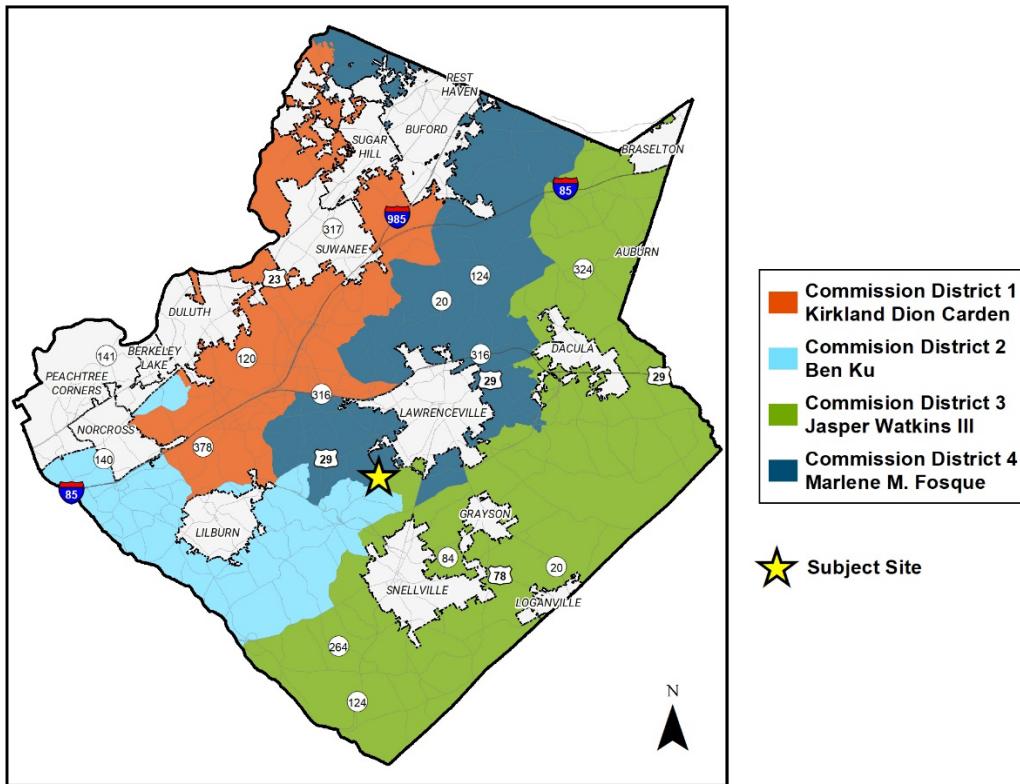




## PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

**Case Number:** CIC2022-00019  
**Current Zoning:** R-100 (Single-Family Residence District)  
**Request:** Change in Conditions  
**Address:** 478 Patterson Road  
**Map Number:** R5052 023  
**Site Area:** 1.05 acres  
**Square Feet:** 2,240  
**Proposed Development:** Personal Care Home  
**Commission District:** District 4 – Commissioner Fosque\*  
**Character Area:** Established Neighborhoods

**Staff Recommendation:** APPROVAL WITH CONDITIONS



\* District 3 effective on January 1, 2023

Planning Commission Advertised Public Hearing Date: 7/6/2022  
Board of Commissioners Advertised Public Hearing Date: 7/26/2022

**Applicant:** Veronica Ilenre  
478 Patterson Road  
Lawrenceville, GA 30044

**Owner:** Veronica Ilenre  
478 Patterson Road  
Lawrenceville, GA 30044

**Contact:** Veronica Ilenre

**Contact Phone:** 678.755.9449

## Zoning History

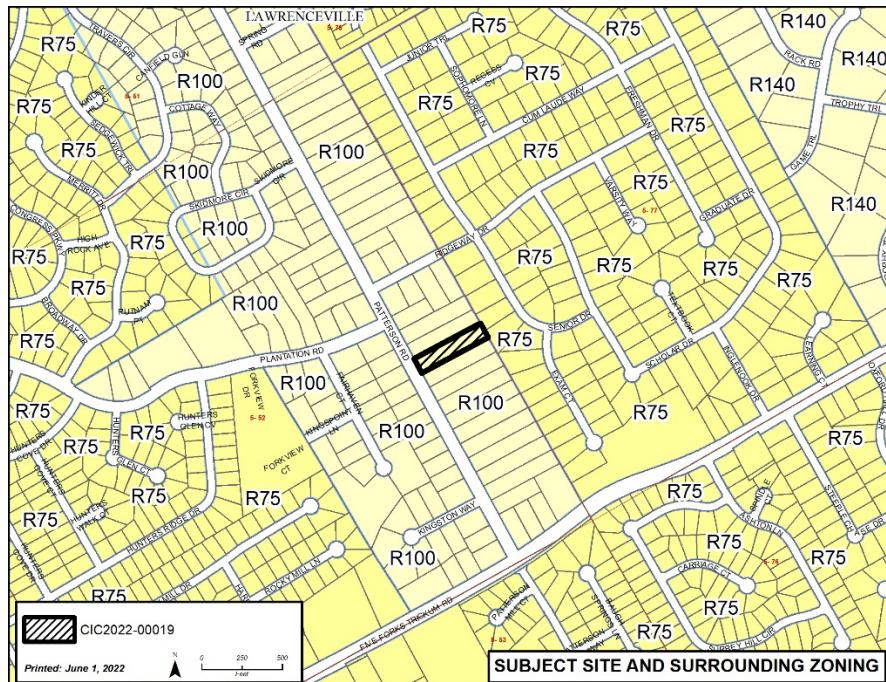
The subject property has been zoned R-100 (Single-Family Residence District) since 1970. In 2017, the property was granted a Special Use Permit to allow a personal care home pursuant to SUP2017-00027. In 2019, SUP2019-00070 renewed the request. In 2021, a code enforcement violation, CEU2021-07351, was issued to the property owner for operating a personal care home without a business license. The violation has been closed.

## Existing Site Condition

The subject site is a 1.05-acre property located along Patterson Road, north of Five Forks Trickum Road. The site is developed with a one story, 2,240 square foot single family residence. The home currently contains four bedrooms and two bathrooms and was built in 1975. The rear of the site is heavily vegetated and contains a stream along the property line. The nearest Gwinnett County Transit stop is located 1.5 miles from the subject site.

