

*Zoning Board  
of Appeals*

*August 8, 2017*



# **Gwinnett County Zoning Board of Appeals**

**Tuesday, August 8, 2017**

**6:30 PM**

**Public Hearing – Agenda**

- 1. Call to Order, Pledge to Flag**
- 2. Opening Remarks by Chairman**
- 3. Approval of Agenda**
- 4. Approval of Minutes (June 13, 2017)**
- 5. Announcements – (If Any)**
- 6. Old Business – (ZVR2017-00049, ZVR2017-00050  
ZVR2017-00059)**
- 7. New Business – (ZVR2017-00072 to ZVR2017-00074)**
- 8. Other Business –**
- 9. Adjourn**

# ZONING BOARD OF APPEALS

GWINNETT JUSTICE & ADMINISTRATION CENTER

75 Langley Drive, Lawrenceville, GA 30045

**HEARING DATE: 8/8/2017**

**PUBLIC HEARING AT 6:30 P.M.**

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**CASE NUMBER** ZVR2017-00049  
**APPLICANT** JOSE GONZALEZ  
**LOCATION** 1313 MOHAWK DR, LAWRENCEVILLE, GA 30043  
**ZONING** R100  
**PARCEL** 7034 055  
**PROPOSED DEVELOPMENT** Accessory Structure or Use  
**VARIANCE TYPE** Accessory Structure or Use Yard Location  
**VARIANCE REQUEST** ALLOW AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN A FRONT YARD  
**COMMISSION DISTRICT** 1

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**CASE NUMBER** ZVR2017-00050  
**APPLICANT** JOSE GONZALEZ  
**LOCATION** 1313 MOHAWK DR, LAWRENCEVILLE, GA 30043  
**ZONING** R100  
**PARCEL** 7034 055  
**PROPOSED DEVELOPMENT** Accessory Structure or Use  
**VARIANCE TYPE** Accessory Structure Setback Encroachment  
**VARIANCE REQUEST** ALLOW ENCROACHMENT OF 3 FT INTO THE 5 FT ACCESSORY STRUCTURE SETBACK  
**COMMISSION DISTRICT** 1

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**CASE NUMBER** ZVR2017-00059  
**APPLICANT** JOSE GONZALEZ  
**LOCATION** 1313 MOHAWK DR, LAWRENCEVILLE, GA 30043  
**ZONING** R100  
**PARCEL** 7034 055  
**PROPOSED DEVELOPMENT** Accessory Structure or Use  
**VARIANCE TYPE** Accessory Structure Exceeds 50% of Principal Dwelling  
**VARIANCE REQUEST** ALLOW SQUARE FOOTAGE OF ACCESSORY BUILDING TO EXCEED 50% OF THE FLOOR AREA OF THE PRINCIPAL DWELLING  
**COMMISSION DISTRICT** 1

# ZONING BOARD OF APPEALS

GWINNETT JUSTICE & ADMINISTRATION CENTER

75 Langley Drive, Lawrenceville, GA 30045

**HEARING DATE: 8/8/2017**

**PUBLIC HEARING AT 6:30 P.M.**

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**CASE NUMBER** ZVR2017-00072  
**APPLICANT** EDUARDO SOTO CARDOSO  
**LOCATION** 139 NORTH WOODLAND DR, DORAVILLE, GA 30340  
**ZONING** R75  
**PARCEL** 6247 114  
**PROPOSED DEVELOPMENT** Single-Family Dwelling Addition  
**VARIANCE TYPE** Side Setback Encroachment  
**VARIANCE REQUEST** ALLOW ENCROACHMENT OF 8.38 FT INTO THE 10 FT SIDE YARD SETBACK  
**COMMISSION DISTRICT** 2

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**CASE NUMBER** ZVR2017-00073  
**APPLICANT** EDUARDO SOTO CARDOSO  
**LOCATION** 139 NORTH WOODLAND DR, DORAVILLE, GA 30340  
**ZONING** R75  
**PARCEL** 6247 114  
**PROPOSED DEVELOPMENT** Single-Family Dwelling Addition  
**VARIANCE TYPE** Side Setback Encroachment  
**VARIANCE REQUEST** ALLOW ENCROACHMENT OF 1.59 FT INTO THE 10 FT SIDE YARD SETBACK  
**COMMISSION DISTRICT** 2

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**CASE NUMBER** ZVR2017-00074  
**APPLICANT** HARKLEROAD & ASSOCIATES  
**LOCATION** 3511 CENTERVILLE HWY, SNELLVILLE, GA 30039  
**ZONING** C2  
**PARCEL** 6020 287  
**PROPOSED DEVELOPMENT** Restaurant  
**VARIANCE TYPE** Parking Percentage  
**VARIANCE REQUEST** INCREASE FRONT AND SIDE YARD PARKING PERCENTAGE TO MORE THAN 20% IN AN OVERLAY DISTRICT  
**COMMISSION DISTRICT** 3



## FINDING OF FACTS

Based on a thorough review of the entire record and the hearing before this body, I move that the Zoning Board of Appeals make the following findings and conclusions and APPROVE/DENY the application before it:

1. There ARE/ARE NOT extraordinary or exceptional conditions pertaining to this particular property.
2. The conditions of the Zoning Resolution involving this property CREATE/DO NOT CREATE an unnecessary hardship to the owner/applicant.
3. The conditions of the Zoning Resolution as applied to this property AFFECT/DO NOT AFFECT only this property.
4. The conditions of the Zoning Resolution as applied to this property ARE/ ARE NOT the result of any actions of the property owner.
5. The condition of the property, itself, IS/IS NOT the result of actions of the property owner.
6. The application, if granted, WOULD/WOULD NOT cause substantial detriment to the public good.
7. Granting of this application WOULD/WOULD NOT cause substantial detriment to the public good.
8. A literal enforcement of the Zoning Resolution WILL/WILL NOT result in unnecessary hardship of the applicant.
9. Granting of this application WILL/WILL NOT result in a detriment to the public safety or welfare.

I would also like to add the following findings: (Be as specific as possible).

# *OLD BUSINESS*

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

CASE NUMBER	<b>ZVR2017-00049, ZVR2017-00050, ZVR2017-00059</b>
ZONING	R-100
LOCATION	1313 MOHAWK DRIVE
MAP NUMBER	7034 055
PROPOSED DEVELOPMENT	ACCESSORY STRUCTURE
VARIANCE REQUESTED	<b>ZVR2017-00049</b> – ALLOW AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE LOCATED IN A FRONT YARD <b>ZVR2017-00050</b> – ALLOW ENCROACHMENT OF 3 FT INTO THE 5 FT ACCESSORY STRUCTURE SETBACK <b>ZVR2017-00059</b> – ALLOW SQUARE FOOTAGE OF ACCESSORY BUILDING TO EXCEED 50% OF THE FLOOR AREA OF THE PRINCIPAL DWELLING
COMMISSION DISTRICT	I (BROOKS)

APPLICANT: JOSE GONZALEZ  
1313 MOHAWK DRIVE  
LAWRENCEVILLE, GA 30043

CONTACT: JOSE GONZALEZ      PHONE: 404.449.2480

OWNER: JOSE GONZALEZ  
1313 MOHAWK DRIVE  
LAWRENCEVILLE, GA 30043

**ZONING HISTORY:**

The subject property is a 0.51 acre R-100 zoned lot with a single-family home located on the northeast corner of Mohawk Drive and Seminole Place in the Arrowhead subdivision. The adjacent lots are zoned R-100 with single-family homes.

**DEPARTMENT ANALYSIS:**

This case was tabled at the June 13, 2017 meeting to the August 8, 2017 meeting.

The applicant is seeking approval of the two variances described above.

The applicant erected a detached garage 2 ft. from the property line fronting Seminole Place unaware that the subject property was a corner lot having two front yards and that a building permit was required. The letter of intent states that the garage is in the best location for

accessibility by the property owner and that the variance is necessary due to the location of the septic field lines and in order to save an oak tree. The completed garage will be aesthetically pleasing and will help to increase the property value.

The applicant has obtained approval from the Environmental Health Department and has provided consent forms from several surrounding neighbors that do not object to the location of the garage.

The 840 sq. ft. detached garage and the 144 sq. ft. storage shed total 984 sq. ft. The floor area of the existing home is 1699 sq.

The Gwinnett County UDO requires an accessory structure to be located out of the front yard 5 ft. from the side and rear property lines and the cumulative total of all accessory buildings shall not exceed 50% of the floor area of the principal dwelling on the lot.

This application is the result of a complaint for construction without a permit with the Building Inspections Unit (COM2016-00248).

