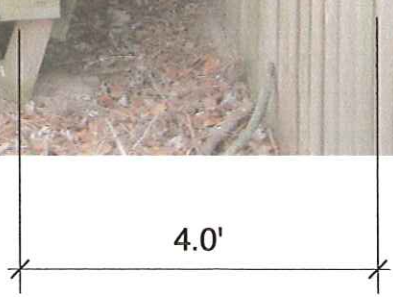
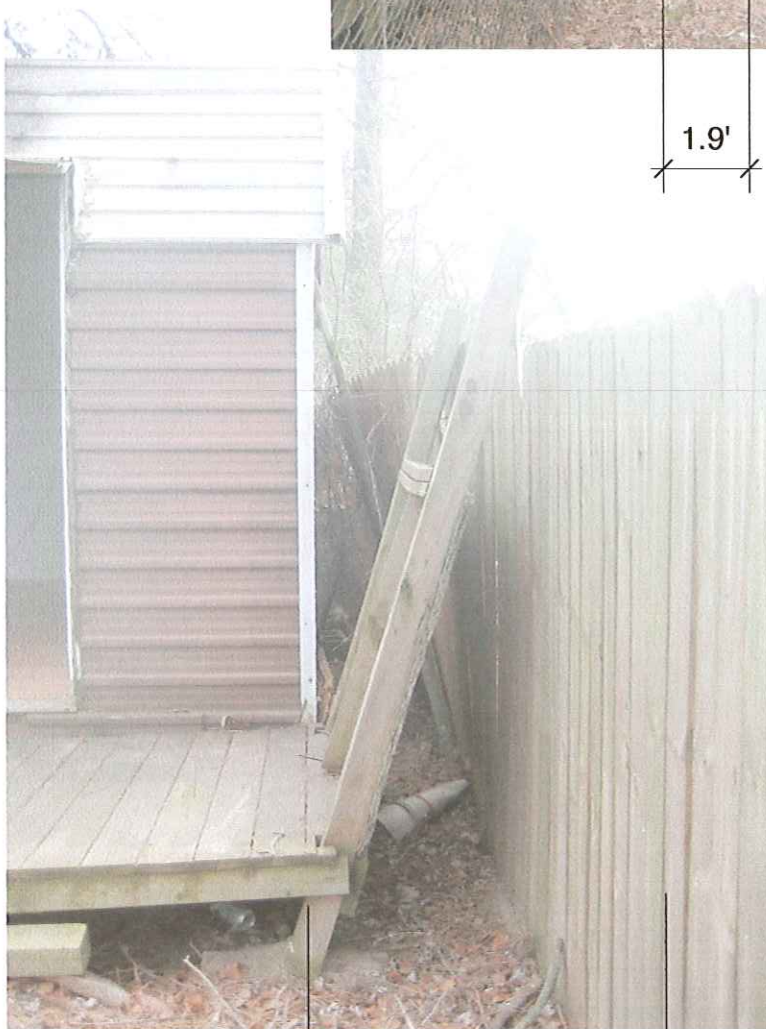
DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

gwinnettcountry

Existing Shed at 6184 Josephine Road



Shed is 1.9' from side property line

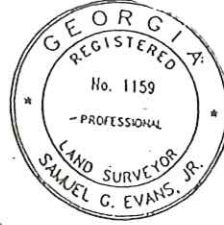


Shed is 4.0' from rear property line

NOTE: FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE.