## Surrounding Use and Zoning

The subject site is surrounded by existing single-family residences. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning	Density
Proposed	Personal Care Home	R-100	1.79 units per acre
North	Single-Family Residential	R-100	1.79 units per acre
East	Single-Family Residential	R-75	1.42 units per acre
South	Single-Family Residential	R-100	1.79 units per acre
West	Single-Family Residential	R-100	2.19 units per acre

## Project Summary

The applicant requests a change in conditions for a 1.05-acre property zoned R-100 for a personal care home, including:

- A change in conditions of zoning case, SUP2019-00070. The applicant is requesting revisions to the following conditions:
  - Condition 1, *“Limited to a State licensed Family Personal Care Home providing residence and care for a maximum of three residents in the existing single-family home.”* The applicant would like to revise this condition to allow for a maximum of six residents.
- Renovating the existing residence including converting the garage into two bedrooms, converting a space within the living room into a bedroom, and converting the existing laundry room and mud room into a bathroom. This will increase the heated floor area of the house from an 1,840 square foot four-bedroom, two bath house into a 2,240 square foot seven-bedroom, three-bathroom house.
- No increase in the existing building footprint.

## Zoning and Development Standards

The applicant is requesting a change in conditions for a personal care home in R-100, Single-Family Residence District. The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Existing	Meets Standard?
Building Height	Maximum 35'	<35'	YES
Front Yard Setback	Minimum 35'	>50'	YES
Side Yard Setback	Minimum 10' one yard 25' two yards	9.09' one yard <25' two yards	YES*
Rear Yard Setback	Minimum 40'	>40'	YES
Off-Street Parking	Minimum: 2 spaces Maximum 6 spaces	6 spaces	YES
Lot Size	Minimum 1 acre	1.05 acres	YES
Number of Residents	Maximum 3 residents (per SUP2019-00070) Maximum 8 residents (per UDO)	Proposed: 6 residents	YES

\* This structure is considered to be legal nonconforming.

## **Internal and External Agency Review**

In addition to these Development Standards, the applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency review comments are attached (Exhibit D). Standard site and infrastructure improvements will also be required related to transportation, stormwater, water, and sewer utilities. Recommended improvements not already required by the UDO have been added as staff recommended conditions.

## **Staff Analysis**

**Change in Conditions Request Analysis:** According to the UDO, if a proposed amendment is for the rezoning of property and involves a change in zoning classification the Department shall evaluate the request and make a recommendation with respect to the standards governing exercise of zoning power as defined in Section 270-20.5. After this evaluation, staff makes the following findings based on the standards from the UDO

**A. Whether a proposed change in conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

The site is surrounded by single-family residences. The applicant has been operating the personal care home at this location since 2017. The applicant now proposes to complete renovations to the existing single-family structure in order to accommodate more residents/clients. Allowing the change in conditions would be suitable in view of the use and development of adjacent and nearby property.

**B. Whether a proposed change in conditions will adversely affect the existing use or usability of adjacent or nearby property.**

The existing use and usability of adjacent or nearby properties would not be impacted by the change in conditions request. This property is not changing in use and would not cause a burden on the existing single-family residences adjacent to the site since no building expansion is proposed.

**C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.**

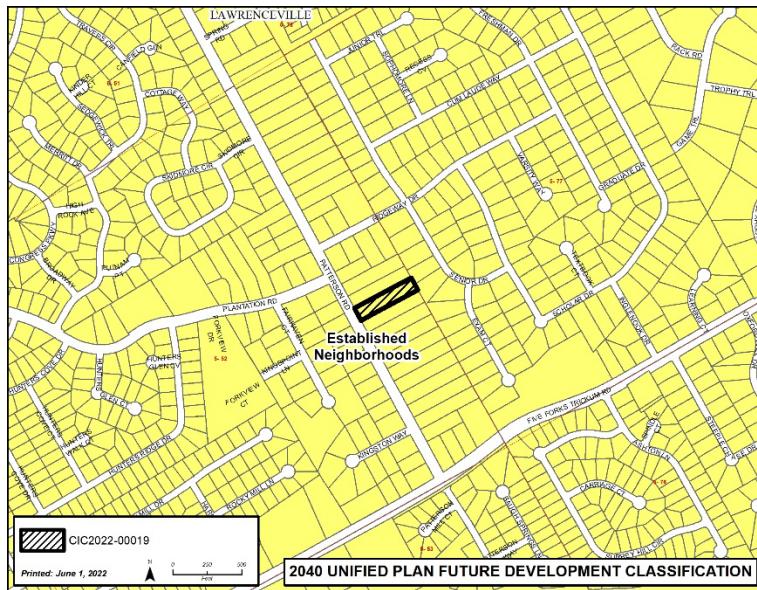
The property has a reasonable economic use as currently zoned.

**D. Whether the proposed change in conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Minimal impact on public facilities would be anticipated in the form of traffic, utility demand, and stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development regulations, and planning. No impact is anticipated on school enrollment. Agency review comments related to any potential improvements concerning this change in conditions request is attached (Exhibit D).

**E. Whether the proposed change in conditions is in conformity with the policy and intent of the Unified Plan and Future Development Map.**

The 2040 Unified Plan and Future Development Map indicates that the subject property lies within the Established Neighborhoods Character Area. This designation for established neighborhoods and single-family residential areas that are unlikely to undergo any significant changes or redevelopment in the next 20 years. The expanded personal care home will continue to meet the intent of the Unified Plan and Future Development Map.



**F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.**

In 2021 a code enforcement violation, CEU2021-07351, was issued to the property owner for operating a personal care home without a business license. The violation has been closed and the applicant is now requesting a change in conditions to expand the operation. The applicant has been operating the personal care home with little code enforcement violations. This gives supporting grounds for approval of the proposed rezoning.

**Staff Recommendation:**

Based on the staff's evaluation of the request and the standards governing exercise of zoning power, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the change in conditions request.

**Staff Recommended Conditions:**

NOTE: The conditions below are those from SUP2019-00070 with suggested changes in bold or strikethrough.

Approval of a special use permit for a family personal care home, subject to the following conditions:

1. Limited to a State-licensed Family Personal Care Home providing residence and care for a maximum of **three-six** residents in the existing single-family home.
2. Exterior signage advertising the Family Personal Care Home shall be prohibited.
3. Existing vehicle parking areas in the driveway shall not be further expanded, and spaces may not be striped.