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

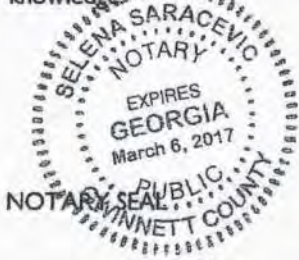
- 1. The applicant shall obtain a building permit and required inspections within 30 days of the variance action.**
- 2. All construction shall comply with applicable building and fire-resistance rated construction codes.**
- 3. The architectural treatment and color of the garage shall be consistent with the existing dwelling.**
- 4. The garage shall not be used as habitable (living) space.**
- 5. The garage shall not be used for any commercial operation.**
- 6. Any garage door shall be residential style garage doors.**



## VARIANCE APPLICATION

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action (UDO Section 270-70.1). Authorized administrative variances are not subject to this time lapse requirement (UDO Section 270-70.2).

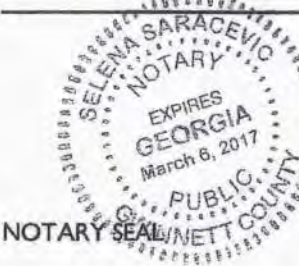
I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.



[Signature] 1-5-17  
SIGNATURE OF APPLICANT DATE

Jose Gonzalez  
TYPED OR PRINTED APPLICANT NAME

[Signature] 1-5-17  
SIGNATURE OF NOTARY PUBLIC DATE



[Signature] 1-5-17  
SIGNATURE OF PROPERTY OWNER DATE

Jose Gonzalez  
TYPED OR PRINTED OWNER NAME

[Signature] 1-5-17  
SIGNATURE OF NOTARY PUBLIC DATE

**NOTE:** Please submit the completed application and related documents to the Department of Planning and Development Department, Development Plan Review Section. Failure to complete the application and/or to provide the necessary documentation may result in non-acceptance of the application.

\*\*\*\*\* Staff Use Only Below \*\*\*\*\*

Date Received: 2.6.17 Received By: L. TIDWELL MRN: 7034055

Zoning District: R-100 Hearing Date (for ZBA): 4.11.17 Commission District: 1

Variance Type: ACCESSORY STRUCTURE / USE YARD LOCATION Code Section: UDO 230-120.3

Related Cases & Applicable Conditions: COM2016-00248

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

Approval \_\_\_\_\_ Date: \_\_\_\_\_  
(Administrative Variance only)

Conditions: \_\_\_\_\_

Case # ZVR2016-00049

gwinnettcounty

Department of Planning and Development

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



VARIANCE APPLICATION  
FROM THE UNIFIED DEVELOPMENT ORDINANCE

For Consideration Of:

- BOARD OF APPEALS VARIANCE
- ADMINISTRATIVE VARIANCE

**Applicant Information:**

Applicant:	Jose Gonzalez		
*Mailing Address:	1313 Mohawk Dr		
City, State, Zip Code:	Lawrenceville GA 30043		
Contact Person:	Jose Gonzalez		
Telephone No. :		Mobile Telephone No:	404 449 2480
Email Address:			
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Owner's Agent	<input type="checkbox"/> Contract Purchaser

\* Note: All correspondence will be sent to this address.

**Property Owner Information:**

Name:	Jose Gonzalez		
Mailing Address:	1313 Mohawk Dr		
City, State, Zip Code:	Lawrenceville GA 30043		
Telephone Number:	404 449 2480	Contact Person:	Jose Gonzalez

**Property Information:**

Subdivision or Project Name:	Assohead		
Address of Property:	1313 Mohawk Dr		
District, Land Lot, Parcel:	7034 055	Zoning:	R 100
Proposed Development:	ACCESSORY STRUCTURE		
Building Permit Number (if construction has begun):	BLD		

**Variance Requested:**

Allow an accessories structure (garage) to be at 3FT from property line (and 2 Ft including roof over hang)

Case # ZVR2017-00050

Department of Planning and Development

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



gwinnettcountry

VARIANCE APPLICATION  
FROM THE UNIFIED DEVELOPMENT ORDINANCE

For Consideration Of:

- BOARD OF APPEALS VARIANCE
- ADMINISTRATIVE VARIANCE

**Applicant Information:**

Applicant:	Jose Gonzalez		
*Mailing Address:	1313 Mohawk Dr		
City, State, Zip Code:	Lawrenceville GA 30043		
Contact Person:	Jose Gonzalez		
Telephone No. :	404 444 2480	Mobile Telephone No:	
Email Address:	jose-glez88@hotmail.com		
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Owner's Agent	<input type="checkbox"/> Contract Purchaser

\* Note: All correspondence will be sent to this address.

**Property Owner Information:**

Name:	Jose Gonzalez		
Mailing Address:	1313 Mohawk Dr		
City, State, Zip Code:	Lawrenceville GA 30043		
Telephone Number:	404 444 2480	Contact Person:	

**Property Information:**

Subdivision or Project Name:	Ascohead		
Address of Property:	1313 Mohawk Dr		
District, Land Lot, Parcel:	7034-055	Zoning:	R-100
Proposed Development:	ACCESSORY STRUCTURE		
Building Permit Number (if construction has begun):	BLD		

**Variance Requested:**

Accessory Structure in front yard

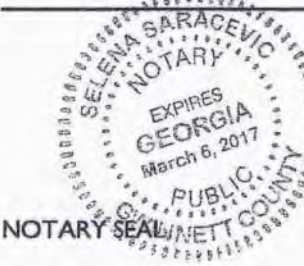
## VARIANCE APPLICATION

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action (UDO Section 270-70.1). Authorized administrative variances are not subject to this time lapse requirement (UDO Section 270-70.2).

I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.



*Jose Gonzalez* 1-5-17  
 SIGNATURE OF APPLICANT DATE  
Jose Gonzalez  
 TYPED OR PRINTED APPLICANT NAME  
*Seleva Saracevic* 1-5-17  
 SIGNATURE OF NOTARY PUBLIC DATE



*Jose Gonzalez* 1-5-17  
 SIGNATURE OF PROPERTY OWNER DATE  
Jose Gonzalez  
 TYPED OR PRINTED OWNER NAME  
*Seleva Saracevic* 1-5-17  
 SIGNATURE OF NOTARY PUBLIC DATE

**NOTE:** Please submit the completed application and related documents to the Department of Planning and Development Department, Development Plan Review Section. Failure to complete the application and/or to provide the necessary documentation may result in non-acceptance of the application.

\*\*\*\*\* Staff Use Only Below \*\*\*\*\*

Date Received: 2.6.17 Received By: L. TIDWELL MRN: 7034 055  
 Zoning District: R-100 Hearing Date (for ZBA): 4.11.17 Commission District: 1  
 Variance Type: ACCESSORY STRUCTURE  
SETBACK ENCROACHMENT Code Section: UDO 230-120.9  
 Related Cases & Applicable Conditions: COM 2016-00248  
 Variance Description: ALLOW ENCROACHMENT OF 3 FT. INTO THE  
5 FT. ACCESSORY STRUCTURE SETBACK  
 Approval \_\_\_\_\_ Date: \_\_\_\_\_  
 (Administrative Variance only)

Conditions: \_\_\_\_\_

Case # ZVR2017-00050

Department of Planning and Development

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 www.gwinnettcountry.com



gwinnettcountry

VARIANCE APPLICATION  
 FROM THE UNIFIED DEVELOPMENT ORDINANCE

For Consideration Of:

- BOARD OF APPEALS VARIANCE  
 ADMINISTRATIVE VARIANCE

**Applicant Information:**

Applicant: <u>Jose Gonzalez</u>	
*Mailing Address: <u>1313 Mohawk Dr</u>	
City, State, Zip Code: <u>Lawrenceville GA 30043</u>	
Contact Person: <u>Jose Gonzalez</u>	
Telephone No. :	Mobile Telephone No: <u>404 449 2480</u>
Email Address: <u>jose_glez88@hotmail.com</u>	
Applicant is (check one): <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

\* Note: All correspondence will be sent to this address.

**Property Owner Information:**

Name:	<u>Jose Gonzalez</u>		
Mailing Address:	<u>1313 Mohawk Dr</u>		
City, State, Zip Code:	<u>Lawrenceville GA 30043</u>		
Telephone Number:	<u>404 449 2480</u>	Contact Person:	

**Property Information:**

Subdivision or Project Name:	<u>Arrowhead</u>		
Address of Property:	<u>1313 Mohawk Dr</u>		
District, Land Lot, Parcel:	<u>7034 065</u>	Zoning:	<u>R-100</u>
Proposed Development:	<u>ACCESSORY STRUCTURE</u>		
Building Permit Number (if construction has begun):	BLD		

**Variance Requested:** Accessory Structures exceeding 50% of Floor Area of  
Primary dwelling (UDD 230-120.13)

Case # ZVR2017-00059

## VARIANCE APPLICATION

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action (UDO Section 270-70.1). Authorized administrative variances are not subject to this time lapse requirement (UDO Section 270-70.2).