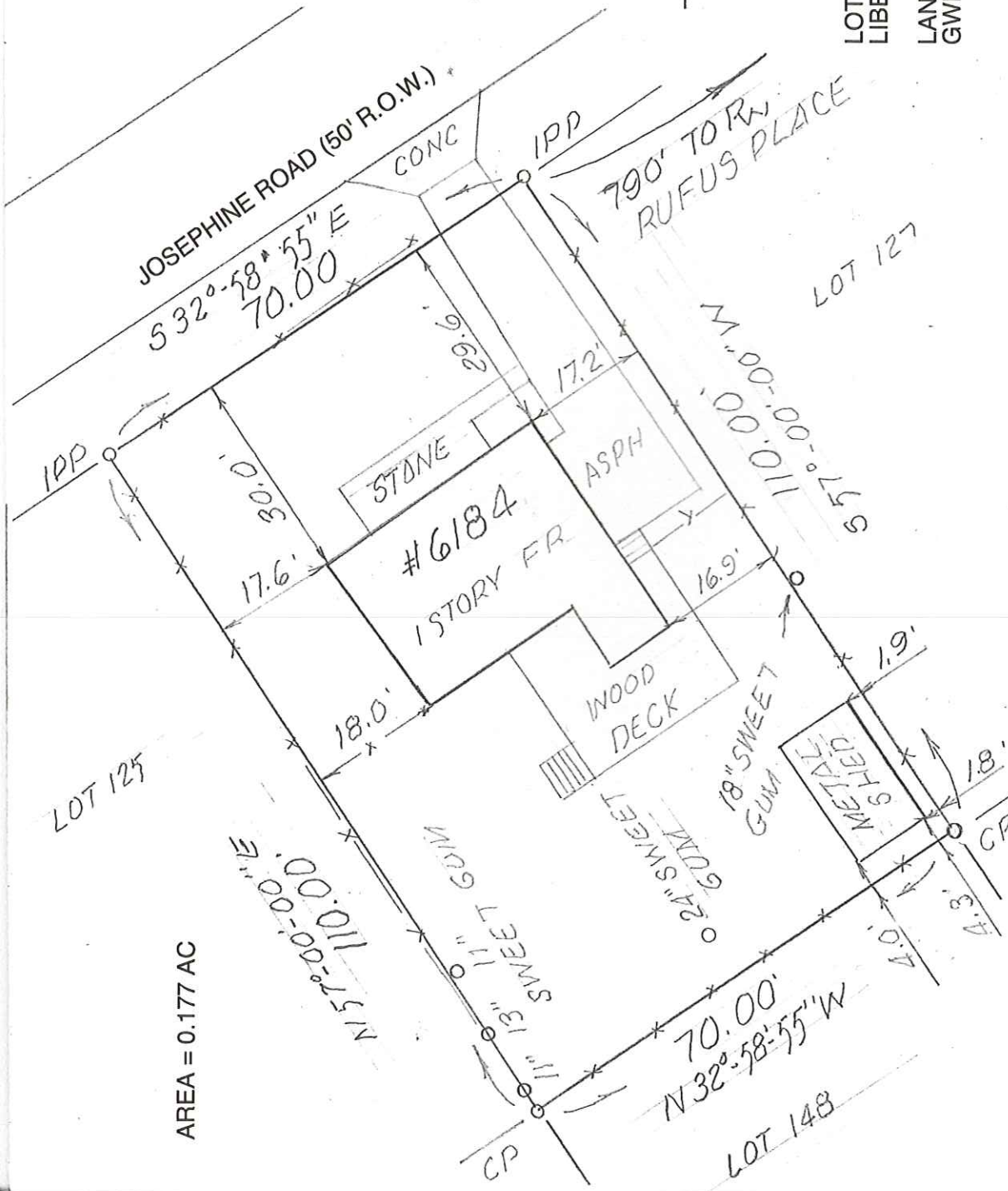
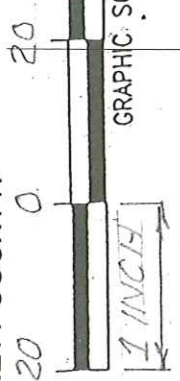
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

S. J. Eng



LOT 126 - UNIT FOUR
LIBERTY HEIGHTS


LAND LOT 246 - 6TH DISTRICT
GWINNETT COUNTY.



