

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Stefan Lupancu</u> <u>c/o Alliance Engineering and Planning</u>	NAME: <u>Stefan Lupancu</u>
ADDRESS: <u>6095 Atlanta Hwy., Suite 100</u>	ADDRESS: <u>2045 Southern Walk Terrace</u>
CITY: <u>Flowery Branch</u>	CITY: <u>Dacula</u>
STATE: <u>GA</u> ZIP: <u>30542</u>	STATE: <u>GA</u> ZIP: <u>30019</u>
PHONE: <u>770-361-8444</u>	PHONE: _____
CONTACT PERSON: <u>MITCH PEEVY</u> PHONE: <u>(770) 361-8444</u> EMAIL ADDRESS: <u>Mitchpeevy@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:	
<u> </u> OWNERS AGENT <u> X </u> PROPERTY OWNER <u> </u> CONTRACT PURCHASER	
PRESENT ZONING DISTRICT (S): <u>RA-200</u> REQUESTED ZONING DISTRICT: <u>R-100</u>	
LAND DISTRICT (S): <u> 1 </u> LAND LOT: <u>002</u> ACREAGE: <u> 2.351 </u>	
ADDRESS OF PROPERTY: <u>Highway 124 and Cain Circle</u>	
PROPOSED DEVELOPMENT: <u>4 Single Family Homes</u>	
RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u> 4 </u>	NO. OF BUILDINGS/UNITS: <u> </u>
DWELLING UNIT SIZE (SQ. FT.): <u> 3,000 </u>	TOTAL GROSS SQUARE FEET: <u> </u>
GROSS DENSITY: <u> 1.701 units per ac </u>	DENSITY: <u> </u>
NET DENSITY: <u> 1.701 units per ac </u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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LEGAL DESCRIPTION
PARCELS ID #S 3002-998 AND 7099-255
BRASELTON HWY AND CAIN CIRLE
STEFAN LUPANCU

All that tract or parcel of land lying and being in Land Lot 99, 7TH District, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at the intersection of the right-of-way of Braselton Hwy and Cain Circle, running thence along southern R/W of Cain Circle South 26°14'56" East a distance of 86.39 feet to a point, thence; South 24°51'44" East a distance of 79.84 feet to a point, thence; South 23°58'26" East a distance of 113.39 feet to a point, thence; South 19°07'50" East a distance of 69.97 feet to a point, being the TRUE POINT OF BEGINNING ; Thence; along right-of-way of Cain circle, South 05°19'17" East a distance of 71.56 feet to a point, thence; South 03°58'17" East a distance of 93.03 feet to a point, thence; South 04°32'19" East, a distance of 88.34 feet to a point, thence; South 03°56'27" East a distance of 43.87 feet to a point, thence; North 83°05'11" West, a distance 325.53 feet to a point, thence; North 83°05'11" West, a distance 107.59 feet to a point, thence; a curve to the right having a radius of 1105.67 feet and a curve length 398.29 feet and a chord bearing North 20°43'56" East with a distance of 396.14 feet to a point, thence; South 06°15'35" West, a distance of 170.34 feet to a point, thence; North 81°30'35" East, a distance 288.38 feet point being the TRUE POINT OF BEGINNING.

Said tract contains 2.352 acres, more or less and is shown more fully on survey done by CARLAN Land Surveyors dated 12-23-19 for Larry E. Maddox.

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LOCATION MAP (NTS)

1. Definition

1.1. Definition (strongly separable): Let V be a vector space over K . A family $\{v_i\}_{i \in I}$ of vectors in V is called strongly separable if for every finite subset $J \subset I$ there exist vectors $w_j \in V$ such that $v_j = w_j$ for all $j \in J$ and $w_j = 0$ for all $j \in I \setminus J$.

1.2. Definition (weakly separable): Let V be a vector space over K . A family $\{v_i\}_{i \in I}$ of vectors in V is called weakly separable if for every finite subset $J \subset I$ there exist vectors $w_j \in V$ such that $v_j = w_j$ for all $j \in J$ and $w_j = 0$ for all $j \in I \setminus J$.