I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.

*Jose Bessala*

**F BESSALA**  
 NOTARY PUBLIC  
 Gwinnett County  
 State of Georgia  
 My Comm. Expires July 6, 2019

*Jose Bessala* 4-19-17  
 SIGNATURE OF APPLICANT DATE

Jose Bessala  
 TYPED OR PRINTED APPLICANT NAME

*F Bessala* 4/19/17  
 SIGNATURE OF NOTARY PUBLIC DATE

*Jose Bessala*

**F BESSALA**  
 NOTARY PUBLIC  
 Gwinnett County  
 State of Georgia  
 My Comm. Expires July 6, 2019

*Jose Bessala* 4-19-17  
 SIGNATURE OF PROPERTY OWNER DATE

Jose Bessala  
 TYPED OR PRINTED OWNER NAME

*F Bessala* 4/19/17  
 SIGNATURE OF NOTARY PUBLIC DATE

**NOTE:** Please submit the completed application and related documents to the Department of Planning and Development Department, Development Plan Review Section. Failure to complete the application and/or to provide the necessary documentation may result in non-acceptance of the application.

\*\*\*\*\* Staff Use Only Below \*\*\*\*\*

Date Received: 4.24.2017 Received By: L. TIDWELL MRN: 7034 055

Zoning District: R-100 Hearing Date (for ZBA): 6.13.2017 Commission District: 1

Variance Type: ACCESSORY STRUCTURE EXCEEDS 50% OF THE PRINCIPAL DWELLING Code Section: UDO 230-120.13

Related Cases & Applicable Conditions: COM2016-00248

Variance Description: ALLOW SQUARE FOOTAGE OF ACCESSORY BUILDING TO EXCEED 50% OF THE FLOOR AREA OF THE PRINCIPAL DWELLING

Approval \_\_\_\_\_ Date: \_\_\_\_\_  
 (Administrative Variance only)

Conditions: \_\_\_\_\_

Case # ZV 2017-00059

Jose L. Gonzalez  
1313 Mohawk Drive  
Lawrenceville, GA 30043  
January 11, 2017

To Whom It May Concern:

The reason for this letter is to explain why I decided to build my detached garage where I did. If you are facing the garage, eight to fifteen feet to the right you have the septic tank line, it would also be closer to our neighbor that is behind us, and it would not look appealing since it would be right in the middle of our yard. Now, if I had built it more towards the house, it would've been on top of the roots of the oak tree that is right next to the fence. This is a tall tree and I would not like to damage it.

I did not want to build it on the right side of the house, because the left side of the house was where we had more level ground. I would've had to remove and refill a lot of dirt, and would've had to cut down an oak tree. This garage was built to put all my equipment and tools for work, so if I had built it to the right side I would have to cross my yard to get to my tools. The reason why I added windows and a gable on each side is to give it a more attractive look and so it would not devalue the other properties.

Respectfully yours,

Jose L. Gonzalez

A handwritten signature in blue ink, appearing to read "Jose L. Gonzalez", written in a cursive style.

Arrohead subdivisión

Dear neighbor:

This letter is to inform you that we have submitted to the city of Gwinnett for a variance application for building permit of a residential home on 1313 Mohawk dr Lawrenceville G.A. 30043.

To introduce ourselves to the community, our names are Jose, Maria and Ivan Gonzalez.

We have submitted an application for variance to this detached garage that is 24 feet deep and 35 feet wide garage 3 feet of my property line. It will be used only as storage not for living.

Your support in the approval of our application for this variance would be greatly appreciated.

Please provide your name, address, contact information, and approval of the variance request to the city of Gwinnett in the area below.

We are very excited about living in the Mohawk dr neighborhood.

Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: Jose Hernandez

Address: 1423 Mohawk Dr

Contact #: 678 485 9016

Approve: yes

Signature: [Handwritten Signature]

Comment: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Arrohead subdivisión

Dear neighbor:

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Please provide your name, address, contact information, and approval of the variance request to the city of Gwinnett in the area below.

We are very excited about living in the Mohawk dr neighborhood.

Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: Brenda Johnson

Address: 1422 Mohawk Dr.

Contact #: 770-652-7132

Approve: Yes

Signature: Brenda Johnson

Comment: No problem looks fine

To me,

Arrohead subdivisión

Dear neighbor:

This letter is to inform you that we have submitted to the city of Gwinnett for a variance application for building permit of a residential home on 1313 Mohawk dr Lawrenceville G.A. 30043.

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Please provide your name, address, contact information, and approval of the variance request to the city of Gwinnett in the area below.

We are very excited about living in the Mohawk dr neighborhood.

Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: JO ANNE HALL

Address: 1410 MOHAWK DR.

Contact #: 404-245-6776

Approve: Jo Anne Hall (yes)

Signature: Jo Anne Hall

Comment: Great neighbor

Works hard to improve his property and neighborhood.

Arrohead subdivisión

Dear neighbor:

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We are very excited about living in the Mohawk dr neighborhood.

Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: DENNIS DIDION

Address: 1447 MOHAWK DR.

Contact #: 678-804-7611

Approve:

Signature: Dennis Didion

Comment: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Arrohead subdivisión

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We are very excited about living in the Mohawk dr neighborhood.

Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: Wanda Wilkerson

Address: 143 Semble Dr

Contact #: 7-963-7986

Approve: YES

Signature: Wanda Wilkerson

Comment: Not liking Building  
So close to our house

Arrohead subdivisión

Dear neighbor:

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We are very excited about living in the Mohawk dr neighborhood.

Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: KENNETH LEOPOLD

Address: 1336 MOHAWK DR

Contact #: 770 - 313 - 3261

Approve: YES

Signature: Kenn Leopold

Comment: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Arrohead subdivisión

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We are very excited about living in the Mohawk dr neighborhood.

Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: Daniel E. Thompson

Address: 1313 Mohawk Drive

Contact #: 770-712-3796

Approve: Yes

Signature: Daniel E. Thompson

Comment: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Arrohead subdivisión

Dear neighbor:

This letter is to inform you that we have submitted to the city of Gwinnett for a variance application for building permit of a residential home on 1313 Mohawk dr Lawrenceville G.A. 30043.

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We are very excited about living in the Mohawk dr neighborhood.

Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: Denise Bennett

Address: 1114 Seminole Place

Contact #: 770 744 7424

Approve: neutral

Signature: Denise Bennett

Comment: OK if doesn't drain

separate water down

\_\_\_\_\_

Arrohead subdivisión

Dear neighbor:

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Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: V B Davis

Address: 1087 WARREN MIDDLE RD

Contact #: 770 995 0520

Approve: yes

Signature: V B Davis

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: EMMANUEL DE LA CRUZ

Address: 1420 Cherokee Trail - L'ville Ga 30043

Contact #: 404-563-1607

Approve: Yes

Signature: 

Comment: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Cell: 404 449 2480.

Name: JOHN + SALLIE ALLERTON

Address: 1359 CHEROKEE TRAIL

Contact #: 770 963 7739

Approve: yes

Signature: John Allerton, Sallie Allerton

Comment: IT WILL IMPROVE THE NEIGHBORHOOD!

\_\_\_\_\_

\_\_\_\_\_

Arrohead subdivisión

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Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: CARLOS CAMPO

Address: 1477 MOHAWK DR

Contact #: 770 598 0818

Approve: YES

Signature: CARLOS CAMPO

Comment: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Arrohead subdivisión.

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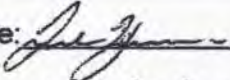
Cell: 404 449 2480.

Name: JORGE HIGUEROS

Address: 1104 APACHE TERRACE LAWRENCEVILLE GA 30043

Contact #: 678-387-8204

Approve: YES

Signature: 

Comment: THIS PROPERTY NEEDS STORAGE

UNIT.