AREA = 0.177 AC

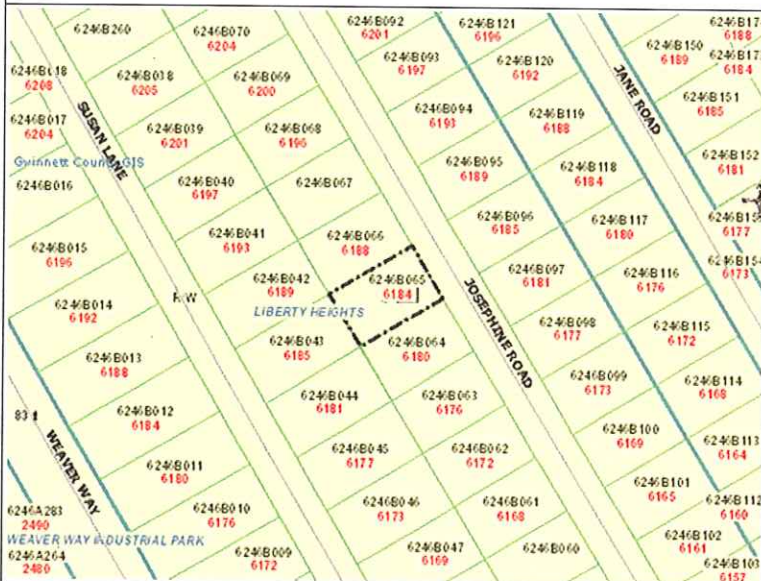
PLAT BOOK 6 PAGE 5

ED I ENGINEERS & SURVEYORS, INC.
1815 HEMBREE ROAD - UNIT 502
ALPHARETTA, GA 30009
(770) 457 - 0232 (770) 640 - 0303



Gwinnett County GIS Map
ZVR2012-00029

Contact
 Name: Gwinnett County ITS - GIS
 Telephone: 770-822-8036
 Website: www.gwinnettcounty.com
 Email: gisoffice@gwinnettcounty.com
 Address: 75 Langley Drive, Lawrenceville, GA 30046



Legend

- Administrative Area Layers
 - City Limits
 - City
 - CITY_NAME
 - AUBURN
 - BERKELEY LAKE
 - BRASELTON
 - BUFORD
 - DACULA
 - DULUTH
 - GRAYSON
 - LAWRENCEVILLE
 - LILBURN
 - LOGANVILLE
 - NORCROSS
 - REST HAVEN
 - SNELLVILLE
 - SUGAR HILL
 - SUWANEE
 - Landlot District
 - County Boundary
 - Adjacent Counties
- Parcel Layers
 - Land Parcels
 - <all other values>
 - ParcelType
 - Condo
- Main Layers
 - Street Centerlines

Selections

| |
|------------|
| 1 6246B065 |
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Map Printed On March 06, 2012

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OnPoint

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440
 (tel) 678.518.6000
 www.gwinnettcounty.com



gwinnettcounty

Variance Application from the Zoning Resolution
 (Both Zoning Board of Appeals & Administrative)

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

| Applicant Information | Property Owner Information |
|---|--|
| Name <u>RANDALL AND ANTOANETA ARCHER</u> | Name <u>RANDALL AND ANTOANETA ARCHER</u> |
| Address(all correspondence will be mailed to this address): <u>5445 N FORK DR SW</u> | Address <u>5445 N FORK DR SW</u> |
| City <u>LILBURN</u> | City <u>LILBURN</u> |
| State <u>GA</u> Zip <u>30047</u> | State <u>GA</u> Zip <u>30047</u> |
| Phone <u>678-365-1675</u> | Phone <u>678-365-1675</u> |
| Contact Person Name: <u>Randall or Antoaneta</u> Phone: <u>678-365-1675</u> | |
| Email Address: <u>Antoaneta.Archer@gmail.com</u> <u>678-365-1674</u> | |
| Applicant is the (please check or circle one of the following): | |
| <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser | |

Address of Property 5445 N^{North} FORK DR SW, LILBURN GA 30047

Subdivision or Project Name CAREFOUR Lot & Block 66 & B

District, Land Lot, & Parcel (MRN) LOT 66, BLOCK B, UNIT 5, PARCEL R6120313

Proposed Development N/A

Building Permit Number (if construction has begun) BLD N/A

Variance Requested SECTION 600 (ACCESSORY USE) - TO BE PERMITTED TO KEEP A SAND BOX, FEETOR-TOTTER, AND SLIDE IN OUR FRONT YARD (PLEASE SEE THE ATTACHED LETTER OF INTENT).