1.3. Definition (linearly independent): Let V be a vector space over K . A family $\{v_i\}_{i \in I}$ of vectors in V is called linearly independent if no non-trivial linear combination of the vectors is zero.

1.4. Definition (basis): Let V be a vector space over K . A family $\{v_i\}_{i \in I}$ of vectors in V is called a basis if it is linearly independent and every vector in V can be written as a linear combination of the vectors in the family.

1.5. Definition (dimension): Let V be a vector space over K . The dimension of V is the cardinality of any basis of V .

1.6. Definition (rank): Let V be a vector space over K . The rank of a family of vectors in V is the cardinality of a maximal linearly independent subset of the family.

1.7. Definition (nullity): Let V be a vector space over K . The nullity of a family of vectors in V is the cardinality of a maximal set of vectors in the family that are linearly dependent.

1.8. Definition (kernel): Let V be a vector space over K . The kernel of a linear map $f: V \rightarrow W$ is the set of all vectors $v \in V$ such that $f(v) = 0$.

1.9. Definition (image): Let V be a vector space over K . The image of a linear map $f: V \rightarrow W$ is the set of all vectors $w \in W$ such that $w = f(v)$ for some $v \in V$.

1.10. Definition (rank-nullity theorem): Let V be a vector space over K . The rank-nullity theorem states that for any linear map $f: V \rightarrow W$, $\text{rank}(f) + \text{nullity}(f) = \dim(V)$.

1.11. Definition (isomorphism): Let V and W be vector spaces over K . A linear map $f: V \rightarrow W$ is called an isomorphism if it is bijective.

1.12. Definition (homomorphism): Let V and W be vector spaces over K . A linear map $f: V \rightarrow W$ is called a homomorphism if it is linear.

1.13. Definition (monomorphism): Let V and W be vector spaces over K . A linear map $f: V \rightarrow W$ is called a monomorphism if it is injective.

1.14. Definition (epimorphism): Let V and W be vector spaces over K . A linear map $f: V \rightarrow W$ is called an epimorphism if it is surjective.

1.15. Definition (bilinear map): Let V and W be vector spaces over K . A map $f: V \times W \rightarrow U$ is called a bilinear map if it is linear in each argument.

1.16. Definition (symmetric bilinear map): Let V and W be vector spaces over K . A bilinear map $f: V \times W \rightarrow U$ is called a symmetric bilinear map if $f(v, w) = f(w, v)$ for all $v, w \in V \times W$.

1.17. Definition (antisymmetric bilinear map): Let V and W be vector spaces over K . A bilinear map $f: V \times W \rightarrow U$ is called an antisymmetric bilinear map if $f(v, w) = -f(w, v)$ for all $v, w \in V \times W$.

1.18. Definition (quadratic form): Let V be a vector space over K . A quadratic form on V is a map $q: V \rightarrow K$ such that $q(v) = f(v, v)$ for some symmetric bilinear map $f: V \times V \rightarrow K$.

1.19. Definition (symmetric matrix): Let V be a vector space over K . A symmetric matrix is a square matrix A such that $A^T = A$.

1.20. Definition (antisymmetric matrix): Let V be a vector space over K . An antisymmetric matrix is a square matrix A such that $A^T = -A$.

1.21. Definition (positive definite matrix): Let V be a vector space over K . A positive definite matrix is a symmetric matrix A such that $Ax \cdot x > 0$ for all $x \neq 0$.

1.22. Definition (negative definite matrix): Let V be a vector space over K . A negative definite matrix is a symmetric matrix A such that $Ax \cdot x < 0$ for all $x \neq 0$.

1.23. Definition (indefinite matrix): Let V be a vector space over K . An indefinite matrix is a symmetric matrix A such that $Ax \cdot x$ is neither always positive nor always negative for $x \neq 0$.