Arrohead subdivisión

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Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: Mary Lewis

Address: 1370 Mohawk Dr, L'ville Ga 30043

Contact #: 770 905 9258

Approve: Yes

Signature: Mary Lewis

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Arrohead subdivisión

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Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: Francisco J Gonzalez Mares

Address: 1104 Seminole pl

Contact #: 678-887-9476

Approve: yes

Signature: Francisco J Gonzalez

Comment: it looks great and it will improve the neighborhood

Arrohead subdivisión

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Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: J.D. Collins

Address: 1245 Cherokee Tr

Contact #: 770-963-1324

Approve: OK

Signature: J.D. Collins

Comment: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Arrohead subdivisión

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Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: Yaneliz Castilla

Address: 1304 Mohawk Dr Lwille 30043

Contact #: 770-310-2407

Approve: I approve his building

Signature: Yaneliz Castilla

Comment: There is nothing

wrong with what is being  
built. I agree with his building.



Arrohead subdivisión

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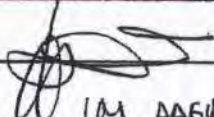
Cell: 404 449 2480.

Name: JUAN GABRIEL CORZEA

Address: 1363 MOHAWK DR

Contact #: 678 760 9475

Approve: YES APPROVE

Signature: 

Comment: IM AGREE WITH THIS  
GARAGE GIVES A GREAT LOOK  
TO THE NEIGHBORHOOD

Arrohead subdivisión

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Sincerely:

Jose, Maria and Ivan Gonzalez.

Cell: 404 449 2480.

Name: Elena Stolica

Address: 1383 Mohawk Dr

Contact #: 770 962-4229

Approve: YES





Signature: E Stolica

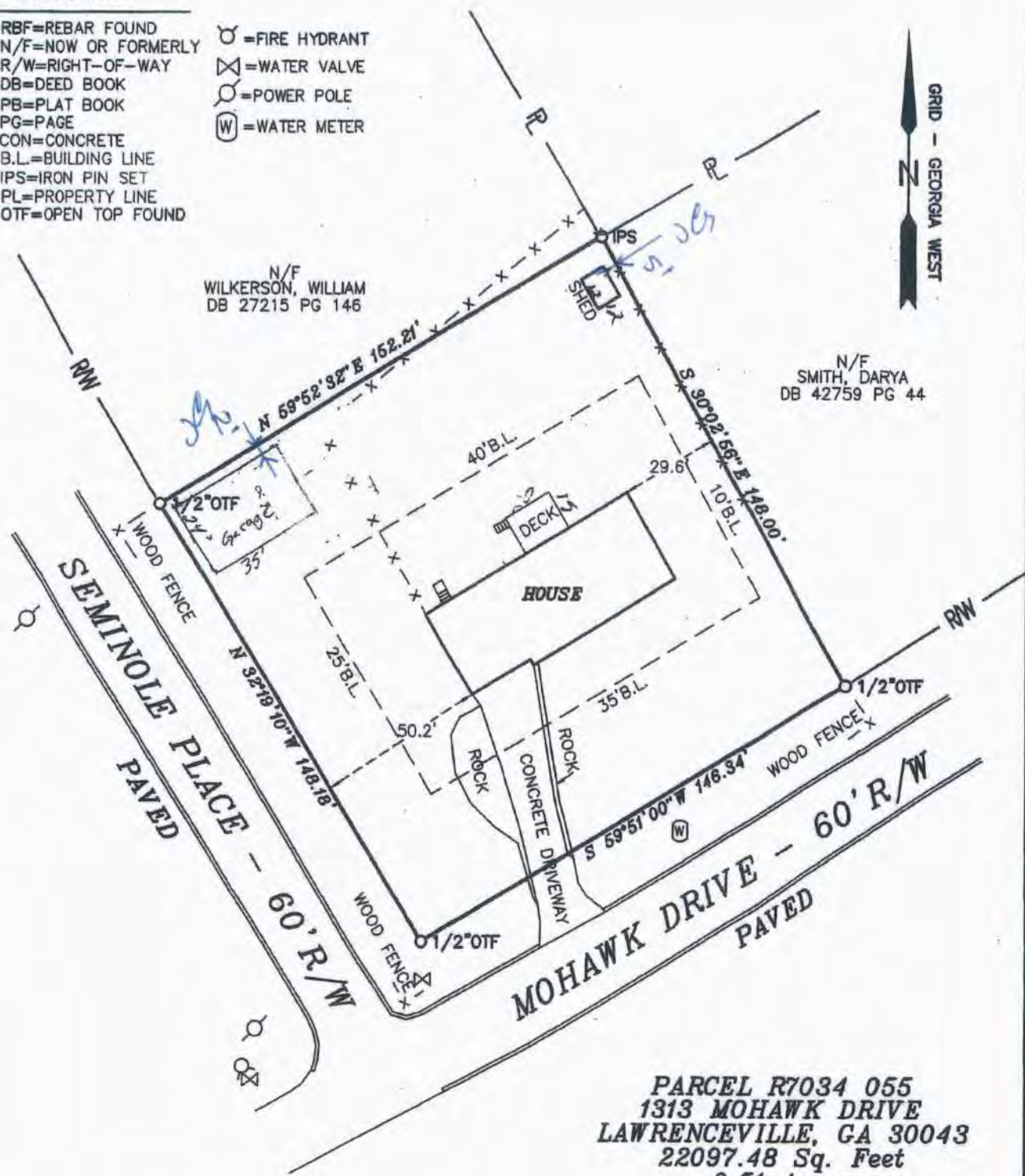
Comment: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LEGEND**

- RBF=REBAR FOUND
- N/F=NOW OR FORMERLY
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PB=PLAT BOOK
- PG=PAGE
- CON=CONCRETE
- B.L.=BUILDING LINE
- IPS=IRON PIN SET
- PL=PROPERTY LINE
- OTF=OPEN TOP FOUND
-  =FIRE HYDRANT
-  =WATER VALVE
-  =POWER POLE
-  =WATER METER



N/F  
WILKERSON, WILLIAM  
DB 27215 PG 146

N/F  
SMITH, DARYA  
DB 42759 PG 44

**PARCEL R7034 055**  
**1313 MOHAWK DRIVE**  
**LAWRENCEVILLE, GA 30043**  
**22097.48 Sq. Feet**  
**0.51 Acres**

*1" = 40'*

- NOTES**
1. ALL IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
  2. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
  3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS RELATIVE POSITIONAL ACCURACY OF +/-0.03 FEET.
  4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FFEET



Surveyor's Acknowledgment

**Gwinnett County Environmental Health  
Site Approval**

Subdivision ARROWHEAD Lot 55 Block \_\_\_\_\_ Tax ID 7034 055

Street Address 1313 MOHAWK DRIVE City LAWRENCEVILLE Water Supply Public Water

House Design (check one): Slab \_\_\_\_\_ Crawl Space \_\_\_\_\_ Basement X

Stub Out Location: Slab \_\_\_\_\_ Crawl Space \_\_\_\_\_ Basement with Plumbing \_\_\_\_\_ Basement without Plumbing \_\_\_\_\_

Number of Bedrooms 3 Gallons Per Day \_\_\_\_\_ Garbage Disposal (Yes or No) No

Site Evaluation Type Addition-Small Residential

Soil Type from Soil Report:

Type	Classifier	Percolation Rate

Check All that are on Property or within 100 feet of Property:

<u>Item</u>	<u>Location</u>
Creeks, Streams	_____
Ponds, Lakes	_____
Wells, Springs, Sink Holes	_____
Embankments	_____
Topographical Concerns	_____

Purpose of Application (what is addition going to consist of):

ADDING GARAGE 24'X 35' EXISTING 16'X 20' DECK AND A 12'X12' SHED

The above information as furnished is true, and correct to the best of my knowledge; therefore, I hereby apply for a building and an on-site sewage management system inspection based upon this information.