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVBACK: 00030

Applicant Certification

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



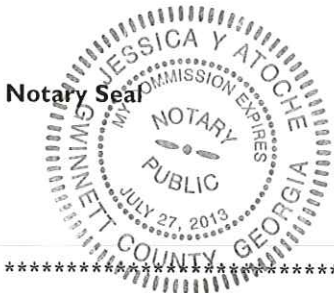
Antoinette Arch 2/23/12
Signature of Applicant Date

ANTOINETTE ARCHER
Typed or Printed Name & Title

Brandi Everett 2/23/12
Signature of Notary Public Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



Antoinette Arch 2/23/12
Signature of Property Owner Date

ANTOINETTE ARCHER OWNER R. Archer
Typed or Printed Name & Title

Jessica Atcho 2/23/12
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 2-23-12 Received By: SCook MRN: 16120 313

Zoning District: 2100 Hearing Date (if applicable): 4/10/12 Commission District: 2

Variance Type: Accessory Structure in a Front Yard Code Section: ZR 600

Related Cases & Applicable Conditions: CEU 2012-00635

Variance Description: Allow accessory structure (sand box) to be located in front yard.

Letter of Intent

We are requesting a variance from Section 600 of the 1985 Zoning Resolution related to certain accessory uses in the front yard. Specifically, we are requesting to be allowed to keep our child's toys/ play equipment (a sandbox, a teeter-totter, and a slide) in our front yard. The three items are in the front yard since our back yard has a steep grade which does not allow us to place and safely use any such play equipment in the back. Below please see a brief description of each item:

1. Sandbox: dimensions 72"X72"X73"; solid cedar construction; no concrete foundation and not anchored to ground (placed on concrete blocks)
2. Teeter-totter: dimensions 72"X31"X13"; solid cedar construction; easily movable
3. Little Tikes slide: dimensions 134"X70"X83"; plastic construction; easily movable.

Furthermore, we believe that the approval of our variance application is supported by the language in Section 600 regarding accessory uses. Section 600 distinguishes between accessory structures and accessory uses, and while it contains an express prohibition against accessory structures in the front yard, accessory uses (such as playground equipment) are simply listed with their "customary" location. Even though playground equipment would customarily be located in the back yard, in our case the topography of our back yard does not allow us to place it there.

Attached please find photographs of the sandbox, slide, and teeter-totter. In addition, attached are a site plan showing the location of the sandbox and the current location of the slide (the slide and the teeter-totter are frequently moved), a topography map of our back yard, and seven pages containing signatures from neighbors consenting to the granting of the variance (including a letter from Miss P. Rexroat).

Should any additional documentation be required, please contact us at 678-365-1675 or at the address listed below.

Respectfully,


Antoaneta Archer


Randall Archer

5445 N Fork Dr SW

Lilburn, GA 30047

Patricia Rexroat

5355 N Fork Dr SW • Lilburn, GA 30047

404-924-1055

Date: 2-12-2012

Gwinnett County

To Whom It May Concern:

I understand there is a complaint regarding the play structures in the front yard at the residence of Randy and Toni Archer. I am writing to convey my opinion of this matter. These play structures are in very good condition and do not in any way create an "eye sore" for the property. I have seen other homes in the area with play structures in the front yard, for example, a tree house built on stilts instead of in a tree (on Nouveau Ct).

There are many properties in the area that ARE creating an eye sore. Perhaps you could focus your attention on getting those cleaned up.

Regards,



Patricia Rexroat

VARIANCE CONSENT

NEIGHBORHOOD: CARREFOUR PLACE

PROPERTY ADDRESS: 5445 N FORK DR SW, LILBURN GA 30047

OWNERS: RANDALL AND ANTOANETA ARCHER

BRIEF DESCRIPTION OF VARIANCE REQUEST: TO BE PERMITTED TO HAVE A SANDBOX, TEETER-TOTTER AND SLIDE (CHILDREN'S PLAY EQUIPMENT) IN THE FRONT YARD.

I HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE,

| NAME | SIGNATURE | PROPERTY ADDRESS |
|----------------------|----------------------|-----------------------|
| KELLY E. HOUSTON JR. | Kelly E. Houston Jr. | 5404 N. FORK DR. |
| Shawn Schreck | SS | 5395 N. Fork DR SW |
| JACK STAPLES | Jack Staples | 5374 N FORK DR |
| Patricia Rexroat | Patricia Rexroat | 5355 N. Fork Dr |
| Michael Ward | Michael Ward | 231 Coeur pl Lilburn |
| Sandra Lley | Sandra Lley | 5335 N. Fork Dr. Lil. |

VARIANCE CONSENT

NEIGHBORHOOD: CARREFOUR PLACE

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OWNERS: RANDALL AND ANTOANETA ARCHER