1.24. Definition (orthogonal matrix): Let V be a vector space over K . An orthogonal matrix is a square matrix A such that $A^T = A^{-1}$.

1.25. Definition (unitary matrix): Let V be a vector space over K . A unitary matrix is a square matrix A such that $A^H = A^{-1}$, where A^H is the conjugate transpose of A .

1.26. Definition (Hermitian matrix): Let V be a vector space over K . A Hermitian matrix is a square matrix A such that $A^H = A$.

1.27. Definition (skew-Hermitian matrix): Let V be a vector space over K . A skew-Hermitian matrix is a square matrix A such that $A^H = -A$.

1.28. Definition (normal matrix): Let V be a vector space over K . A normal matrix is a square matrix A such that $AA^H = A^H A$.

1.29. Definition (diagonalizable matrix): Let V be a vector space over K . A diagonalizable matrix is a square matrix A such that $A = PDP^{-1}$ for some invertible matrix P and diagonal matrix D .

1.30. Definition (Jordan normal form): Let V be a vector space over K . A Jordan normal form is a square matrix A such that $A = PJP^{-1}$ for some invertible matrix P and Jordan matrix J .

1.31. Definition (eigenvalue): Let V be a vector space over K . An eigenvalue of a linear map $f: V \rightarrow V$ is a scalar $\lambda \in K$ such that $f(v) = \lambda v$ for some non-zero vector $v \in V$.

1.32. Definition (eigenvector): Let V be a vector space over K . An eigenvector of a linear map $f: V \rightarrow V$ is a non-zero vector $v \in V$ such that $f(v) = \lambda v$ for some scalar $\lambda \in K$.

1.33. Definition (characteristic polynomial): Let V be a vector space over K . The characteristic polynomial of a linear map $f: V \rightarrow V$ is the polynomial $P_f(\lambda) = \det(f - \lambda I)$.

1.34. Definition (minimal polynomial): Let V be a vector space over K . The minimal polynomial of a linear map $f: V \rightarrow V$ is the monic polynomial $m_f(\lambda)$ of least degree such that $m_f(f) = 0$.

1.35. Definition (Cayley-Hamilton theorem): Let V be a vector space over K . The Cayley-Hamilton theorem states that the characteristic polynomial of a linear map $f: V \rightarrow V$ annihilates f , i.e., $P_f(f) = 0$.

1.36. Definition (primary decomposition theorem): Let V be a vector space over K . The primary decomposition theorem states that if $m_f(\lambda) = p_1(\lambda)^{e_1} p_2(\lambda)^{e_2} \dots p_r(\lambda)^{e_r}$ is the primary decomposition of the minimal polynomial of a linear map $f: V \rightarrow V$, then V is the direct sum of the primary components $V_i = \ker(p_i^{e_i}(f))$.

1.37. Definition (rational canonical form): Let V be a vector space over K . A rational canonical form is a square matrix A such that $A = PDP^{-1}$ for some invertible matrix P and block diagonal matrix D whose blocks are companion matrices of the invariant factors of f .

1.38. Definition (Jordan canonical form): Let V be a vector space over K . A Jordan canonical form is a square matrix A such that $A = PJP^{-1}$ for some invertible matrix P and block diagonal matrix J whose blocks are Jordan blocks.

1.39. Definition (Smith normal form): Let V be a vector space over K . A Smith normal form is a square matrix A such that $A = PDP^{-1}$ for some invertible matrices P and Q and a diagonal matrix D whose diagonal entries are the invariant factors of f .

1.40. Definition (Hermite normal form): Let V be a vector space over K . A Hermite normal form is a square matrix A such that $A = PDP^{-1}$ for some invertible matrix P and a block diagonal matrix D whose blocks are Hermite blocks.

1.41. Definition (row echelon form): Let V be a vector space over K . A row echelon form is a square matrix A such that the leading ones are in the diagonal and the entries below the leading ones are zero.

