

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JOSE RAMOS</u>	NAME: <u>JOSE RAMOS</u>
ADDRESS: <u>4181 LANTERN HILL DR.</u>	ADDRESS: <u>4181 LANTERN HILL DR.</u>
CITY: <u>Dacula</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30019</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>770-294-1251</u>	PHONE: <u>770-294-1251</u>
CONTACT PERSON: <u>ALEJANDRO RAMOS</u> PHONE: <u>770-560-2149</u>	
CONTACT'S E-MAIL: <u>OFFICE@JRPAININGINC.COM</u>	

APPLICANT IS THE:

OWNER'S AGENT PROPERTY OWNER CONTRACT PURCHASER

ZONING DISTRICTS(S): R-100 PRIOR ZONING CASE: R-100

PARCEL NUMBER(S): R3007187 ACREAGE: 2.433

ADDRESS OF PROPERTY: 0 SPORTS SPRINGS RD

PROPOSED CHANGE IN CONDITIONS: HOME TO BE CONSTRUCTED WITH ONE SIDE OF BRICK

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>3</u>	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): <u>30,000+</u>	TOTAL GROSS SQUARE FEET: _____
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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WAIVER LETTER
FOR CHANGE IN CONDITIONS

January 4, 2018

Gwinnett County Department of Planning and Development

446 West Grogan Street

Lawrenceville Ga. 30046-2440

RE; Waiver to turn in application

Please accept this application the last one we submitted was resolved on the 23rd of May in year 2017. We are just trying to make a change in the conditions from three side brick to brick front only and/or stacked stone. The balance of the home may be the same or of fiber-cement shake or siding. None of the properties surrounding have three side brick or brick front. Please waive the timeline that voids us from turning in this application.

We see this request to be suitable to all neighbors. If you have any questions about this application please call Alejandro Ramos 770-560-2149.

Thanks

Jose Ramos

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2.438 Acres
Spout Springs Road

All that tract or parcel of land lying in Duncans G.M.D. No, 1749 of Gwinnett County, Georgia designated as Tract 7, Block "C" of Mother Nature Mini Farms containing 2.438 acres as shown on plat of survey for Walt Bussey as prepared by McNally, Patrick & Cole, Inc. dated August 11, 1978, bearing the seal of Lloyd C. McNally, Jr., Georgia Registered Land Surveyor No. 2040, being more particularly described as follows:

Beginning at an iron pin set on the southeastern 80' Right of Way of Spout Springs Road (formerly known as Lawrenceville -Thompson Mill Road) at the intersection with the southwestern 60' Right of Way of Old Flowery Branch Road (formerly known as Flowery Branch Road), thence proceed S49°50'40"E for a distance of 392.08' along the latter mentioned roadway to an iron pin set at the northeast corner of property designated as a portion of Tract 8 of Mother Nature Mini Farms now or formerly owned by Geoffrey I. Smith, Sr.; thence leaving said right of way along the common line of tracts 7 and 8, S48°59'50"W for a distance of 337.09' to an iron pin set at the southeast corner of Tract 6; thence N27°46'35"W along the common line of Tracts 6 and 7 and the property now or formerly owned by Rebekah H. Morgan for a distance of 452.41 ' to an iron pin set on the southeastern 80' Right of Way of Spout Springs Road; thence N65°59'50"E along said right of way for a distance of 181.23' to the iron pin set at the intersection of southwestern 60' Right of Way of Old Flowery Branch Road at the Point of Beginning.