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I HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE,

| NAME | SIGNATURE | PROPERTY ADDRESS |
|---------------|-----------------|---------------------|
| Audrey BEEBE | Audrey Beebe | 163 Concorde Way |
| Gail Jones | Gail Jones | 234 Concorde Way |
| Cheryl Strack | Cheryl A Strack | 603 River Overlook |
| Silver Ayala | Silver Ayala | 5475 North Fork Dr. |
| Armanda Ayala | Armanda Ayala | 5475 North Drive |
| Angela Egan | Angela Egan | 233 Concorde Way |

VARIANCE CONSENT


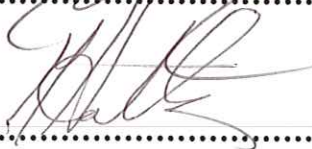

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I HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE,

| NAME | SIGNATURE | PROPERTY ADDRESS |
|------------------------|---|---------------------|
| GARY SWANEY |  | 3485 NORTH FORK DR |
| Evan & Merry Hatley |  | 5495 North Fork Dr. |
| DEVON & CHRIS Anderson | | 5505 N. FORK DR |
| William Moshal | | 231 NOUVEAU CT. |
| Mafett Huff | Marybeth Hamburger | 5545 N Fork Dr |
| Michael L Levin |  | 211 NOUVEAU CT. |

VARIANCE CONSENT

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I HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE,

Elmer

| NAME | SIGNATURE | PROPERTY ADDRESS |
|------------------------|------------------------|--|
| <i>Elmer I. Wilson</i> | <i>[Signature]</i> | <i>Lilburn, GA 30047 5365 North Fork Dr</i> |
| <i>MARY CHANDLER</i> | <i>Mary Chandler</i> | <i>238 Cotteau Pl. Lilburn GA 30047 173 Concorde Way</i> |
| <i>Diane Wade</i> | <i>Diane Wade</i> | <i>Lilburn, GA 30047 164 Concorde Way</i> |
| <i>NANCY GREEN</i> | <i>Nancy Green</i> | <i>Lilburn, GA 30047 213 Concorde Way</i> |
| <i>Olivia Newton</i> | <i>Olivia Newton</i> | <i>Lilburn, GA 30047 224 Concorde Way</i> |
| <i>Wanda P. Newton</i> | <i>Wanda P. Newton</i> | <i>Lilburn, GA 30047</i> |

VARIANCE CONSENT

NEIGHBORHOOD: CARREFOUR PLACE

PROPERTY ADDRESS: 5445 N FORK DR SW, LILBURN GA 30047

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I HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE,

| NAME | SIGNATURE | PROPERTY ADDRESS |
|------|-----------|------------------|
|------|-----------|------------------|

| | | |
|------------------|--|--------------------|
| Jonoise Morehead |  | 5555 North Fork Dr |
|------------------|--|--------------------|

| | | |
|--------------|--|---------------------|
| Lisa Temples |  | 5561 North Fork Dr. |
|--------------|--|---------------------|

| | | |
|--------------|--|--------------------|
| Mona Temples |  | 5561 North Fork Dr |
|--------------|--|--------------------|

| | | |
|-------------|---|---------------------|
| Tanya Knorr |  | 5529 Fern Creek Dr. |
|-------------|---|---------------------|

| | | |
|----------------------|--|----------------|
| James + Pam Campbell |  | 5575 N Fork Dr |
|----------------------|--|----------------|

| | | |
|---------------------|---|-----------------|
| Charles K. Morehead |  | 5555 N. Fork Dr |
|---------------------|---|-----------------|

VARIANCE CONSENT

NEIGHBORHOOD: CARREFOUR PLACE

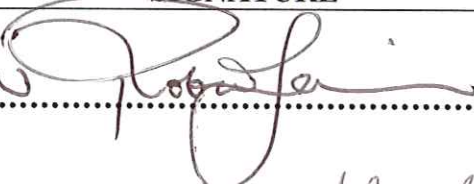
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OWNERS: RANDALL AND ANTOANETA ARCHER


