

SPECIAL USE PERMIT APPLICATION

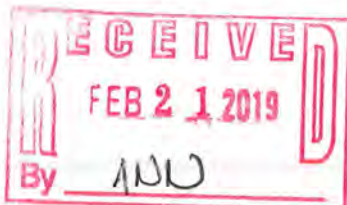
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Brian Tone</u>	NAME: <u>Brian Tone</u>
ADDRESS: <u>5068 Stefan Ridge Way</u>	ADDRESS: <u>5068 Stefan Ridge Way</u>
CITY: <u>Buford</u>	CITY: <u>Buford</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>404.867.3381</u>	PHONE: <u>404.867.3381</u>
CONTACT PERSON: <u>Brian Tone</u> PHONE: <u>404.867.3381</u>	
CONTACT'S E-MAIL: <u>brian.tone@gmail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R-100</u>	BUILDING/LEASED SQUARE FEET: <u>1280</u>
PARCEL NUMBER(S): <u>GA R3007 280</u>	ACREAGE: <u>0.60</u>
ADDRESS OF PROPERTY: <u>5068 Stefan Ridge Way Buford GA 30519</u>	
SPECIAL USE REQUESTED: <u>Construct a timber framed accessory garage to match my existing house</u>	
Requested garage is to be 32'w by 40'd and will be located on the back of my property.	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



5068 Stefan Ridge Way Buford GA 30519

Legal Description of Property:

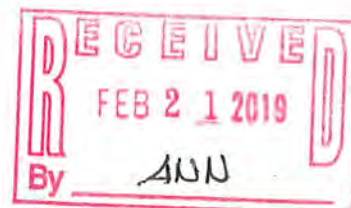
Tax Id Number R3007 280

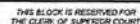
Land Situated in the County of Gwinnett in the state of GA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE LAND LOT 7 OF THE 3RD DISTRICT (DUNCAN G.M.D. 1749) OF GWINNETT COUNTY, GEORGIA, BEING LOT 6, BLOCK A, STONE RIDGE MANOR SUBDIVISION (F/K/A OAKWOOD VILLAGE; F/K/A SPOUT SPRINGS ROAD TRACT), AS PER PLAT RECORDED IN PLAT BOOK 118, PAGES 17-19, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION BEING IMPROVE PROPERTY

Commonly known as: 5068 Stefan Ridge Way, Buford GA 30519

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1. THE PROPERTY DESCRIBED FOR THE BOUNDARY INFORMATION SHOWN HEREON WAS MADE TO REFERENCE 5382, PAGE 619, PLAT BOOK 116, PAGE 11. ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN GWINNETT COUNTY, GEORGIA.
2. HORIZONTAL DATUM SHOWN HEREON IS ORIENTED TO GRID NORTH GEORGIA WEST ZONE, NAD 83 DATUM. THEREFORE BOUNDARY CALLS AS SHOWN HEREON MAY VARY FROM RECORD BOUNDARY INFORMATION.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON RECENT RECORD STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. ALL PROPERTY CORNERS SHOWN WITH IPS IRON PIN SETH ARE 1/2" REBAR WITH PLASTIC CAP MARKED WITH GEORGIA C&A F000094.
5. THERE WERE NO WETLANDS DELINEATED AT THE TIME OF THIS FIELD SURVEY.
6. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL NO. 13135CZ002, DATED 3/6/2013. NO FLOOD STUDY DATA WAS OBTAINED FROM F&W EARTHQUAKE INC. AND THE FLOOD LINE IS SHOWN FOR GRAPHIC PURPOSES ONLY.
7. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULT OF A TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
8. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE 560 TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 40,426 FEET AND AN ANGULAR ERROR OF 1.4 SECONDS PER STATION. THE DATA WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 147,381 FEET.
9. THE LAST DAY OF FIELD WORK WAS FEBRUARY 14, 2019.
10. ALL DISTANCES AND CORRESPONDING AREA CALCULATIONS, AS SHOWN ARE HORIZONTAL. GROUND DISTANCES IN U.S. SURVEY FEET.
11. THE ROAD RIGHT-OF-WAY SHOWN HEREON IS BASED ON DEED BOOK 281.