Date of Application 10/15/2015

Applicant Signature *Jose Gonzalez* Applicant Name JOSE GONZALEZ Phone (404) 449-2480

Owner's Name JOSE GONZALEZ

**OFFICIAL USE ONLY:**

Status (Approved or Disapproved): Approved Date: 02/06/2017

Inspector (Name): Carolyn Simonton Signature: *Carolyn Simonton*

**LEGEND**

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- ⊙=FIRE HYDRANT
- ⊗=WATER VALVE
- ⊙=POWER POLE
- ⊙(W)=WATER METER

House (69' x 29') <sup>By scale 50%</sup> / 1000 SF

70' x 30' = 2100 SF / 50% 1050 SF

SHED 12' x 12' = 144 SF

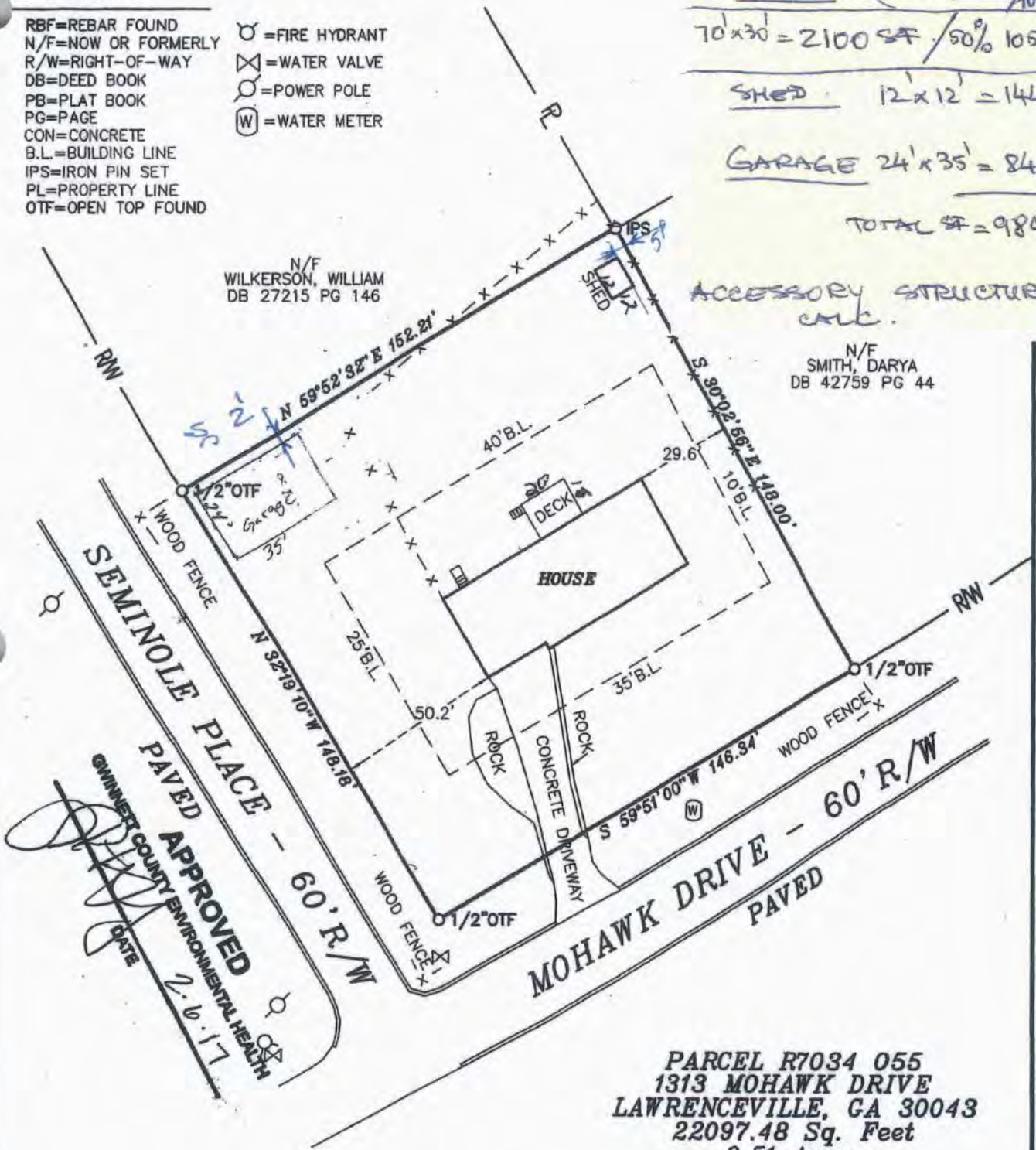
GARAGE 24' x 35' = 840 SF

TOTAL SF = 984

ACCESSORY STRUCTURES calc.

N/F SMITH, DARYA  
DB 42759 PG 44

N/F WILKERSON, WILLIAM  
DB 27215 PG 146



**APPROVED**  
GWINNETT COUNTY ENVIRONMENTAL HEALTH  
DATE 2.6.17

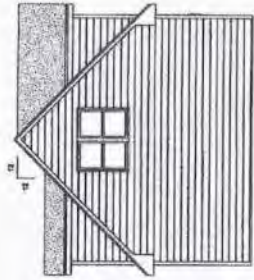
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0.51 Acres

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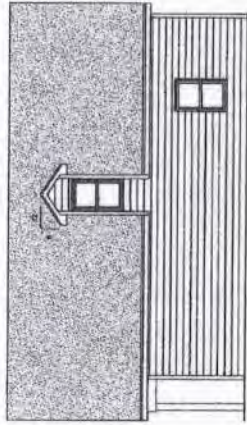


Surveyor's Acknowledgment

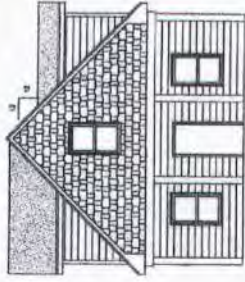
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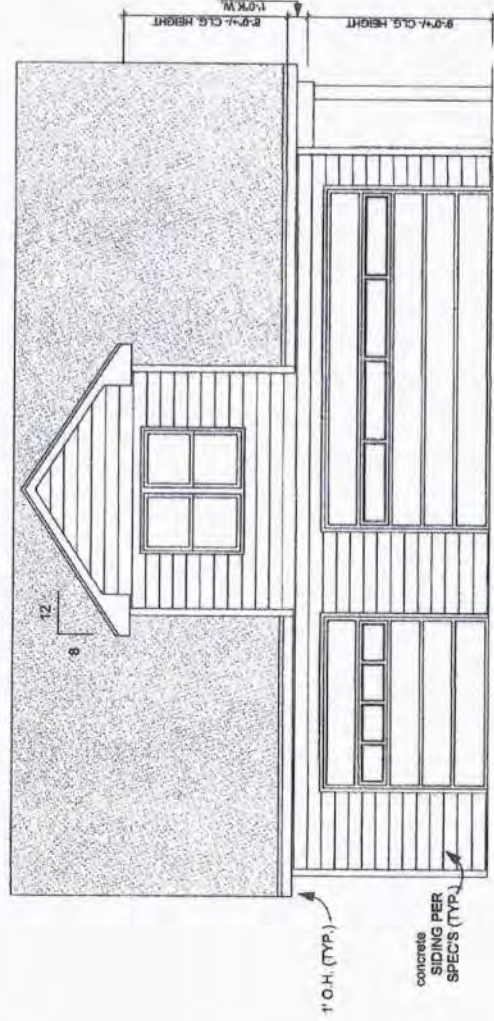
**LEFT ELEVATION**  
1/8" --- 1'-0"



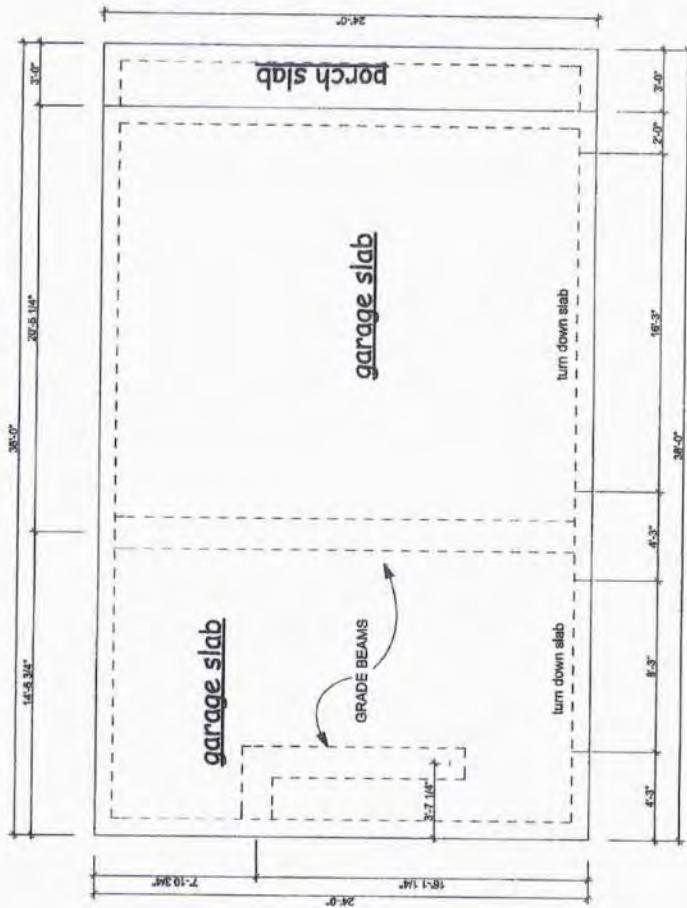
**REAR ELEVATION**  
1/8" --- 1'-0"