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I HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE,


| NAME | SIGNATURE | PROPERTY ADDRESS |
|------|-----------|------------------|
|------|-----------|------------------|


| | | |
|-------------|---|-----------------------------|
| ROBIN LEVIN |  | 211 Nouvelle Ct SW, Lilburn |
|-------------|---|-----------------------------|

| | | |
|-------------------|---|------------------------|
| William Eberhardt |  | 201 Bourbon Ct Lilburn |
|-------------------|---|------------------------|

| | | |
|-----------------|--|------------------------|
| DARLENE E. FORD |  | 127 N. Nouveau Lilburn |
|-----------------|--|------------------------|

| | | |
|------------------|--|------------------|
| Richard Burkhead |  | 191 Nouvelle Ct. |
|------------------|--|------------------|

| | | |
|------------------|--|-------------------|
| MICHAEL B. KELLY |  | 222 NOUVEAU COURT |
|------------------|--|-------------------|

| | | |
|-----------------|---|-------------------------|
| * Judy Roughton |  | 236 Hauteville Place SW |
|-----------------|---|-------------------------|

VARIANCE CONSENT

NEIGHBORHOOD: CARREFOUR PLACE

PROPERTY ADDRESS: 5445 N FORK DR SW, LILBURN GA 30047

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I HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE,

| NAME | SIGNATURE | PROPERTY ADDRESS |
|------|-----------|------------------|
|------|-----------|------------------|

| | | |
|---------------|--|--|
| Sandra Hasler |  | 5405 N. Fork Drive SW Lilburn, GA 30047 |
|---------------|--|--|

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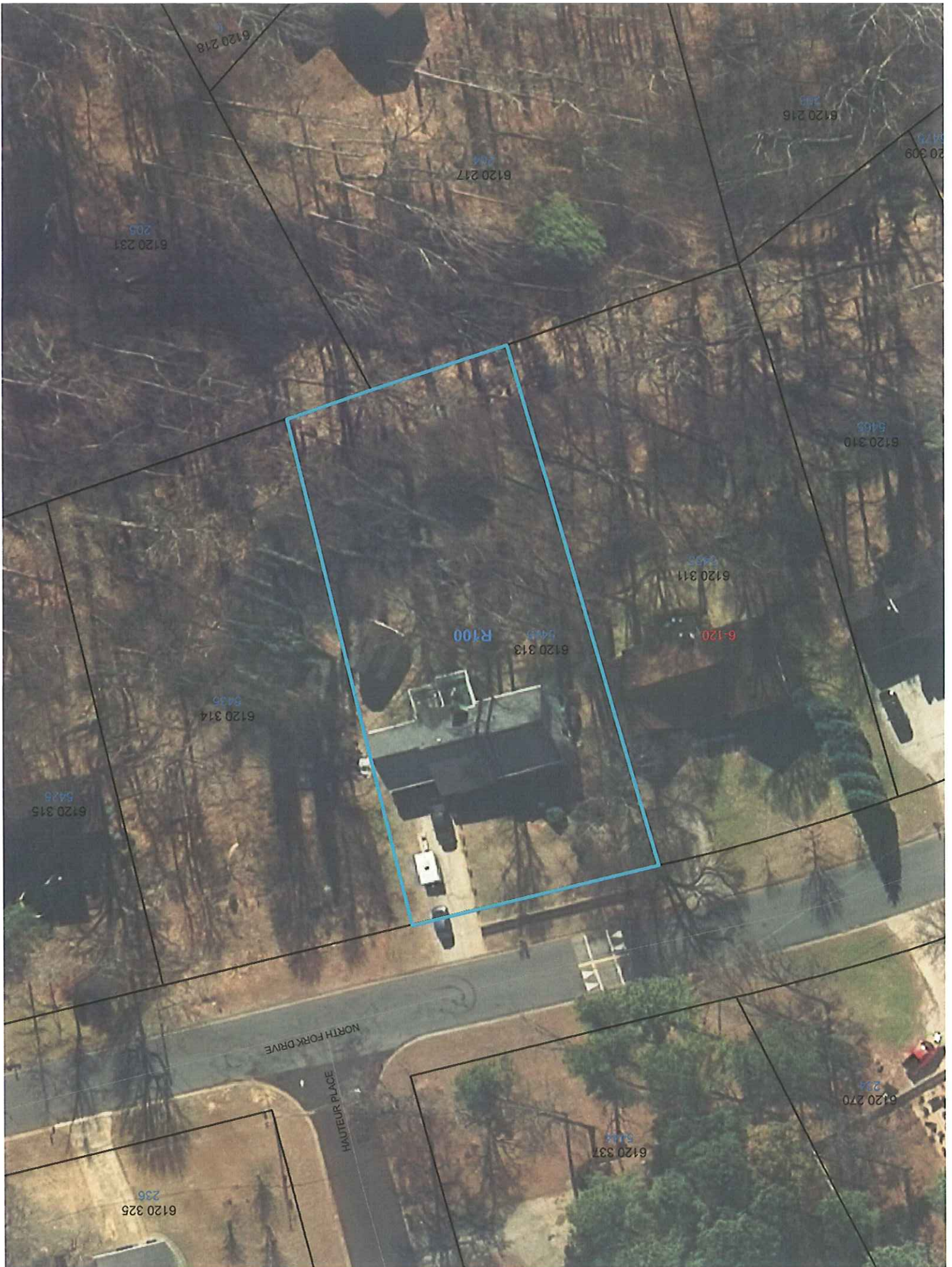