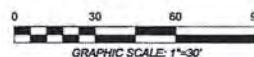
SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE NEW PARCELS. IT MAY BE GIVEN TO ANY NEW PROPERTY OWNERSHIP. HOWEVER, THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATE A NEW PARCEL, OR PARCELS ARE STATED HEREIN. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES THE MECHANICAL STANDARD FOR THE PREPARATION OF PROPERTY SURVEYS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.S.A. SECTION 15-6-01.

A. Kyle Wood

JOSEPH K. WOOD, REGISTERED GEORGIA LAND SURVEYOR #2932
246 GEIGER ROAD, JEFFERSON, GA. 30549
PHONE: (678) 543-5000

FEBRUARY 14, 2011
DATE



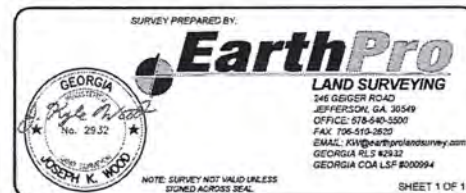
DATE FEBRUARY 14, 2019		ISSUE	
SCALE: 1" = 30'	NO.	DESCRIPTION	DATE
SURVEYED BY:			
CHECKED-JON	DRAWN KSH		
PROJECT # 19110			

RECEIVED BY

9.7.2019

RETRACEMENT SURVEY FOR

BRIAN PATRICK TONE
 LOTS 6, BLOCK "A" STONE RIDGE MANOR
 LAND LOT 7, 3rd. DISTRICT (GMD 1749)
 GWINNETT COUNTY, GEORGIA
 TAX PARCEL R3007 280



NOTE: SURVEY NOT VALID UNLESS
SIGNED ACROSS SEAL.

SHEET 1 OF 1

Planning & Development

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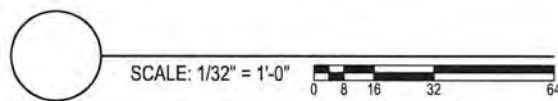
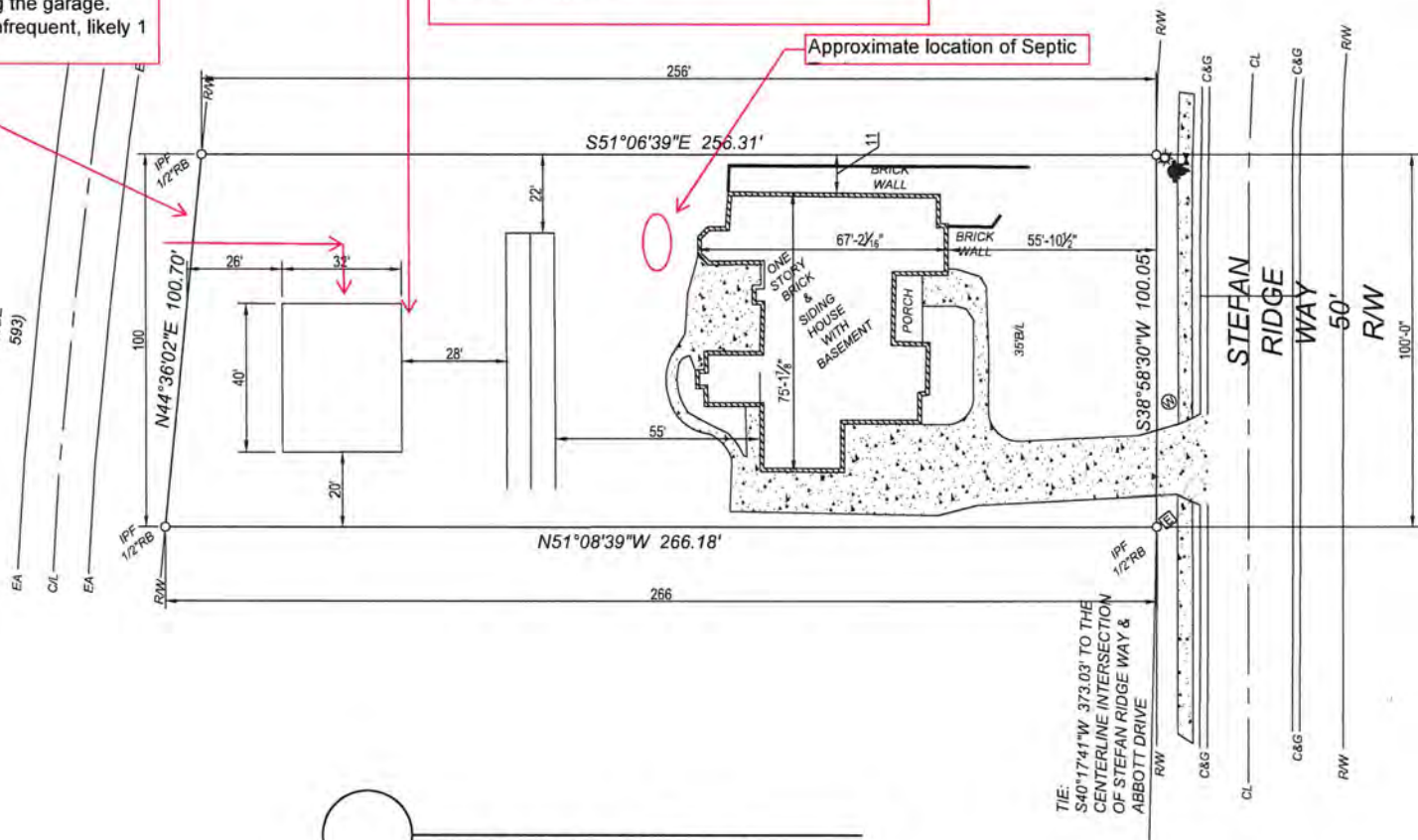
Ingress/Egress to garage will be from this side, driving over the patch of grass. The road is level with the lot in this area, and if funding allows I will fence the entire backyard, including the garage. Access will to garage will be very infrequent, likely 1 or 2 times per month total.