1.42. Definition (column echelon form): Let V be a vector space over K . A column echelon form is a square matrix A such that the leading ones are in the diagonal and the entries to the left of the leading ones are zero.

1.43. Definition (row reduced echelon form): Let V be a vector space over K . A row reduced echelon form is a square matrix A such that the leading ones are in the diagonal and the entries above and below the leading ones are zero.

1.44. Definition (column reduced echelon form): Let V be a vector space over K . A column reduced echelon form is a square matrix A such that the leading ones are in the diagonal and the entries to the left and to the right of the leading ones are zero.

1.45. Definition (normal form): Let V be a vector space over K . A normal form is a square matrix A such that $A = PDP^{-1}$ for some invertible matrix P and a block diagonal matrix D whose blocks are in normal form.

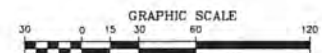
1.46. Definition (canonical form): Let V be a vector space over K . A canonical form is a square matrix A such that $A = PDP^{-$

NOTES
1- THERE IS NO STREAM BUFFERS ON THIS SITE
2- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH
DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER
FORM 131.35C 00.36E DATED FEB. 29, 2009
3- THERE ARE NO WETLAND BEING DISTURBED ON THIS SITE

NOTES:

- A. PROPOSED ZONING (R-100), PROPERTY ZONED BA-300
- B. LOT AREA = 0.351 ACRES
- C. BUILDING SETBACKS:
 - 1. FRONT: (30 FT. HWY 124)(35 FT. CANYS CRO.)
 - 2. REAR 45 FT.
 - 3. SIDE 10 FT.
- D. PROPOSED No. OF LOTS (1) & DENSITY = 1/0.351 = 2.85 LOTS / ACRE
- E. MAX. HEIGHT OF BLDG = 35 FT.
- F. LOT WIDTH AT FRONT (W1) = 100 FT.
- G. REFERENCE SURVEY (DRAFT) FOR LARRY E. MAGDOON DATED 12-18-2015.
BY CARLANN AND SURVEYORS
- H. MIN. HEIGHT GROUND AREA = 1400 SQ. FT.
- I. MIN. LOT SIZE = 25,500 SQ. FT. (567FC.1015)
- J. MIN. LOT FRONTAGE = 40 FT.
- K. WATER IS PROVIDED BY COMMUNITY WATER SYSTEM
- M. WASTE WATER DISPOSAL WILL BE PROVIDED ON SITE

NOTE:
PRESENT ZONING = RA-200
PROPOSED ZONING = R-100



GRAPHIC SCALE
30 60
(IN FEET)
1"=30'

PIN: 3-002-998 & 7099-255

NO	DATE	REVISIONS	BY	PROJECT NO.	DATE
1	3-5-20	ADD BLDGS AND DRIVES		DESIGNED BY	AMM 02-17-20
				DRAWN BY	AMM 02-17-20
				CHECKED BY	AMM 02-17-20
				ENGINEER	AMM 02-17-20
				REGISTRATION NO. 21055	DATE 02-17-20



PREPARED BY:
MANSUR ENGINEERING, INC.
1810 PEACHTREE INDUSTRIAL BLVD.
SUITE 140

DULUTH, GEORGIA 30097
Phone: (770) 476-7014 Facsimile: (770) 476-7363
nansreng@bellsouth.net

OWNER
STEFAN LUPANCU
2045 SOUTHERN WALK TRACE
Dacula, GA. 30019
PHONE: (678) 665-2824 CELL

LAYOUT ZONING PLAT FOR
CAIN CIRCLE CORNERS 2
Dacula, GA. 30019
LL 002, 3RD DIST
GWINNETT COUNTY, GEORGIA
PIN: 3-002-998 & 7099-255

SCALE	$1"=30'$
SHEET NO.	1 OF 1
FILE NO.	