CEU 2012-00635



CEU 2012-00635



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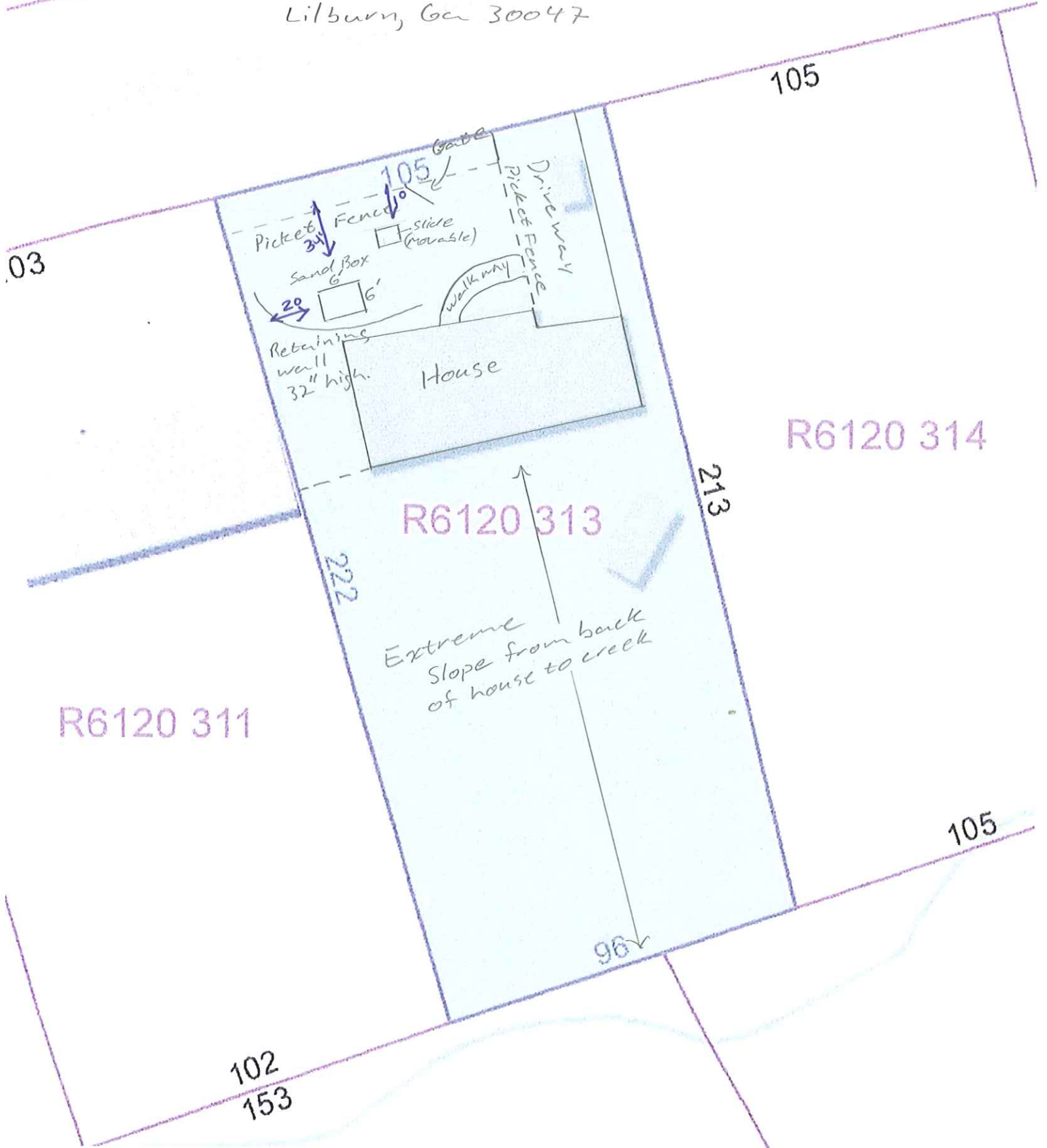
6120 337