Windows & personnel door will be on this side facing home. If funding allows dormer windows will also be on this side, facing house

Approximate location of Septic

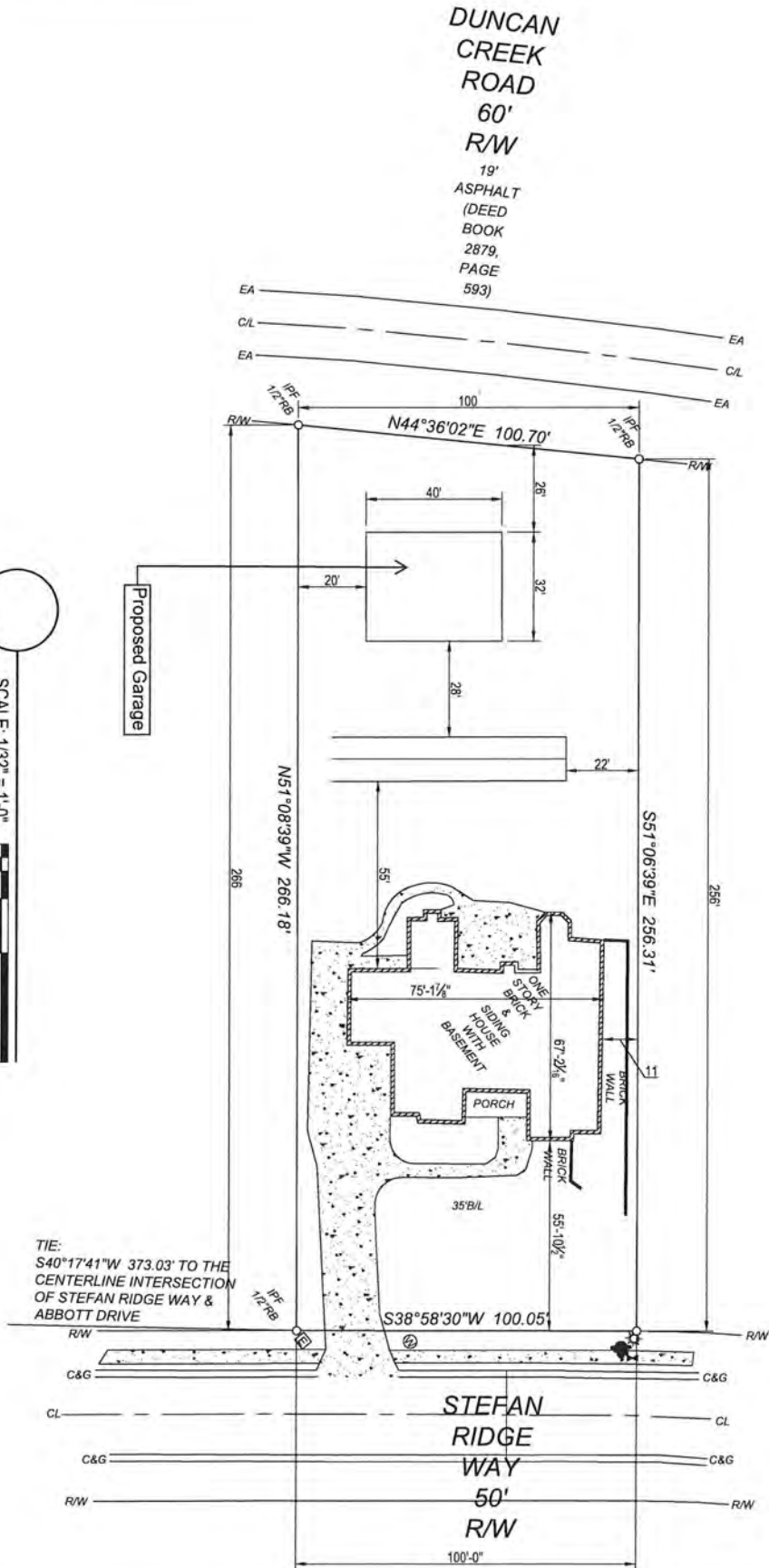
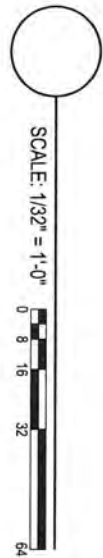
DUNCAN
CREEK
ROAD
60' R/W