**Exhibits:**

- A. Site Visit Photos
- B. Floor Plan and Site Plan
- C. Letter of Intent and Applicant's Response to Standards
- D. Internal and External Agency Review Comments
- E. BOC Resolution SUP2019-00070
- F. Maps

## Exhibit A: Site Visit Photos



**Existing Single-Family Residential Structure**



**View of Existing Single-Family Structure from the Right of Way**

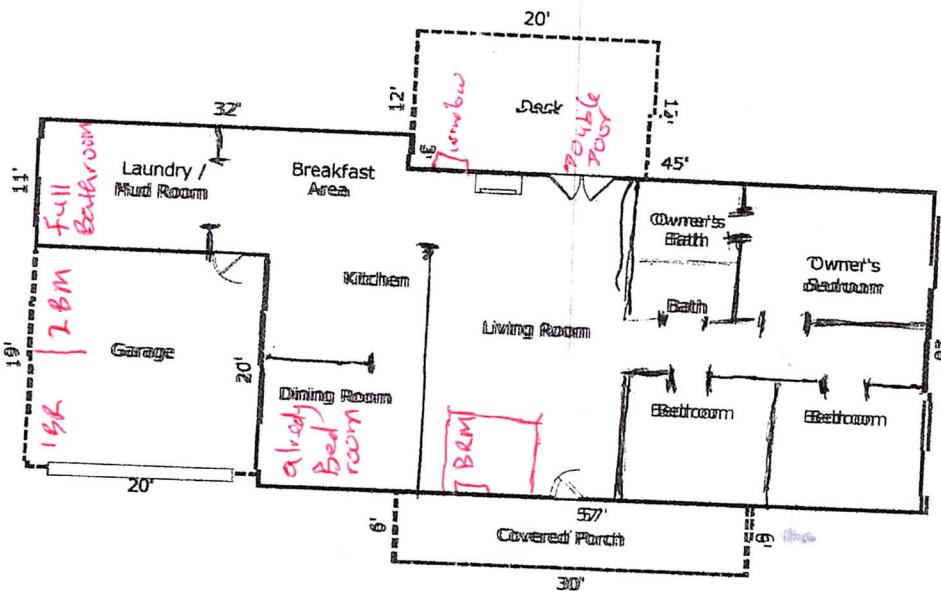
**Exhibit B: Floor Plan and Site Plan**

**[attached]**

## Building Sketch

Borrower/Client	Lienre, Veronica	Property Address	478 Patterson Rd	City	Lawrenceville	County	Gwinnett	State	GA	Zip Code	30044
Lender	First Community Mortgage, Inc (BROKER)										

After changes



① Dining area already a bedroom  
garage will be two bedrooms  
180sft from Living Rm will be a bedroom w/ 180sft

TOTAL Sketch by a la mode, Inc.		Area Calculations Summary		Comments/Details	
Living Area	11052 Sq ft	1052 Sq ft			
First Floor	LIVING Rm				
Total Building Area (Residential):					
Non-Living Areas	1840 Sq ft	1840 Sq ft			
2 Car Attached					
Covered Porch	300 Sq ft	300 Sq ft			
Deck	180 Sq ft	180 Sq ft			
DRCK	240 Sq ft	240 Sq ft			

$$\begin{aligned}
 28 \times 43 &= 1260 \\
 12 \times 20 &= 240 \\
 11 \times 32 &= 352 \\
 109 \times 20 &= 2180 \\
 6 \times 30 &= 180 \\
 102 \times 20 &= 2040 \\
 28 \times 43 &= 1260 \\
 12 \times 20 &= 240 \\
 11 \times 32 &= 352 \\
 6 \times 30 &= 180 \\
 182 \times 280 &=
 \end{aligned}$$



**Exhibit C: Letter of Intent and Applicant's Response to Standards**

**[attached]**

**GWINNETT COUNTY**

**PLANNING AND DEVELOPMENT**

RECEIVED  
THE ANCHOR HOLDS PCH INC  
478 PATTERSON RD  
LAWRENCEVILLE GEORGIA 30044  
5/23/2022  
05/23/2022

TO  
GWINNETT PLANNING AND DEVELOPEMENT  
446 CROGAN STREET SUITE 300  
LAWRENCEVILLE GA 30046

TO WHOM IT MAY CONCERN:

LETTER OF INTENT

The above personal care home is respectfully requesting a change in condition concerning a special use permit that was granted to the home in 2017 from caring for three residents to caring for six residents.

We have been operating personal care homes since 1996 and have excellent experience of making our personal care home feel and look like a home and not business.

We do not take for granted the rules and regulations of the personal care home in the state of Georgia we abide by them.

We have no citations from the Georgia state community of health yearly inspection.

The Anchor holds is located at 478 Patterson rd , Lawrenceville Georgia, on a 1.051acres, on R-100 zoning , district 5 in Gwinnett county. This is a four bedroom, two bath home. We are intending on making the garage a two bedroom, size of the garage is 300 sq ft,, the living room is about 1052 sq ft we will be using about 180 sq ft for one bedroom, the laundry and the mud room is about 352 sq ft, 180 sq ft will be used to make a complete ~~bedroom~~ bathroom

After all the above is done the home will have 7 rooms and three full baths

We will follow and abide by all rules and regulations of the state, the fire Marshall and all that is required by the planning and zoning of Gwinnett county.

Sincerely  
Veronica Ilene

RECEIVED

5.3.2022

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 10/2021

**CHANGE IN CONDITIONS APPLICANT'S RESPONSE  
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

*Yes it will permit a suitable view of  
the use & development of nearby properties*

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

*No it will not adversely affect the existing  
use of adjacent or nearby property*

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

*Yes it has reasonable economic use  
as currently zoned*

(D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

*No it will not result in a use which will or could  
cause excessive or burdensome use of existing street*

(E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

*Yes it is in conformity  
with the policy & intent of land use plan*

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:

*Yes if approval will give  
great change in the area for you*

**Exhibit D: Internal and External Agency Review Comments**

**[attached]**



**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b> 6.15.22	
Department/Agency Name: Transportation	
Reviewer Name: Brent Hodges	
Reviewer Title: Construction Manager 1	
Reviewer Email Address: <a href="mailto:Brent.Hodges@gwinnettcounty.com">Brent.Hodges@gwinnettcounty.com</a>	
Case Number: CIC2022-00019	
Case Address: 478 Patterson Road	
<b>Comments:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
1	Patterson Road is a major collector. ADT = 5,253.
2	1.5 miles to nearest transit facility (#2334769) Sugarloaf Parkway and Five Forks Trickum Road.
3	
4	
5	
6	
7	
<b>Recommended Zoning Conditions:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
1	
2	
3	
4	
5	
6	
7	