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, 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 REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

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

THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

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

THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

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

THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

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

YES, THE SUBJECT PROPERTY IS SHOWN AS EMERGING SUBURBAN

(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:

SEE LETTER OF INTENT.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....
PLANNING DIVISION USE ONLY

CASE NUMBER _____ RECEIVED BY: _____

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REZONING APPLICANT'S LETTER OF INTENT

The Applicant and Owner, Stefan Lupancu, requests a Rezoning of their property from RA-200 to R-100 to allow him to build 4 homes on the property with a minimum of 3,000 square foot of heated space. The property is a total of 2.351 acres and the lots will be a minimum of 25,000 square feet as they will be septic tank lots. The front of the homes will be a mixture of materials including brick, stone, shake and concrete siding. The sides and rear of the units will be the same or of concrete siding with a minimum 2-foot brick or stone water table. All the homes will have at a minimum a 2-car garage and if a basement is included then the basement will be brick or stone up to the main floor. The applicant expects the price to be in the \$400's and up into the \$500's with options. The 2 homes with frontage along Highway 124 will share the single driveway access onto the highway.

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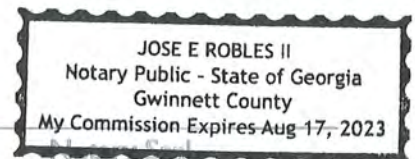
REZONING APPLICANT'S CERTIFICATION

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.

X [Signature] 02/24/2020
Signature of Applicant Date

Stefan Luparu
Type or Print Name and Title

[Signature] 2.24.2020
Signature of Notary Public Date



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REZONING 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.

X 

Signature of Property Owner

02/24/2020

Date

Stefan Lupanaru

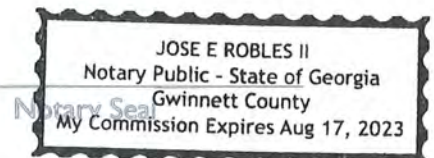
Type or Print Name and Title



Signature of Notary Public

2-24-2020

Date



CONFLICT OF INTEREST CERTIFICATION FOR REZONING

The undersigned below, making application for a Rezoning, 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.

X [Signature] 02/24/2020 Stefan Lupancu
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

[Signature] 2.24.2020
SIGNATURE OF NOTARY PUBLIC DATE

JOSE E ROBLES II
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Aug 17, 2023

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 X Stefan Lupancu
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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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: R7 - 099 - 255
(Map Reference Number) District Land Lot Parcel

X [Signature] 02/24/2020
Signature of Applicant Date
Stefan Lupanaru
Type or Print Name and Title

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 TSA #
NAME TITLE
2/24/2020
DATE

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VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: B3 - 002 - 998
(Map Reference Number) District Land Lot Parcel

[Signature] 02/24/2020
Signature of Applicant Date

Stefan Lupascu
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 TSA #
NAME TITLE
02/24/2020
DATE