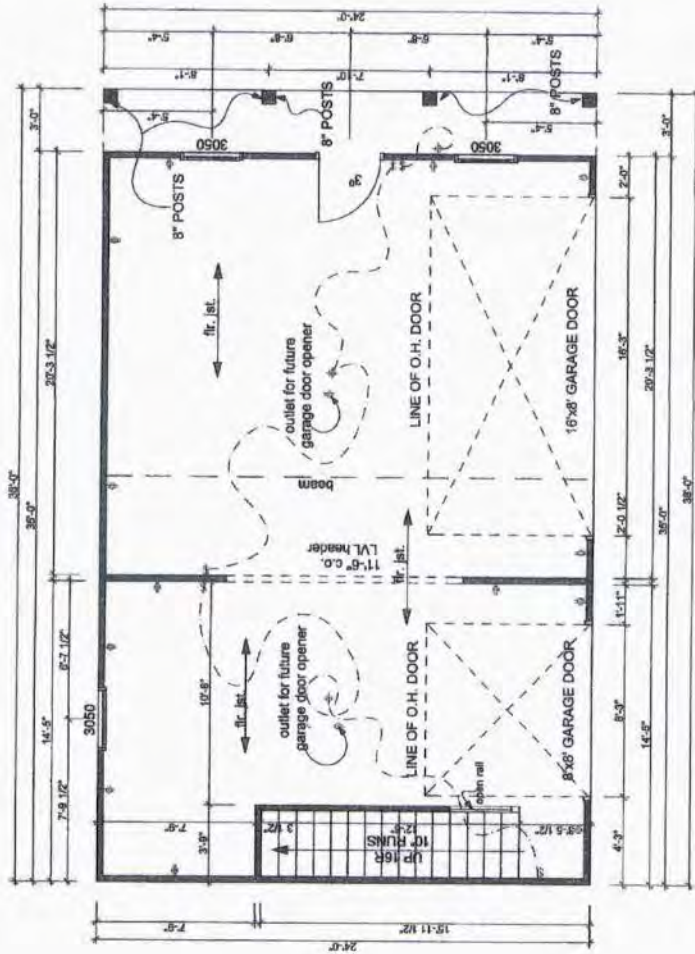
**RIGHT ELEVATION**  
1/8" --- 1'-0"



**FRONT ELEVATION**  
1/4" --- 1'-0"

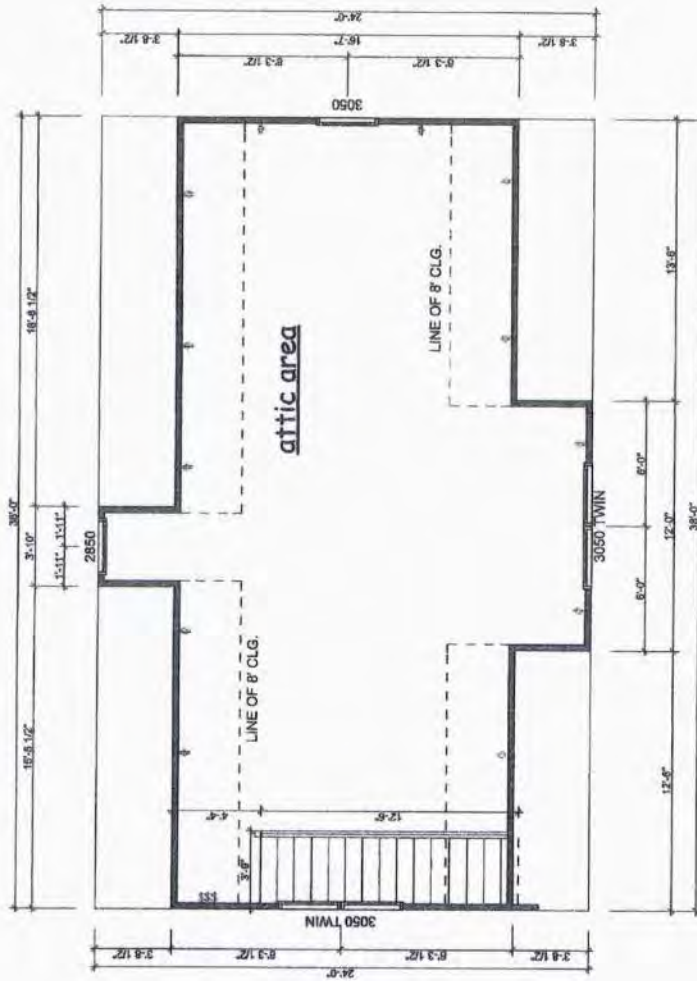


WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING R

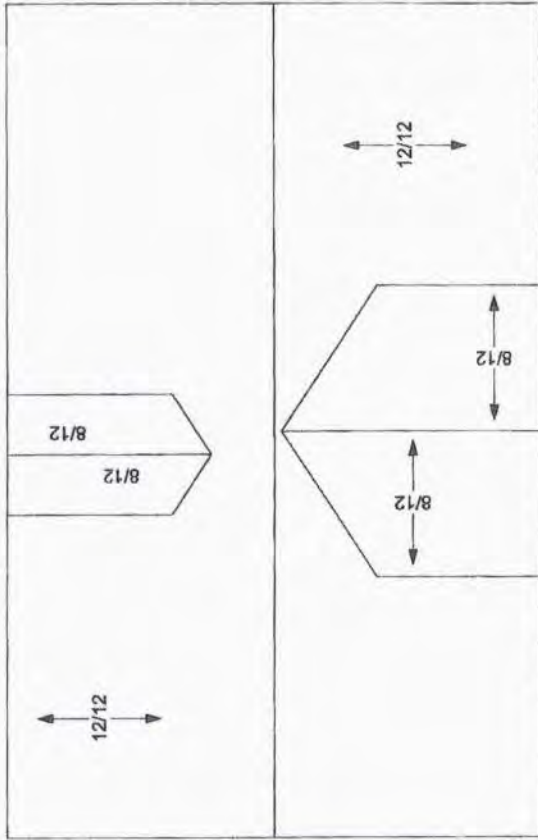


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**ZVR2017-00049, 00050, 00059**

 7034 055

Gwinnett County  
Department of Planning and Development  
5/11/2017

N 

0 150 300  
Feet

**PUBLIC HEARING NOTICE**

**Zoning Board of Appeals**

**APPLICATION FOR VARIANCE:**

ALLOW AN ACCESSORY STRUCTURE (GARAGE)  
TO BE LOCATED IN A FRONT YARD

ALLOW ENCROACHMENT OF 3 FT. INTO THE  
5 FT. ACCESSORY STRUCTURE SETBACK.  
ALLOW EQUIPMENT FOOTING OF ACCESSORY BUILDING TO  
EXCEED 50% OF THE FLOOR AREA OF THE PRINCIPAL DWELLING.

Case # 2VR2017-00049  
2VR2017-00050  
2VR2017-00059

Date 8-8-2017 Time 6:30 PM

75 LANGLEY DRIVE CONFERENCE ROOM A-250  
LAWRENCEVILLE, GA 30046 Floor



**For Information Call 678-518-6000**

**THIS IS NOT A REZONING APPLICATION**

No fee shall be levied in accordance with Ordinance No. 1985, the Georgia County Government Code  
and applicable state laws. All fees shall be paid in advance. For information, please call the Planning Department at 678-518-6000.

***NEW BUSINESS***



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

CASE NUMBER	<b>ZVR2017-00072 &amp; ZVR2017-00073</b>
ZONING	R-75
LOCATION	139 NORTH WOODLAND DRIVE
MAP NUMBER	6247 114
PROPOSED DEVELOPMENT	SINGLE FAMILY DWELLING ADDITION
VARIANCE REQUESTED	<b>ZVR2017-00072</b> – ALLOW ENCROACHMENT OF 8.38 FT INTO THE 10 FT SIDE YARD SETBACK <b>ZVR2017-00073</b> – ALLOW ENCROACHMENT OF 1.59 FT INTO THE 10 FT SIDE YARD SETBACK
COMMISSION DISTRICT	2 (HOWARD)

APPLICANT: EDUARDO SOTO CARDOSO  
139 NORTH WOODLAND DRIVE  
DORAVILLE, GA 30340

CONTACT: EDUARDO SOTO CARDOSO PHONE: 770.900.9012

OWNER: EDUARDO SOTO CARDOSO  
139 NORTH WOODLAND DRIVE  
DORAVILLE, GA 30340

**ZONING HISTORY:**

The subject property is a 0.23 acre R-75 zoned lot with an existing single-family home located in the Lake Windsor Heights subdivision. The adjacent properties to the north and east are zoned R-75 with single-family homes and to the west is a MUR zoned apartment complex (Parkside Vista) and an R-75 zoned lot with a single-family home.