**Note:** Attach additional pages, if needed

*Revised 7/26/2021*



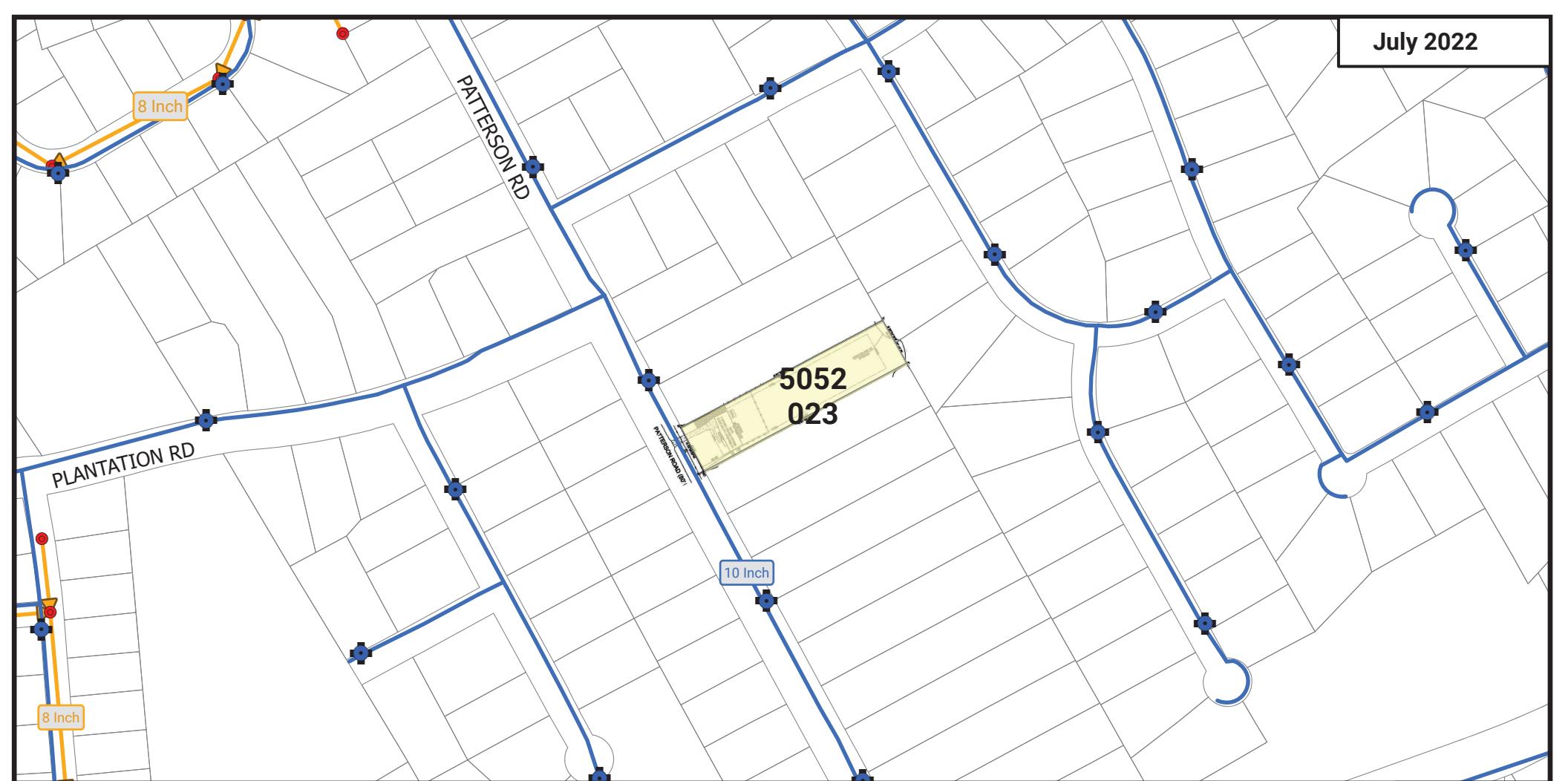
**Department of Planning and Development**  
**TECHNICAL REVIEW COMMITTEE**

<b>TRC Meeting Date:</b>		June 15, 2022			
Department/Agency Name:		DWR			
Reviewer Name:		Mike Pappas			
Reviewer Title:		GIS Planning Manager			
Reviewer Email Address:		<a href="mailto:Michael.pappas@gwinnettcounty.com">Michael.pappas@gwinnettcounty.com</a>			
Case Number:		CIC2022-00019			
Case Address:		478 Patterson Road			
<b>Comments:</b>		<input checked="" type="checkbox"/>	<b>YES</b>	<input type="checkbox"/>	<b>NO</b>
1	Water: The existing home is already connected to water.				
2	Sewer: Existing home to remain on septic.				
3					
4					
5					
6					
7					
<b>Recommended Zoning Conditions:</b>		<input type="checkbox"/>	<b>YES</b>	<input checked="" type="checkbox"/>	<b>NO</b>
1					
2					
3					
4					
5					
6					
7					

**Note:** Attach additional pages, if needed

*Revised 7/26/2021*

July 2022



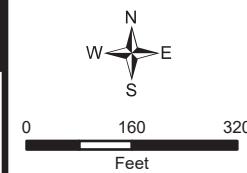
LEGEND

▲ Flow Management	● Hydrant	▲ Sewer Force Main
▲ Pump Station	■ City	▲ Effluent Outfall
▲ Regional	■ Water Main	▲ Sewer Collector
● Manhole	■ Reuse Main	▲ Sewer Interceptor

CIC2022-00019

R-100

**Water & Sewer  
Utility Map**



LOCATION



**Water Comments:** The existing home is already connected to water.

**Sewer Comments:** Existing home to remain on septic.

**Water Availability:** Water demands imposed by the proposed development may require upsizing or extensions of existing water mains in order to meet Gwinnett County Standards and fire flow demands. Any cost associated with such required improvements will be the responsibility of the development. Current Gwinnett County Standards require a minimum of 12" pipe size for commercial developments and a minimum of 8" pipe size for residential developments. Additionally, connection to a minimum of 12" and 8" mains are required for commercial and residential developments, respectively. It is the responsibility of the developer's engineer to confirm pressure and volumes are available for the development.