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- IPF IRON PIN FOUND
- IP3 IRON PIN SET
- PL PROPERTY LINE
- LLL LAND LOT LINE
- MT MARKED TREE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- CL CENTER LINE
- R/W RIGHT OF WAY
- BL BUILDING LINE
- - - POWER OR TELEPHONE
- H HADLES

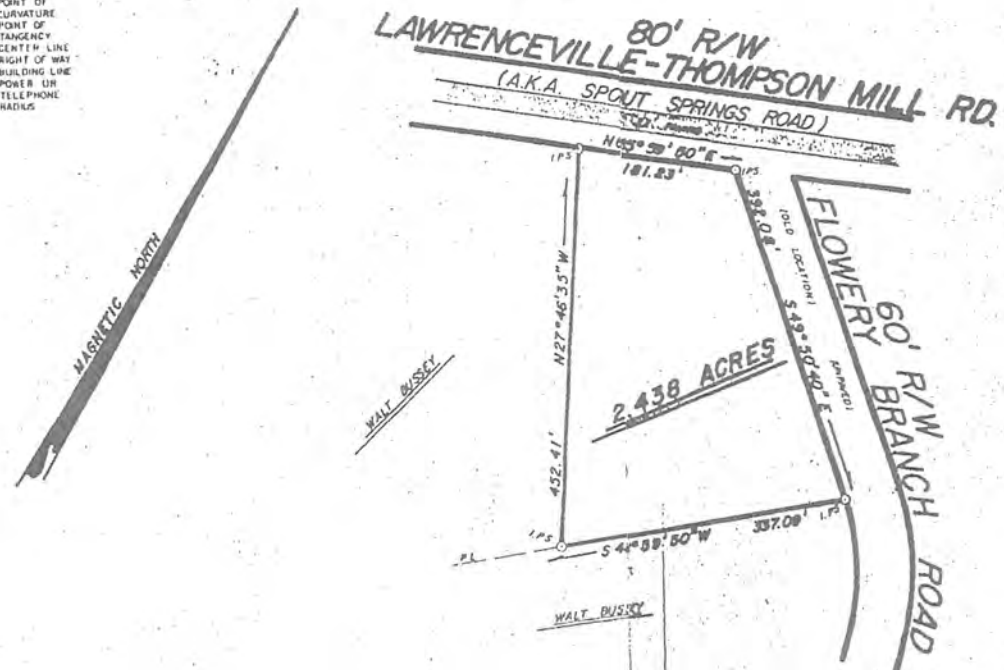


EXHIBIT "B"
SURVEY OF PROPERTY

TRACT 7, BLOCK "C"
MOTHER NATURE MINI FARMS

EXHIBIT "A"