**DEPARTMENT ANALYSIS:**

The applicant is seeking approval of the variances described above.

The property owner started construction of an addition on the front and rear of the house unaware that a building permit was required. The letter of intent states that the applicant proposes to complete the additions and other improvements to the property. The scope of work will include removing the existing carport and adding a garage with a second story addition, a front porch and a deck on the rear of the home. The existing driveway will be replaced with a new concrete drive and walkway. The completed project will help increase property value.

The applicant purchased the house in May of 2013 and states that the 1.59 ft. encroachment into the 10 ft. right side yard setback existed.

The applicant has provided consent forms from surrounding neighbors that do not object to the encroachments.

This variance request is the result of a complaint (COM2017-00050) with the Building Inspection Unit.

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

- 1. The applicant shall obtain a building permit and required inspections.**
- 2. All construction shall comply with applicable building and fire-resistance rated construction codes.**
- 3. The architectural treatment and color of the garage addition shall be consistent with the existing dwelling.**

gwinnettcounty

Department of Planning and Development

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



VARIANCE APPLICATION  
FROM THE UNIFIED DEVELOPMENT ORDINANCE

For Consideration Of:  BOARD OF APPEALS VARIANCE  
 ADMINISTRATIVE VARIANCE

**Applicant Information:**

Applicant:	Eduardo Soto Cardoso		
*Mailing Address:	139 North Woodland Drive		
City, State, Zip Code:	DORAVILLE, GA 30340		
Contact Person:	Eduardo Soto Cardoso		
Telephone No.:	770-900-9012	Mobile Telephone No:	770-900-9012
Email Address:	affinityfloors@gmail.com		
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Owner's Agent	<input type="checkbox"/> Contract Purchaser

\* Note: All correspondence will be sent to this address.

**Property Owner Information:**

Name:	Eduardo Soto Cardoso		
Mailing Address:	139 North Woodland Drive		
City, State, Zip Code:	Atlanta, GA 30340		
Telephone Number:	770-900-9012	Contact Person:	Eduardo Soto Cardoso

**Property Information:**

Subdivision or Project Name:	Lake Windsor Heights S/D		
Address of Property:	139 North Woodland Drive, Atlanta, GA 30340		
District, Land Lot, Parcel:	6th Lot 247	Zoning:	R-75
Proposed Development:	SINGLE-FAMILY DWELLING ADDITION		
Building Permit Number (if construction has begun):	BLD		

**Variance Requested:**

Home addition, Garage 2nd Story addition Concrete driveway in my property only. Concrete walkway Front & back wooddeck.

Case # ZVR2017-00072

VARIANCE APPLICATION

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action (UDO Section 270-70.1). Authorized administrative variances are not subject to this time lapse requirement (UDO Section 270-70.2).

I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.

**Luz M Mercado**  
**NOTARY PUBLIC**  
**Gwinnett County, GEORGIA**  
**My Commission Expires**  
**November 6, 2018**

NOTARY SEAL

Eduardo Soto 6/8/17  
 SIGNATURE OF APPLICANT DATE

Eduardo Soto Cardoso  
 TYPED OR PRINTED APPLICANT NAME

[Signature]  
 SIGNATURE OF NOTARY PUBLIC DATE

**Luz M Mercado**  
**NOTARY PUBLIC**  
**Gwinnett County, GEORGIA**  
**My Commission Expires**  
**November 6, 2018**

NOTARY SEAL

Eduardo Soto  
 SIGNATURE OF PROPERTY OWNER DATE

Eduardo Soto Cardoso  
 TYPED OR PRINTED OWNER NAME

[Signature]  
 SIGNATURE OF NOTARY PUBLIC DATE

**NOTE:** Please submit the completed application and related documents to the Department of Planning and Development Department, Development Plan Review Section. Failure to complete the application and/or to provide the necessary documentation may result in non-acceptance of the application.

\*\*\*\*\* Staff Use Only Below \*\*\*\*\*

Date Received: 6.20.17 Received By: L.TIDWELL MRN: 6247114

Zoning District: R-75 Hearing Date (for ZBA): 8.8.2017 Commission District: 2

Variance Type: SIDE SETBACK ENCROACHMENT Code Section: UDO 230-10 SETBACK/YARD

Related Cases & Applicable Conditions: COM 2017-00050

Variance Description: ALLOW ENCROACHMENT OF 8.38 FT. INTO THE 10 FT. SIDE YARD SETBACK

Approval \_\_\_\_\_ Date: \_\_\_\_\_  
 (Administrative Variance only)

Conditions: \_\_\_\_\_

Case # ZVR2017-0012

Page 2 of 2

Department of Planning and Development

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



gwinnettcountry

VARIANCE APPLICATION  
 FROM THE UNIFIED DEVELOPMENT ORDINANCE

For Consideration Of:

- BOARD OF APPEALS VARIANCE  
 ADMINISTRATIVE VARIANCE

**Applicant Information:**

Applicant: Eduardo Soto Cardoso	
*Mailing Address: 139 North Woodland Dr.	
City, State, Zip Code: DORAVILLE, GA 30340	
Contact Person: Eduardo Soto Cardoso	
Telephone No.: 770-900-9012	Mobile Telephone No: 770-900-9012
Email Address: affinityfloors@gmail.com	
Applicant is (check one): <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

\* Note: All correspondence will be sent to this address.

**Property Owner Information:**

Name:	Eduardo Soto Cardoso		
Mailing Address:	139 North Woodland Dr.		
City, State, Zip Code:	Atlanta GA 30340		
Telephone Number:	770-900-9012	Contact Person:	Eduardo Soto Cardoso

**Property Information:**

Subdivision or Project Name:	LAKE WINDSOR HEIGHTS S/D		
Address of Property:	139 North Woodland Dr. Atlanta GA 30340		
District, Land Lot, Parcel:	6th, Lot 247	Zoning:	R-7.5
Proposed Development:	Home addition, Garage 2nd story Addition, Concrete Driveway, Concrete walkway, Wood Deck		
Building Permit Number (if construction has begun):	BLD		

**Variance Requested:**

Home addition, Garage 2nd story addition. Concrete driveway in my property only. Concrete walkway. Front & back wood deck.

Case # ZVR2011-00013

VARIANCE APPLICATION

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action (UDO Section 270-70.1). Authorized administrative variances are not subject to this time lapse requirement (UDO Section 270-70.2).

I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.

**Luz M Mercado**  
**NOTARY PUBLIC**  
**Gwinnett County, GEORGIA**  
 My Commission Expires  
 November 6, 2018

NOTARY SEAL

Eduardo Soto 5-18-17  
 SIGNATURE OF APPLICANT DATE  
Eduardo Soto Cardoso  
 TYPED OF PRINTED APPLICANT NAME  
Luz Mercado 5-18-17  
 SIGNATURE OF NOTARY PUBLIC DATE

**Luz M Mercado**  
**NOTARY PUBLIC**  
**Gwinnett County, GEORGIA**  
 My Commission Expires  
 November 6, 2018

NOTARY SEAL

Eduardo Soto 5-18-17  
 SIGNATURE OF PROPERTY OWNER DATE  
Eduardo Soto Cardoso  
 TYPED OR PRINTED OWNER NAME  
Luz Mercado 5-18-17  
 SIGNATURE OF NOTARY PUBLIC DATE

**NOTE:** Please submit the completed application and related documents to the Department of Planning and Development Department, Development Plan Review Section. Failure to complete the application and/or to provide the necessary documentation may result in non-acceptance of the application.

\*\*\*\*\* Staff Use Only Below \*\*\*\*\*

Date Received: 6.20.17 Received By: L. TIDWELL MRN: 6247 114

Zoning District: R-15 Hearing Date (for ZBA): 8.8.2017 Commission District: 2

Variance Type: SIDE SETBACK ENCROACHMENT Code Section: UDO 230-10 SETBACK YARD

Related Cases & Applicable Conditions: COM 2017-00050

Variance Description: ALLOW ENCROACHMENT OF 1.59 FT. INTO THE 10 FT. SIDE YARD SETBACK

Approval \_\_\_\_\_ Date: \_\_\_\_\_  
 (Administrative Variance only)

Conditions: \_\_\_\_\_

Case # ZVR2017-00073

Page 2 of 2

## LETTER OF INTENT

06/15/17

Eduardo Soto  
139 N WOODLAND DRIVE  
DORAVILLE, GA 30340  
TEL. 770-900-9012

To whom it may concern,

My name is Eduardo Soto and the variance that I am going to be adding is a room.