**Sewer Availability:** A Sewer Capacity Certification must be obtained from Gwinnett County to confirm the existing system can serve the development. Sewer demands imposed by the proposed development may require upsizing and/or extensions of existing sewer mains, and/or upsizing of an existing pump station, and/or installation of a new pump station. Any cost associated with such required improvements will be the responsibility of the development. The developer shall provide easements for future sewer connection to all locations designated by Gwinnett County during plan review.

**Water and Sewer Design and Construction Requirements:** Extensions of the water and/or sanitary sewer systems within the subject development must conform to this department's policies, Gwinnett County's ordinances, and the Water Main and Sanitary Sewer Design and Construction Standards and Specifications, dated April 5th, 2016. Subsequent to design, construction, inspection, and final acceptance of the required utilities, service would then become available under the applicable utility permit rate schedules.

**Private Road Developments:** Any development with private roads must comply with the Standard Policy Requirement for the Installation of Water and Sanitary Sewer Mains within Private Developments. This policy stipulates minimum easement requirements and location of public mains and appurtenances, among other requirements.

**Exhibit E: BOC Resolution SUP2019-00070**

**[attached]**

CASE NUMBER SUP2019-00070  
GCID 2019-0991

GWINNETT COUNTY  
BOARD OF COMMISSIONERS  
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: GRANT OF A SPECIAL USE PERMIT

ADOPTION DATE: OCTOBER 22, 2019

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Gwinnett Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

---

	<u>Present</u>	<u>Vote</u>
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

---

On motion of COMM. FOSQUE, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO GRANT A SPECIAL USE PERMIT

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application for a Special Use Permit by VERONICA ILENRE for the proposed use of a PERSONAL CARE HOME (RENEWAL) on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Special Use Permit Application has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on OCTOBER 22, 2019 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this the 22<sup>nd</sup> day of OCTOBER 2019, that the aforesaid application for a Special Use Permit is hereby **APPROVED** with the following enumerated conditions:

1. Limited to a State-licensed Family Personal Care Home providing residence and care for a maximum of three residents in the existing single-family home.
2. Exterior signage advertising the Family Personal Care Home shall be prohibited.
3. Existing vehicle parking areas in the driveway shall not be further expanded, and spaces may not be striped.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash  
Charlotte J. Nash, Chairman

Date Signed: 11/14/19

ATTEST:

Diane K.  
County Clerk/Deputy County Clerk



EXHIBIT "A"  
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 52 of the 5th District, Gwinnett County, Georgia, being Lot 16, Block A, Patterson East Subdivision, Unit One; as per plat recorded at Plat Book X; Page 112, Gwinnett County, Georgia Records, said plat incorporated herein and made a part of by reference