SURVEY FOR:
WALT BUSSEY



McNALLY, PATRICK & COLE, INC.
195 PIKE STREET — STARK BLDG.
LAWRENCEVILLE, GEORGIA 30245
PHONE: 404/963-8520

IN NO MANNER IS THIS MAP OR PLAN TO BE CONSIDERED AS A GUARANTEE OF ACCURACY OR AS A REPRESENTATION OF THE STATE OF GEORGIA.	THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF LAW.	DUNCANS 2.438 ACRES GWINNETT	G.M.D. NO. 1749 COUNTY GEORGIA	DATE: 8-11-78 SCALE 1" = 100'
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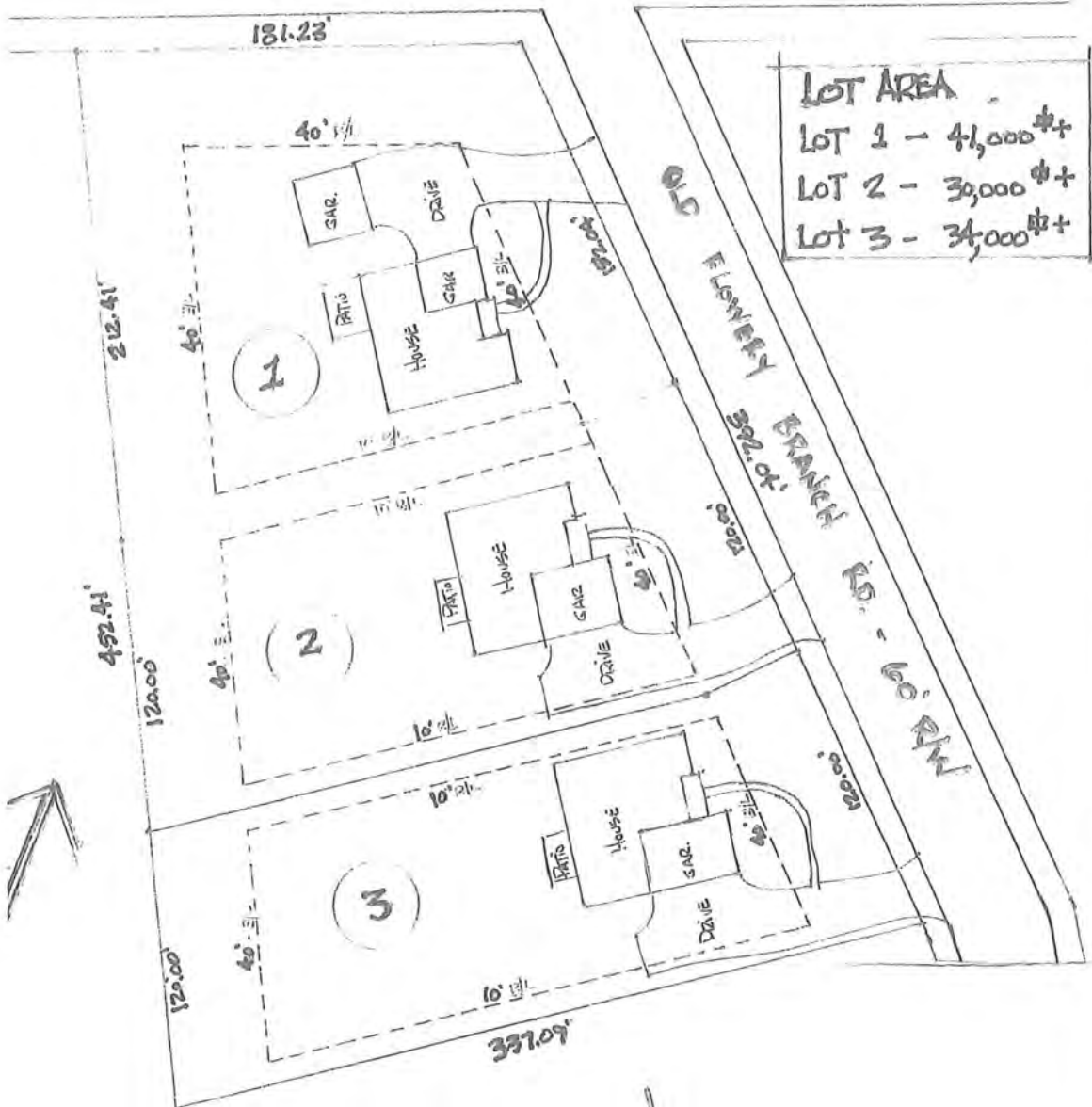
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Buyer: _____ Date: _____

Seller: _____ Date: _____

SPOUT SPRINGS ROAD - 80' R/W



LOT AREA

- LOT 1 - 41,000 sq. ft.
- LOT 2 - 30,000 sq. ft.
- LOT 3 - 34,000 sq. ft.

SITE PLAN
SCALE: 1" = 50'

2.438 ACRES
3200 SQ. FT. HEATED AREA HOME (MINIMUM)

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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 BE SUITABLE

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

MAKING THE HOME ONE SIDE BRICK WILL NOT ADVERSELY AFFECT THE EXISTING PROPERTY

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

IT WILL NOT AFFECT THE ECONOMIC TO THE SURROUNDING PROPERTY

- (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:

IT WILL NOT CAUSE ANY BURDEN ON THE ABOVE CONCERNS

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

YES, IT IS

- (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:

NO CHANGING

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LETTER OF INTENT
FOR CHANGE IN CONDITIONS

January 4, 2018

Gwinnett County Department of Planning and Development

446 West Grogan Street

Lawrenceville Ga. 30046-2440

RE; Change in conditions

Letter of intent

This change in conditions application is to change the condition 1.C "Homes shall be constructed with three sides of brick and/or stacked stone" to Home shall be constructed with one side of brick and/or stacked stone, The balance of the home may be the same or fiber-cement shake or siding.