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RIGHT ELEVATION

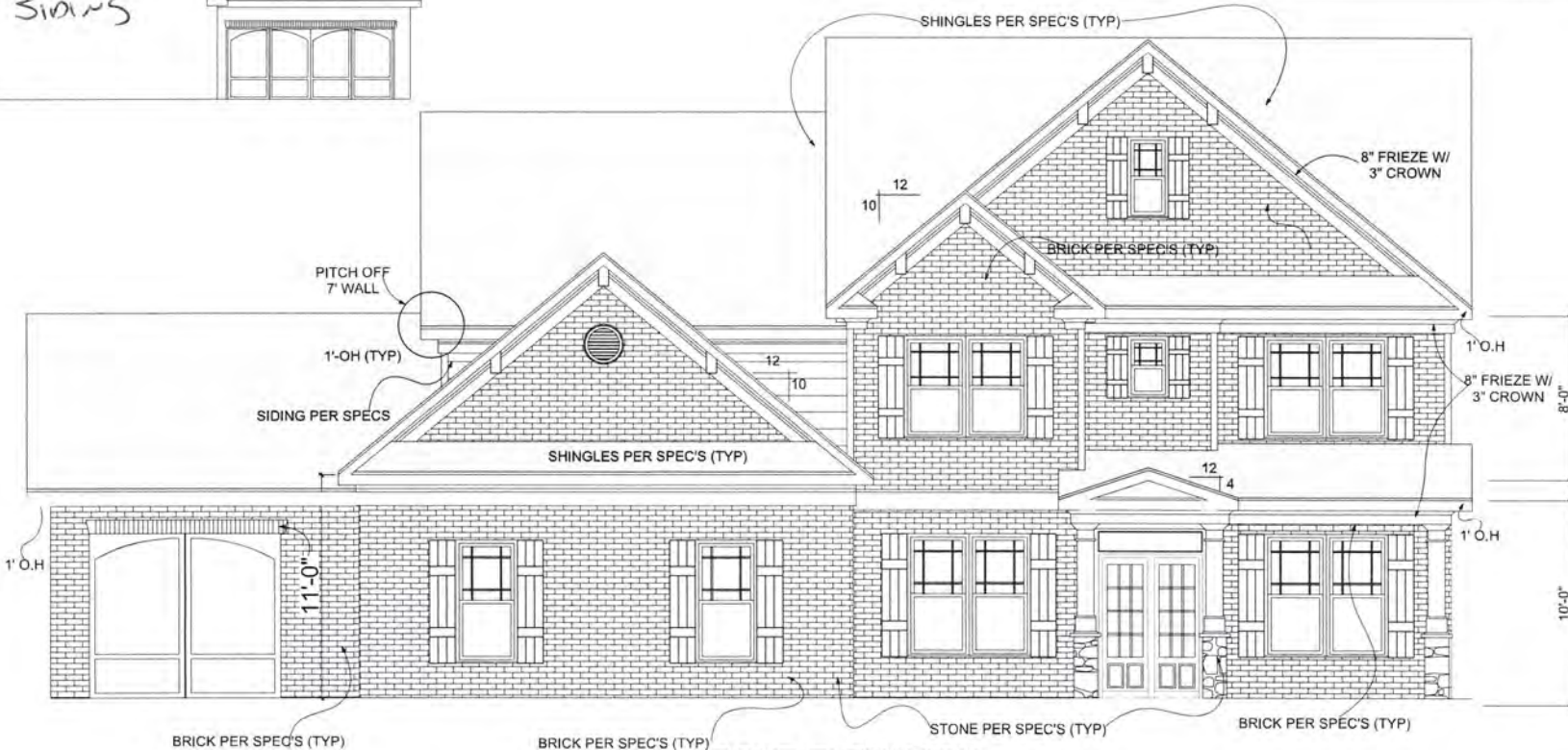
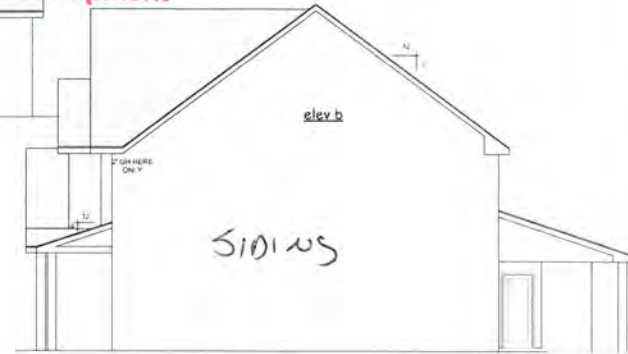
1/8"---1'-0"

LEFT ELEVATION

1/8"---1'-0"

REAR ELEVATION

1/8"---1'-0"



FRONT ELEVATION

1/4"---1'-0"

CUSTOM

REV.