SUP '19 070

RECEIVED BY

JUL 25 2019

Planning&Development

**Exhibit F: Maps**

**[attached]**

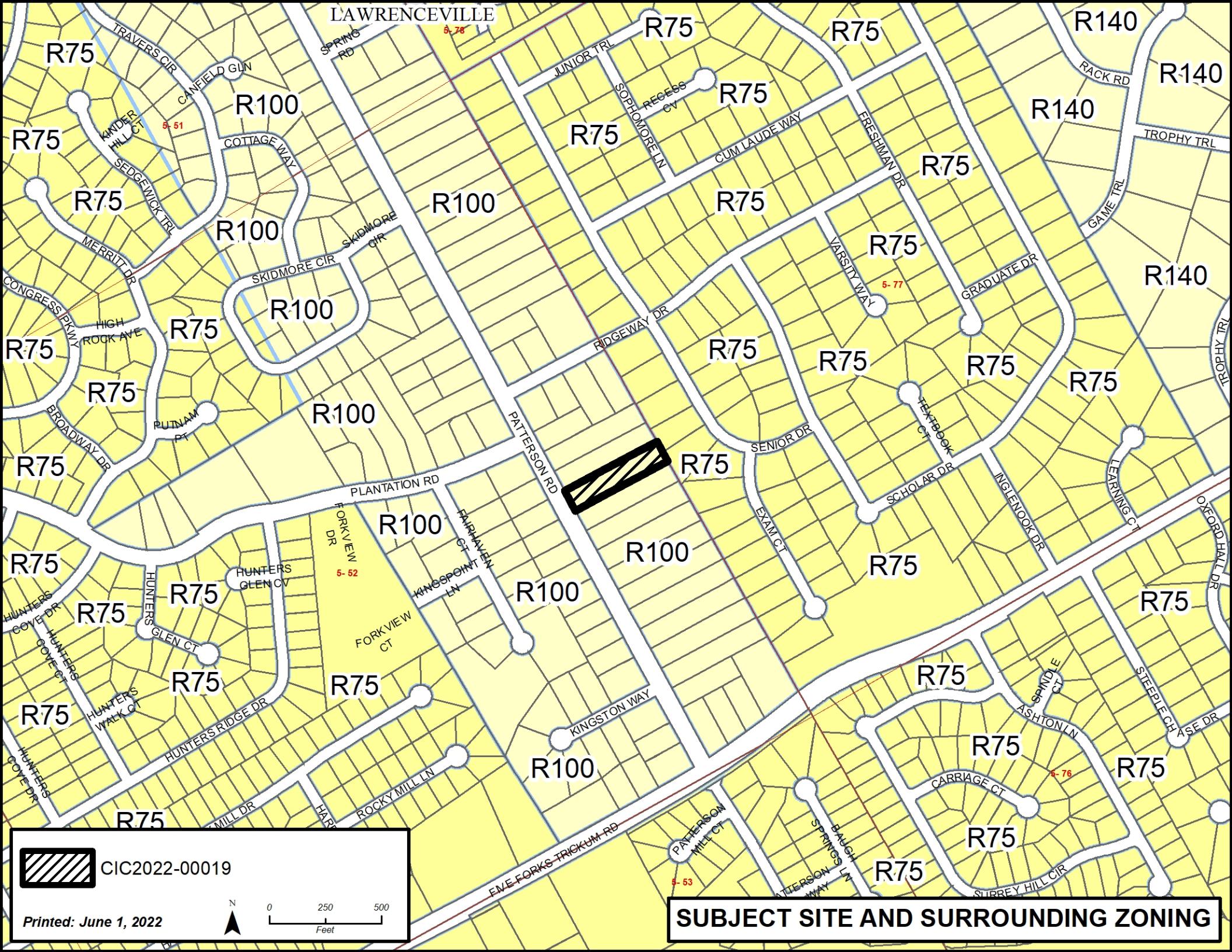


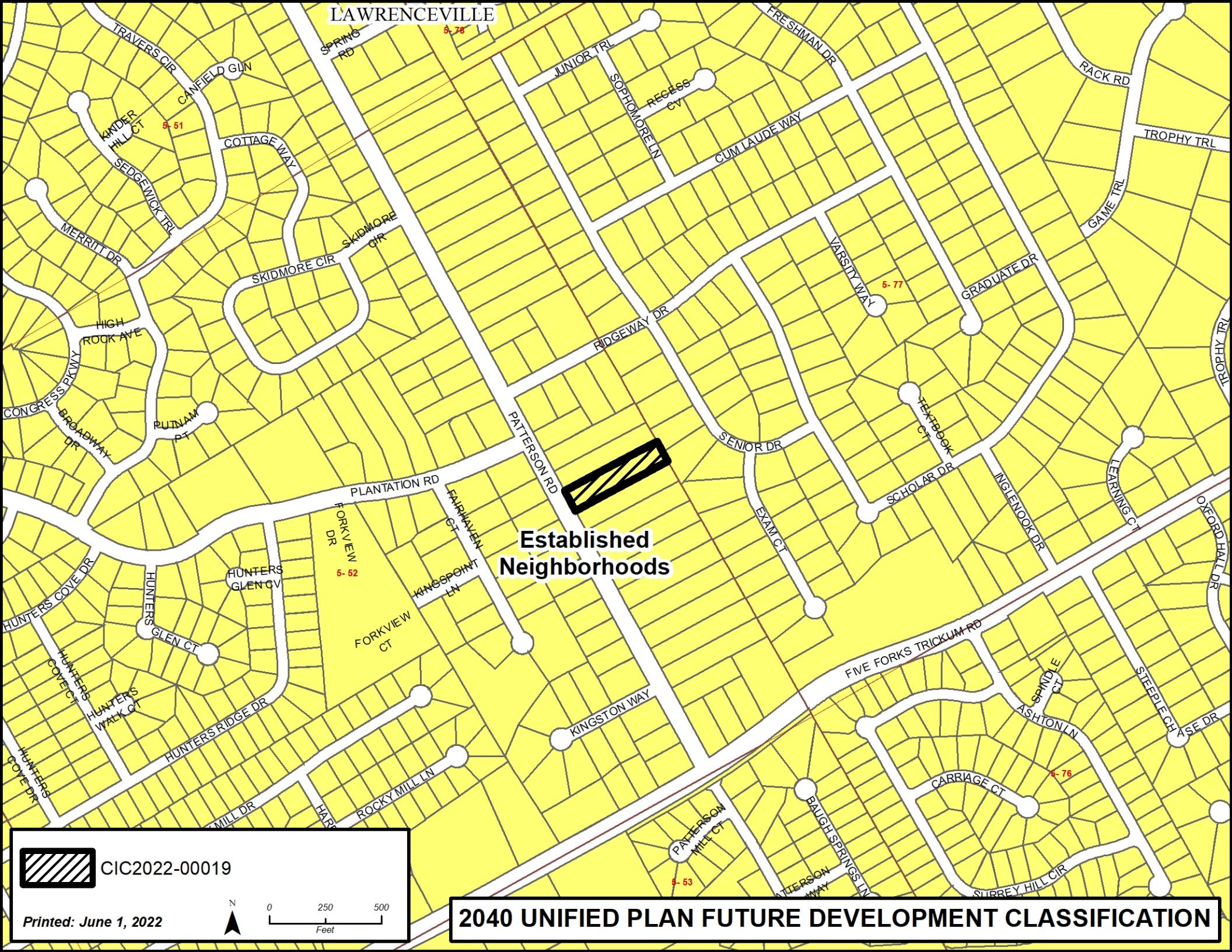
 CIC2022-00019



0 50 100  
Feet

Printed: June 1, 2022





## CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION*	
NAME: <u>VERONICA ILENRE</u>	ADDRESS: <u>478 Patterson Rd</u>	NAME: <u>VERONICA ILENRE</u>	ADDRESS: <u>478 Patterson Rd</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>	STATE: <u>GA</u>	STATE: <u>GA</u>
ZIP: <u>30044</u>	ZIP: <u>30044</u>	PHONE: <u>678 755 9449</u>	PHONE: <u>678 755 9449</u>
EMAIL: <u>aalv10@aol.com</u>	EMAIL: <u>aalv10@aol.com</u>	CONTACT PERSON: <u>VERONICA ILENRE</u>	PHONE: <u>678 755 9449</u>
CONTACT'S E-MAIL: <u>aalv10@aol.com</u>			

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
ZONING DISTRICT(S): <u>R-100</u>	PRIOR ZONING CASE:	<u>SUP 2019-00070</u>
PARCEL NUMBER(S): <u>R 5052 023</u>	ACREAGE:	<u>1.051 Acres</u>
ADDRESS OF PROPERTY: <u>478 Patterson Rd</u>		
PROPOSED CHANGE IN CONDITIONS: <u>Change special use permit from 3-6</u>		

RESIDENTIAL DEVELOPMENT:		NON-RESIDENTIAL DEVELOPMENT:	
NO. OF LOTS/DWELLING UNITS: <u>1</u>		NO. OF BUILDINGS/LOTS: _____	
DWELLING UNIT SIZE (Sq. Ft.): <u>1,640 Sqft</u>		TOTAL GROSS SQUARE FEET: _____	
GROSS DENSITY: <u>0.95</u>		DENSITY: _____	
NET DENSITY: <u>0.5255</u>			

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

**GWINNETT COUNTY**

**PLANNING AND DEVELOPMENT**

RECEIVED  
THE ANCHOR HOLDS PCH INC  
478 PATTERSON RD  
5/23/2022  
LAWRENCEVILLE GEORGIA 30044  
05/23/2022

TO  
GWINNETT PLANNING AND DEVELOPEMENT  
446 CROGAN STREET SUITE 300  
LAWRENCEVILLE GA 30046

TO WHOM IT MAY CONCERN:

**LETTER OF INTENT**

The above personal care home is respectfully requesting a change in condition concerning a special use permit that was granted to the home in 2017 from caring for three residents to caring for six residents.

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We have no citations from the Georgia state community of health yearly inspection.

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After all the above is done the home will have 7 rooms and three full baths

We will follow and abide by all rules and regulations of the state, the fire Marshall and all that is required by the planning and zoning of Gwinnett county.