6120 325

NORTH FORK DRIVE

HALTEUR PLACE

5445 North Fork Dr.
Lilburn, Ga 30047



03

105

R6120 314


R6120 313

R6120 311

Extreme Slope from back of house to creek

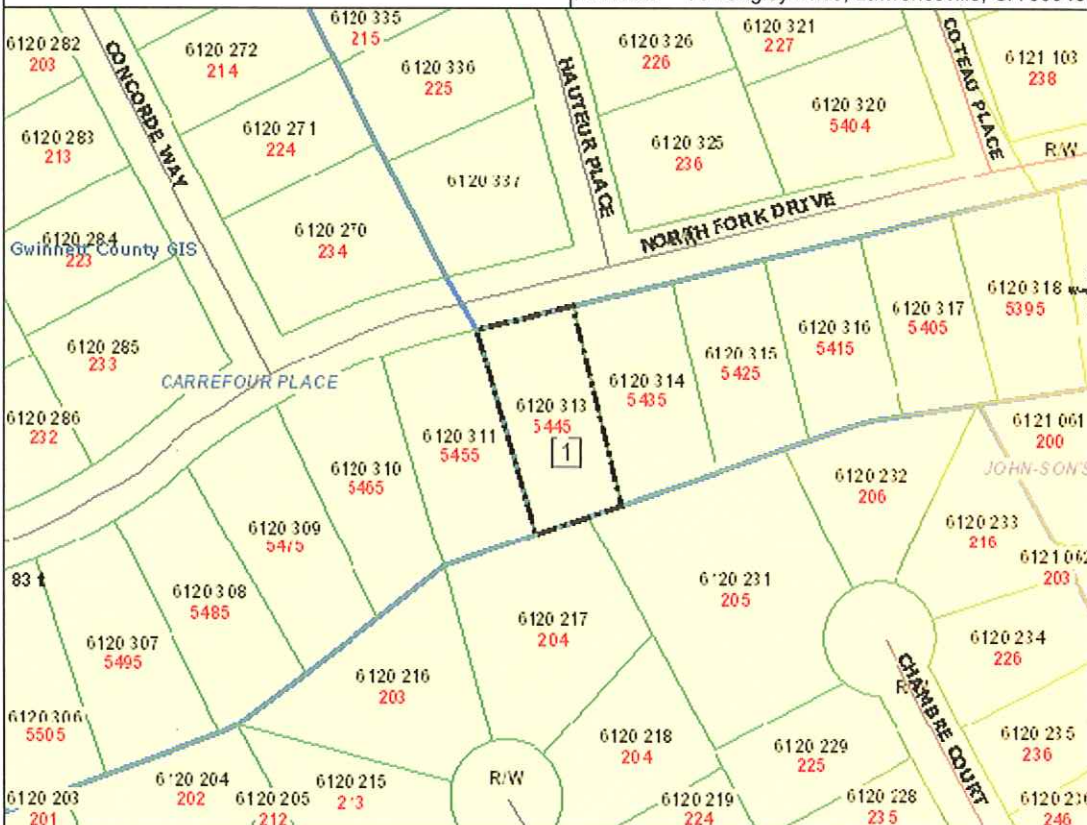
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102
153



Gwinnett County GIS Map

Contact
 Name: Gwinnett County ITS - GIS
 Telephone: 770-822-8036
 Website: www.gwinnettcounty.com
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Map Printed On March 06, 2012

Legend

Administrative Area Layers

- City Limits

City

CITY_NAME

- AUBURN
- BERKELEY LAKE
- BRASELTON
- BUFORD
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- SUWANEE

Parcel Layers

Land Parcels

- <all other values>

ParcelType

- Condo
- Subdivisions

Main Layers

- Street Centerlines
- Landlot District
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