DATE

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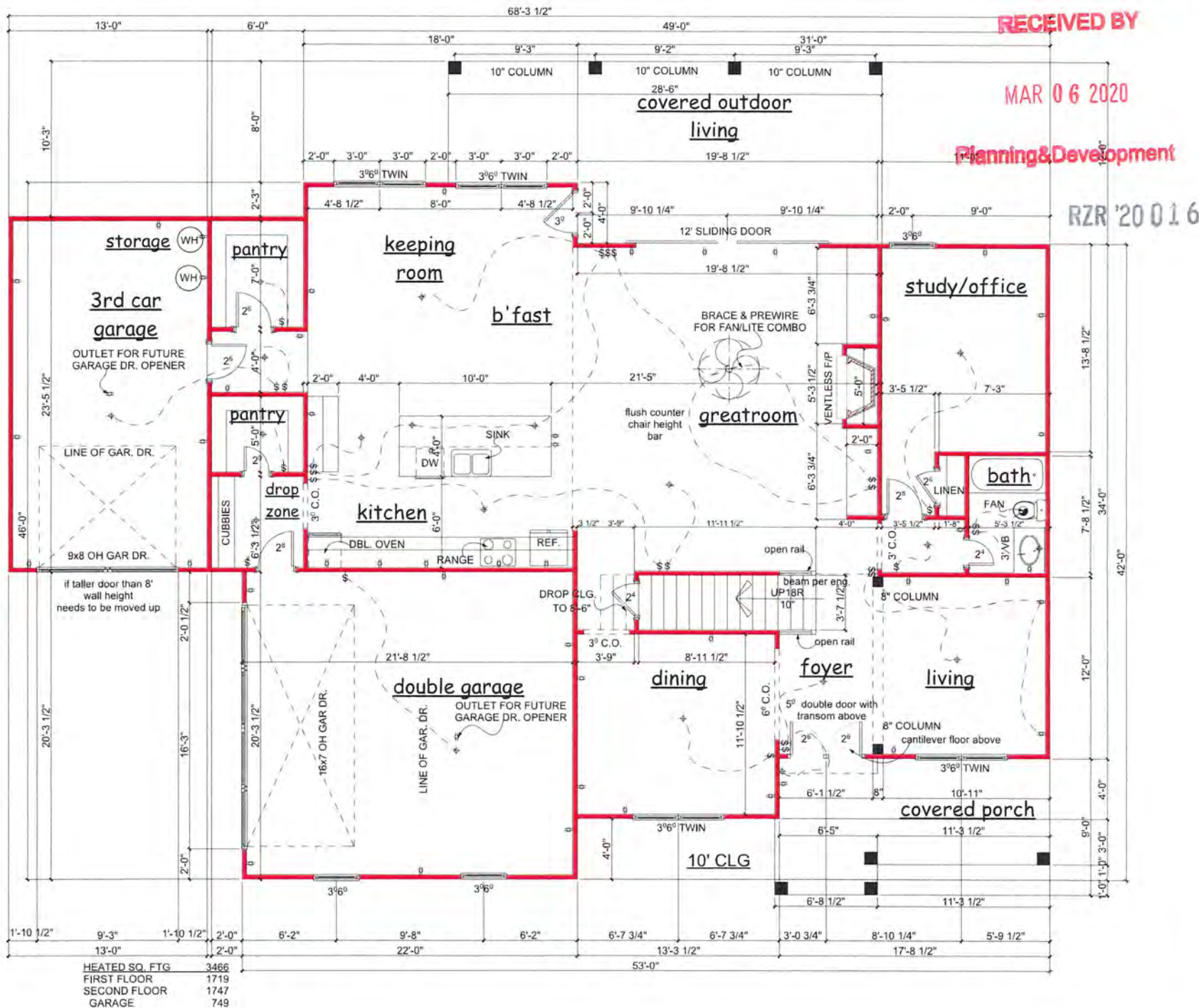
THE VINCENT
ELEVATIONS

DWG. BY:
PWL/SAM

DATE:
9-4-12

SHEET:

1



THE VINCENT
FIRST FLOOR

DWG. BY:
PWL/SAM

DATE:
9-4-12

SHEET:

3

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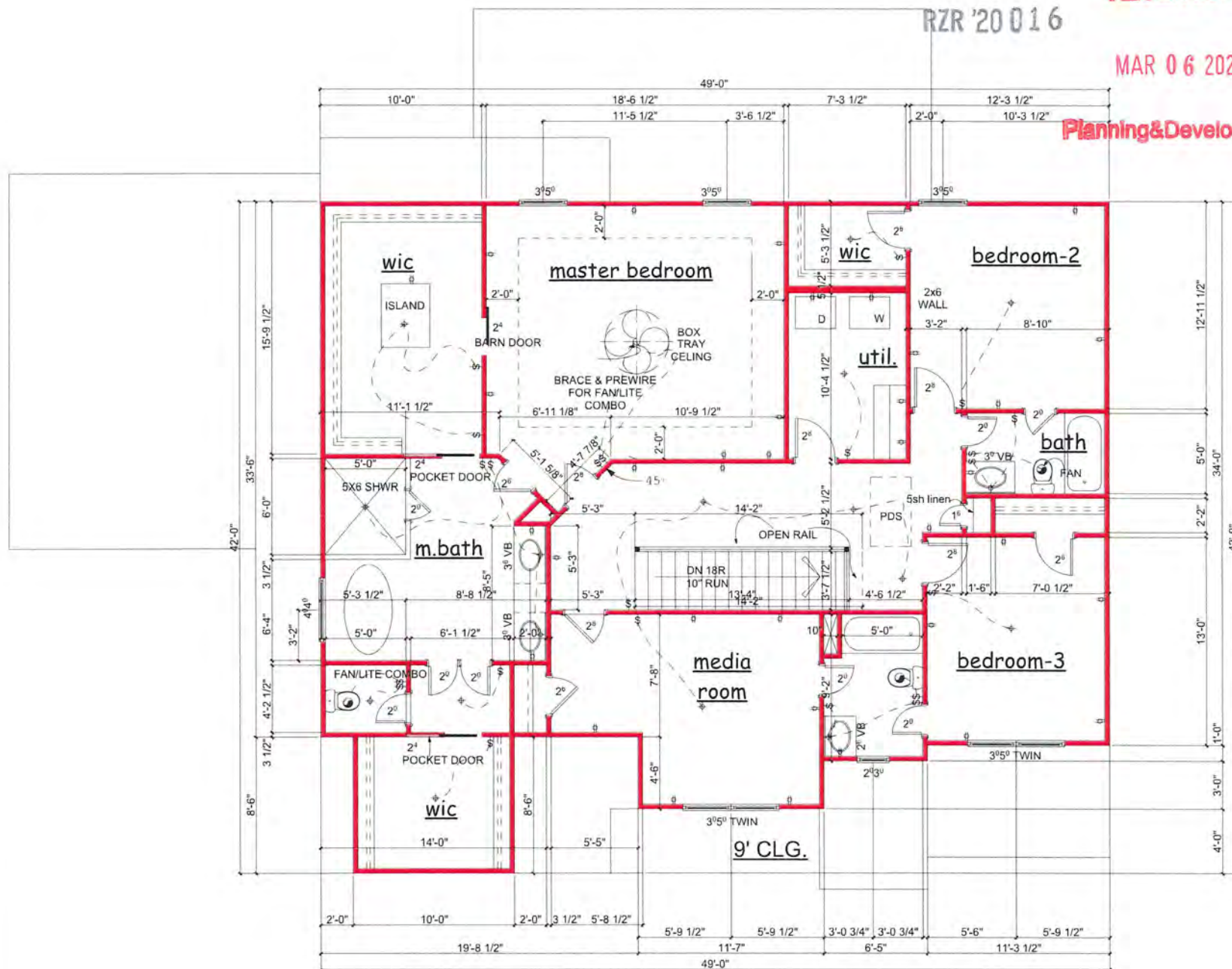
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THE VINCENT
SECOND FLOOR

DWG. BY:
PWL/SAM

DATE:
9-4-12

SHEET:

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