Sincerely  
Veronica Ilene

RECEIVED

5.3.2022

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 10/2021

**CHANGE IN CONDITIONS APPLICANT'S RESPONSE  
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

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(A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

*YES it will permit a suitable view of  
the use & development of nearby properties*

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

*NO it will not adversely affect the existing  
use of adjacent or nearby property*

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

*YES it has reasonable economic use  
as currently zoned*

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*NO it will not result in a use which will or could  
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(E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

*YES it is in conformity  
with the policy & intent of land use plan*

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:

*YES if approval will give  
great change in the area for you*

GWINNETT COUNTY  
PLANNING AND DEVELOPMENT

RECEIVED Georgia Blvd, Suite 100  
Buford, GA 30519  
File No. 04-062640-REG  
5.3.2022

GWINNETT COUNTY GA  
16 OCT 7 PM 2100  
RICHARD ALEXANDER, CLERK

EXHIBIT A — LEGAL DESCRIPTION

STATE OF GEORGIA  
COUNTY OF GWINNETT

LIMITED WARRANTY DEED

THIS INDENTURE, made on 16th day of September, 2016, between  
Paula Zitello

PT.814 (01-2016-025595-1)  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 90.00  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

(hereinafter referred to as "Grantor") and

ACM 3, LLC

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal  
representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD  
AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the  
receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these  
presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lot 52 of the 5th District, Gwinnett County, Georgia, being  
Lot 16, Block A, Patterson East Subdivision, Unit One; as per plat recorded at Plat Book X; Page 112, Gwinnett  
County, Georgia Records, said plat incorporated herein and made a part of by reference

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter  
collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only  
proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the  
"Exceptions")

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit  
and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever  
defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or  
under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above  
written.

Signed this 15 day of  
September, 2016, in the  
presence of:

Mulvey, Wold  
Unofficial Witness

Notary Public  
Commission expires: 10/2018



0094101

04-062640-REG

Limited Warranty Deed

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APR 06 2017

SUP 17022

Planning & Development



## GWINNETT COUNTY

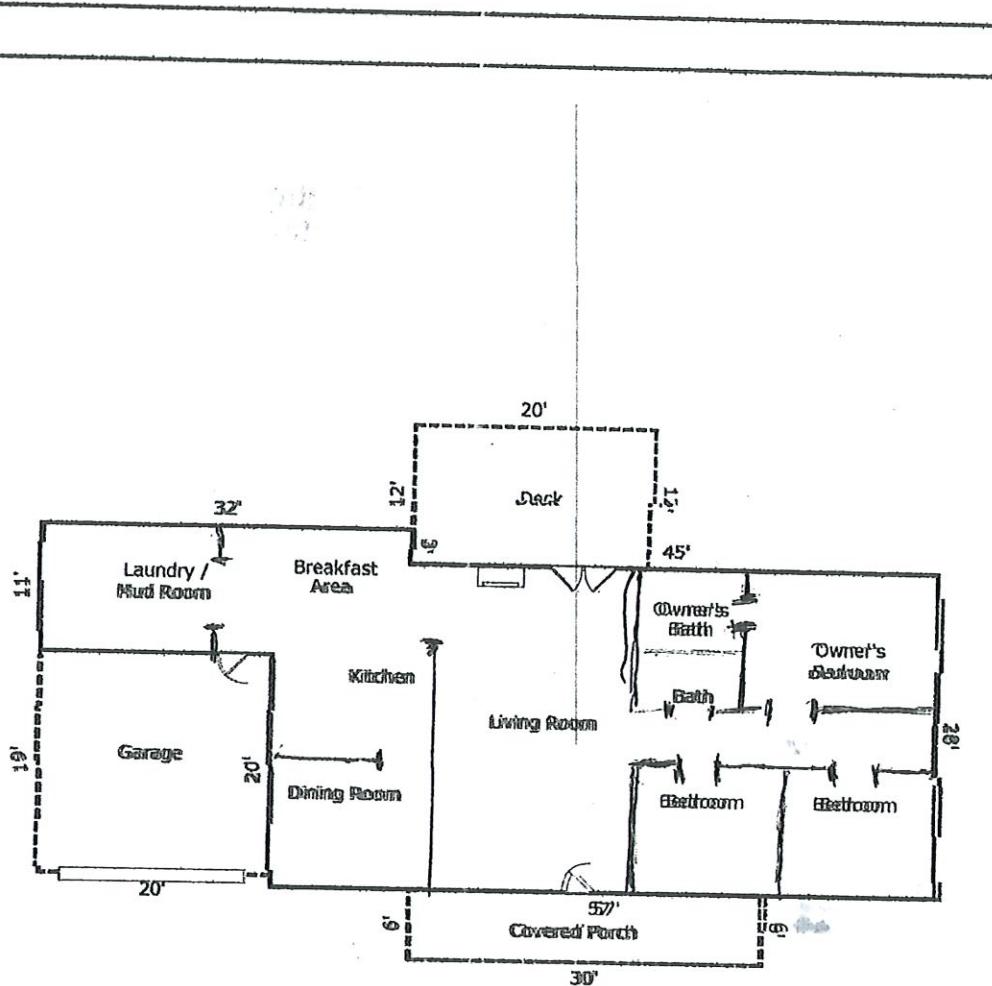
PLANNING AND DEVELOPMENT

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5/23/2022

## Building Sketch

Builder/Client	Lionne, Veronica	Property Address	478 Patterson Rd	City	Lawrenceville	County	Gwinnett	State	GA	Zip Code	30044
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TOTAL SqFt by a la mode, Inc.

## Area Calculations Summary

Living Area: *LIVING RM*1052 Sq ft *1052 Sq ft*

## Other Rooms

28 x 43 = 1260

12 x 20 = 240

11 x 32 = 352

12 x 20 = 240

11 x 32 = 352

6 x 30 = 180

12 x 20 = 240

Total Building Area (Residential):

Non-Living Area

2 Car Attached

Covered Porch *covered porch*1840 Sq ft *1840 Sq ft*300 Sq ft *300 Sq ft*180 Sq ft *180*240 Sq ft *240*