19'
ASPHALT
(DEED
BOOK
2879,
PAGE
593)



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FEB 27 2019

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SUP 19 03 61

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENT 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 SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

YES

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

NO

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

YES

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

NO

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

YES

- (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 SPECIAL USE PERMIT:

NO

SUP '19 035



February 26, 2019

Property Owner
Brian Tone
5068 Stefan Ridge Way
Buford GA 30519

Application for Special User Permit / Variance
Property Address: 5068 Stefan Ridge Way, Buford GA 30519

Dear Members of the Board:

First, I'd like to thank the board for your time and consideration on this matter. My name is Brian Tone & I am the owner & full-time resident of the property listed above. I purchased my home new from the builder in 2009. At that time, one of the aspects that led me to purchase this specific home was that when approached, County officials confirmed that building an accessory building (carriage house/garage) was possible on this property.

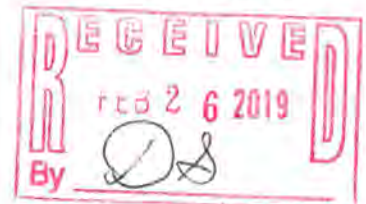
This played an important role in my purchasing decision because I knew in the future I would require space to house an antique and classic car collection that my father and I have been actively adding to for the past 30 years. These vehicles and their restoration is a hobby that my father and I share. Some people play golf, some people woodwork, some people build & fly model airplanes, but in my family we buy, restore, and enjoy automobiles. CLARIFICATION: These restorations are multi-year family projects. My father I and I work on these together, and I am now involving my daughter as well. This is not a business, these vehicles are not being restored for re-sale, they are for continued ownership and personal use.

In anticipation of needing the additional garage space, I saved for the project for 4 years before ultimately completing the permitting process & receiving a permit on 10/22/2013 (permit #2013-09864) for this exact building. Unfortunately, as I was preparing to begin construction, life intervened and the project was placed on hold. This setback impacted my family financially and I have not been able to properly save the funds to commence the project until this past year (2018). At that time, I began the permitting process again for the same building, only to learn that recent changes to the Gwinnett County Code prohibits the size of the previously permitted outbuilding.

I am officially asking for a special use permit to construct a 32' wide by 40' deep, 1,280 Sq. Ft. garage on the back of my property. This location is well away from my septic field & will be partially hidden from view from my immediate neighbors with existing landscaping. Additional landscaping is planned after completion of construction as my goal is to have the garage integrate into the existing dwellings seamlessly. Due to the topography of my neighborhood, the building will be largely non-visible from the road & front of my home. Additionally, it is not unusual for homes in my neighborhood to have detached garages, with at least 2 homes in our subdivision having visible detached garages.