We see this request to be suitable to all neighbors. If you have any questions about this application please call Alejandro Ramos 770-560-2149.

Thanks

Jose Ramos

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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.

JOSE RAMOS

Signature of Applicant

1/5/2018

Date

JOSE RAMOS owner

Type or Print Name and Title

Signature of Notary Public

1-5-18

Date

Notary Seal

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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.

JOSE RAMOS 1/5/2018
Signature of Property Owner Date

JOSE RAMOS OWNER
Type or Print Name and Title

[Signature] 1-5-18 _____
Signature of Notary Public Date Notary Seal

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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.

JOSE ZANOS 1/5/2018 JOSE ZANOS
 Signature of Applicant Date Type of Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title

 1-5-18 

Signature of Notary Public Date Notary Seal

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 JOSE ZANOS
 Your Name

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

NAME AND OFFICAL 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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**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.**

PARCEL I.D. NUMBER:
(Map Reference Number)

_____ - _____ - R3007187
District Land Lot Parcel

JOSE RAMOS
Signature of Applicant

1/5/18
Date

JOSE RAMOS OWNER
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)

[Signature] Deidre Pitts
NAME

TSA II
TITLE

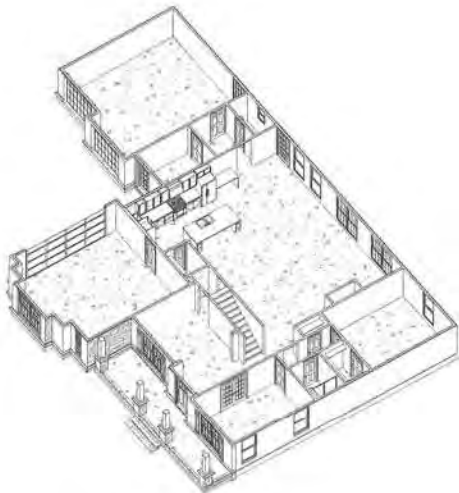
1/5/18
DATE

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3 FIRST FLOOR

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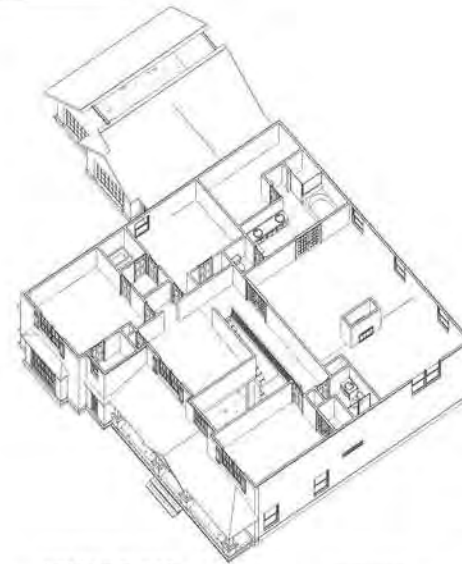
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1 ISOMETRIC VIEW FRONT



2 ISOMETRIC VIEW FRONT



4 SECOND FLOOR

OPT. PAPER SIZE:
 For 1/4" x 1/8" or 24" x 36" PAPER SIZE
 ENLARGE PRINTS TO 200%

Revision Number Description Date	
AREAS	
THE BRASELTON 	
LBM 147-17-036 EM UNLESS OTHERWISE NOTED FOUNDATION MONROE, LA	DATE ADDRESS
DRAWN BY Author	CHECKED BY Checker
PROPERTY OF	ASSIGNED 7/15/12 PM
 © COPYRIGHT 2017	
SHEET NUMBER A1.0	COVER SHEET
PAPER SIZE: 11" x 17"	SCALE: SEE SHEET