## Other Rooms

109 x 43 = 4687

11 x 32 = 352

109 x 20 = 2180

6 x 30 = 180

12 x 20 = 240

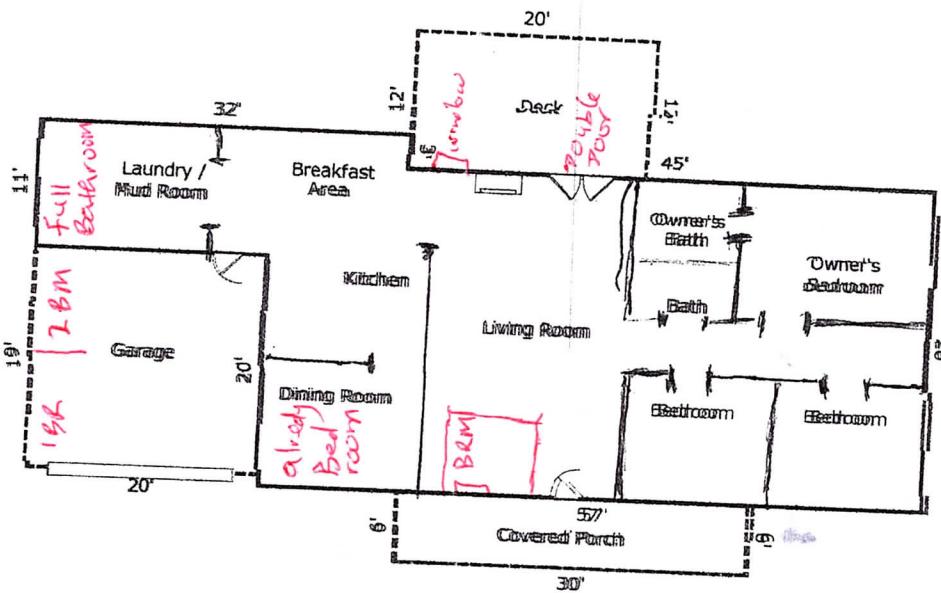
6 x 30 = 180

182 x 280 =

## Building Sketch

Borrower/Client	Lienre, Veronica	Property Address	478 Patterson Rd	City	Lawrenceville	County	Gwinnett	State	GA	Zip Code	30044
Lender	First Community Mortgage, Inc (BROKER)										

After changes



① Dining area already a bedroom  
 garage will be two bedrooms  
 180sft from Living Rm will be a bedroom w/ 180sft

TOTAL Sketch by a la mode, Inc.		Area Calculations Summary		Comments/Details	
Living Area First Floor	414 sq ft	2852 Sq ft	1052 sq ft	28x43 = 1260	
Total Building Area (Residential): Non-Living Areas 2 Car Attached		1840 Sq ft		12 x 20 = 240	
Covered Porch	300 Sq ft	300 Sq ft		11 x 32 = 352	
Deck	180 Sq ft	180		10 x 20 = 200	
	240 Sq ft	240		6 x 30 = 180	
				12 x 20 = 240	

$$\begin{aligned}
 28 \times 43 &= 1260 \\
 12 \times 20 &= 240 \\
 11 \times 32 &= 352 \\
 10 \times 20 &= 200 \\
 6 \times 30 &= 180 \\
 12 \times 20 &= 240 \\
 6 \times 30 &= 180 \\
 182 \times 280 &=
 \end{aligned}$$

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5.3.2022

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 5/2021

**CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION**

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY  
CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO  
APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED  
UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF  
COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE  
SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6)  
MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Property Owner

04/26/22

Date

VERONICA LENORE Owner

Type or Print Name and Title



Signature of Notary Public

04/26/22

Date

Notary Seal



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5.3.2022

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 10/2021

**CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.



Signature of Applicant

04/26/22  
~~04/14/22~~

Date

VERONICA LEA

Owner

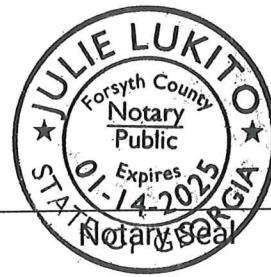
Type or Print Name and Title



Signature of Notary Public

04/26/22

Date



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5.3.2022

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 5/2021

**CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS**

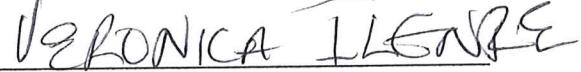
The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.



Signature of Applicant

04/26/22

Date

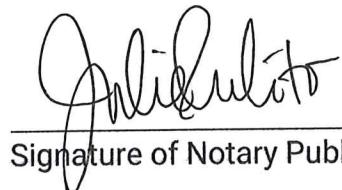


Type of Print Name and Title

Signature of Applicant's  
Attorney or Representative

Date

Type or Print Name and Title



Signature of Notary Public

Date



**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

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

YES

NO



Your Name

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

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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5.3.2022

Gwinnett County Planning Division  
Change in Conditions Application  
Last Updated 5/2021

**VERIFICATION OF CURRENT PAID PROPERTY TAXES**  
**FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

\* **NOTE:** A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

R 5052-0238

**PARCEL ID. NUMBER:**  
(Map Reference Number)

5th - 16 - 52  
District      Land Lot      Parcel

Signature of Applicant

04/14/22  
Date

Type or Print Name and Title

\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\*

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

V. Schlesky

NAME

4/18/2022

DATE

TSA II

TITLE

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5.3.2022



Gwinnett

GWINNETT COUNTY  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
446 West Crogan Street, Suite 300 | Lawrenceville, GA 30046-2440  
678.518.6000  
GwinnettCounty.com

### PRE-APPLICATION INFORMATION FORM

NOTE: Once the Pre-Application Meeting is complete, staff will provide the applicant with a signed copy of this form. This signed copy must be submitted with your official zoning/variance application.

#### Applicant Information:

Name: VERONICA TLEKRECompany: THE ANCHOR HOLDSMailing Address: 478 Patterson RdCity, State, Zip Code: Lawrenceville GA 30046Phone Number: 678 755 9449Email Address: qatvg10@aol.com

#### Project Summary:

Address of Project: 478 Patterson Rd Bulk Ga 30046Name of Project: AdditionApplication Type (Rezoning, Change in Conditions, Special Use Permit, Buffer Reduction, Variance, Other):  
Change in ConditionTotal Project Acreage: 0 Total Square Footage: 0 Total Number of Lots/Units: 1Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):  
We are going to use the space in the garage for two cars. The bedroom space is 300 sqft, the covered porch which is 180 sqft for a room, and a bathroom in the office/laundry area or mudroom.

#### Pre-Application Information Form Submittal Checklist:

- Completed Pre-Application Information Form
- One PDF digital version of Concept Plan

For Internal Use Only:

Pre-Application Meeting Date: 3/30/2022Staff Printed Name: Gabrielle CazeauSigned: Gabrielle Cazeau