The construction of this accessory building is to be custom wood timber framing, truss ceiling, shingle roof, and hardie-plank style siding. The construction of this building will match my existing home in design, build quality, and paint & shingle coloring. The building will have full landscaping on all sides & will be considered an investment in my property amenities and value. CLARIFICATION: Access to this area will be off of Duncan Creek, there will be no permanent driveway to the garage from the road, we will simply push over the grass at the rear of the property as there is no curbing, nor drainage ditch at the connection of Duncan Creek and my property. It is a flat access from the road to the property, and it preserves the look and function of the back and side yard of my property. This ingress/egress will also keep us well away from the septic drain field. In funding allows the entire back yard will be enclosed in a fence, and the ingress to the garage would be through a small gate in this fence. Regarding ingress/egress – this will be extremely infrequent, less than two times per month total.

SUP '19 035



My wife owns commercial property and operates a counseling facility in Gainesville, GA; to say that we are long term residents planning our future in this subdivision & at this residence is consistent with the investment I am trying to make into the property.

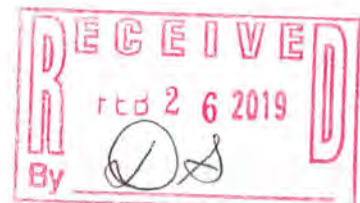
Thank you again for your time and I look forward to the opportunity of talking though this matter in person.

Respectfully,



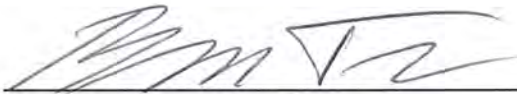
Brian Tone

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SPECIAL USE PERMIT 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

2/18/2019

Date

Brian Tone - Owner

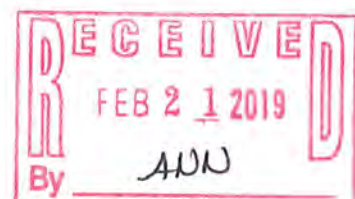
Type or Print Name and Title



Signature of Notary Public

2/18/19

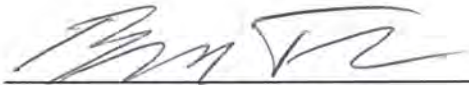
Date



SUP '19 035

SPECIAL USE PERMIT 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.



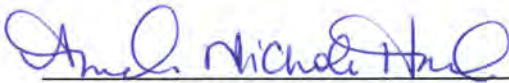
Signature of Property Owner

2/18/19

Date

Brian Tone - Owner

Type or Print Name and Title



Signature of Notary Public

2/18/19

Date



SUP '19 035



**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.



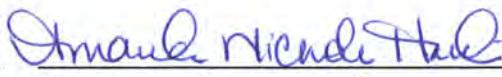
Signature of Applicant

Brian Tone

Type or Print Name

2/18/19

Date



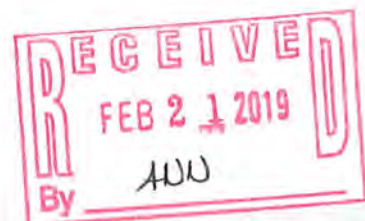
Signature of Notary Public

2/18/19

Date

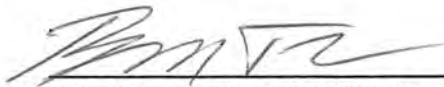


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CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, 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

2/18/19

DATE

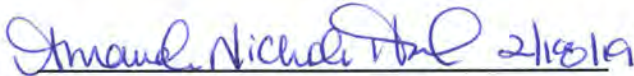
Brian Tone - Owner

TYPE OR 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

Brian Tone

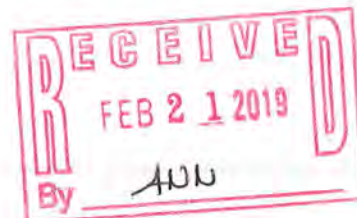
YOUR NAME

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.

SUP 19 035



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. 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 SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER: R3 - 007 - 280
(Map Reference Number) District Land Lot Parcel

Brian Toner
Signature of Applicant

3/1/19
Date

BRIAN TONER
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)

Ingrid Espinal
NAME

TSA II
TITLE

03/01/2019

DATE

SUP '19 035