I will remove the carport and add a full garage with a 2<sup>nd</sup> story addition in its place.

I am going to removing the existing driveway and add a new concrete driveway. The driveway is only going to be added in my property. And add a concrete walkway as well.

I will also be adding a front porch with gable and back wood deck.

Everything else in the property is and would remain intact as I bought it.

I Purchased property with existing encroachments and became aware when I tried to permit for gable on front porch.

Thank you for your time and help.

Sincerely,

Eduardo Soto

Department of Planning and Development

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**VARIANCE CONSENT FORM**

PROPERTY OWNER: Edwards soto  
PROPERTY ADDRESS: 139 N woodland dr Atlanta GA 30340  
SUBDIVISION NAME: Lake Windsor Heights  
LAND LOT(S): \_\_\_\_\_ DISTRICT: \_\_\_\_\_ SECTION/UNIT: \_\_\_\_\_

LOT NUMBER: 247 BLOCK: \_\_\_\_\_

BRIEF DESCRIPTION OF VARIANCE REQUEST: Home addition

Garage 2nd story addition Carport to be converted To Garage  
Remove walkway and to Remove the existing driveway New concrete  
concrete walkway addition Room Front porch with gablee  
and back wood deck

PROPERTY ADDRESS: 122 N. woodland dr saraville GA 30340

SUBDIVISION: Lake Windsor Heights

AS OWNER OF LOT: \_\_\_\_\_, BLOCK: \_\_\_\_\_

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

(FRONT)

Fernando Jimenez  
PRINTED NAME OF OWNER

[Signature]  
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

06-19-17  
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_



Department of Planning and Development

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**VARIANCE CONSENT FORM**

PROPERTY OWNER: Eduardo Soto

PROPERTY ADDRESS: 139 N woodlan dr Atlanta GA 30340

SUBDIVISION NAME: Lake Windsor Heights

LAND LOT(S): 34 DISTRICT: 6<sup>th</sup> SECTION/UNIT: \_\_\_\_\_

LOT NUMBER: 247 BLOCK: \_\_\_\_\_

BRIEF DESCRIPTION OF VARIANCE REQUEST: Home addition

Garage with 2nd story Addition existin Carport To be converted

To Garage Jam going to Remove the existin driveway new concrete  
Concrete walkway <sup>we</sup> <sup>second floor</sup> addition Room front porch with gable  
and back wood deck

PROPERTY ADDRESS: 135 North woodland pr Doraville GA 30340

SUBDIVISION: Lake Windsor Heights

AS OWNER OF LOT: \_\_\_\_\_, BLOCK: \_\_\_\_\_

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

(SIDE)

Danna Winn  
PRINTED NAME OF OWNER

Danna Winn  
SIGNATURE OF OWNER

\_\_\_\_\_  
PRINTED NAME OF OWNER

\_\_\_\_\_  
SIGNATURE OF OWNER

06/19/2017  
DATE

\*\*\*\*\*

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_

**ZONING -- R-75**

SETBACKS (PER ZONING)  
 FRONT = 30' OR 20'  
 SIDE = 10'  
 REAR = 30'

MIN. LOT SIZE = 10,500 SQ. FT. SEWER/  
 25,500 SQ. FT. SEPTIC  
 MIN. LOT WIDTH = 75'

**SITE ADDRESS**  
 139 N WOODLAND DR  
 DORAVILLE, GA 30340

**BOUNDARY REFERENCES**  
 1. SUBJECT DED 52940, PAGE 645  
 2. PLAT BOOK F, PAGE 140A  
 3. SEE ADJOINERS

**FLOOD NOTE**

AS PER THE F.I.R.M., FLOOD INSURANCE RATE MAP  
 COBIE COUNTY COMMUNITY PANEL NO. 13133 C,  
 6896 F DATED SEPTEMBER 29, 2006, THIS PROPERTY IS  
 NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

**SITE NOTES**

1. PROPOSED HOME ADDITION, (1761 S' 180 SQ. FT.)
2. PROPOSED GARAGE WITH 2ND STORY ADDITION, (EXISTING CARPORT TO BE CONVERTED TO GARAGE.)
3. PROPOSED CONCRETE DRIVEWAY, A PORTION OF EXISTING DRIVEWAY TO BE REMOVED.
4. PROPOSED CONCRETE DRIVEWAY.
5. PROPOSED CONCRETE WALKWAY.
6. PROPOSED WOOD DECK.
7. EXISTING DRIVEWAY TO BE DEMOLISHED

**LEGEND**

- BA BUILDING SETBACK LINE
- IPF IRON PIN FOUND
- R/W RIGHT OF WAY
- C CENTER LINE
- P PROPERTY LINE
- TOP TOP OF PIPE
- CCP REINFORCED CONCRETE PIPE
- CLF CHAIN LINK FENCE
- ADPE HIGH DENSITY POLY ETHYLENE
- N/F NOW OR FORMERLY
- WM WATER METER
- FI FIRE HYDRANT
- CA SANITARY CLEANOUT
- REBAR
- DI DRAIN INLET
- LP POWER POLE
- LI LIGHT POLE
- WV WATER VALVE
- GW GUY WIRE



BUILDING ADDITION LOCATION PLAN for  
**EDUARDO SOTO**  
 PROJECT SITE: 139 N WOODLAND DR

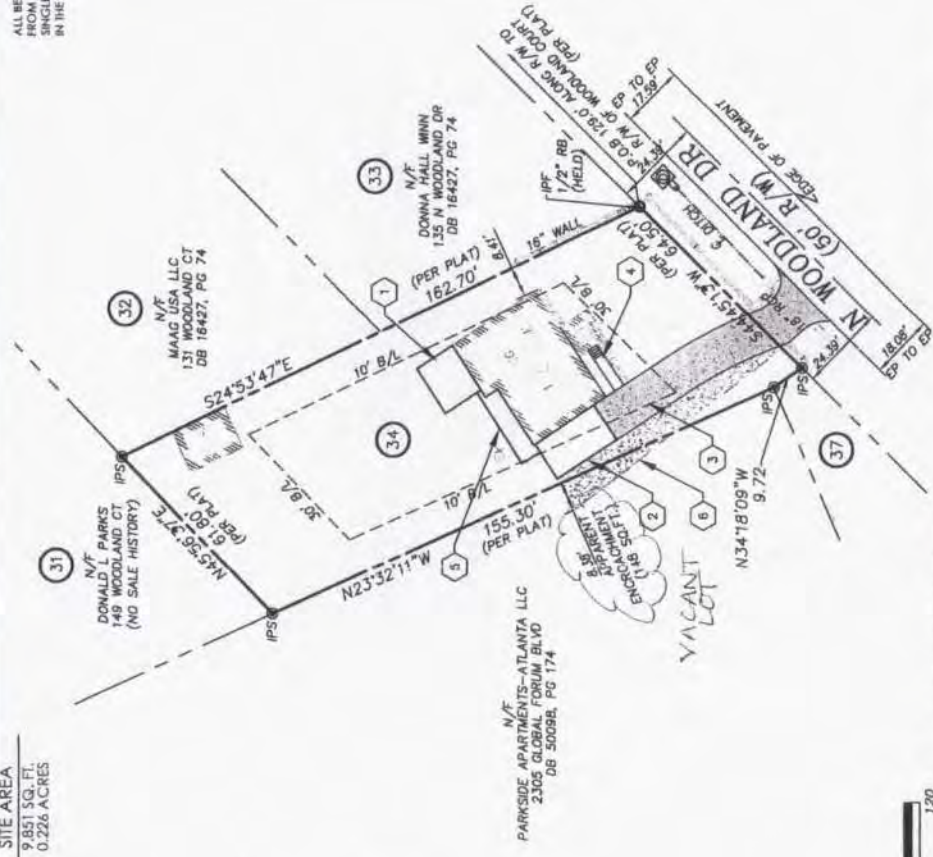
REVISION: ADD SITE NOTE #6 6/1/2017

DWG BY:	LOT 34, BLOCK A, LAKE WINDSOR HEIGHTS S/D
S.C.D.	LAND LOT 247, 6th DISTRICT
JOB NO.	GWINNETT COUNTY, GEORGIA
DATE:	09/11/2017
SCALE:	1" = 30'

**SITE AREA**  
 9,851 SQ. FT.  
 0.226 ACRES



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON A SUBLUMINARIC MAGNETIC RECORD TAKEN IN THE FIELD.



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.  
 WORK PERFORMED ON MAY 4, 2017.



**MERIDIAN GEOMATICS, LLC**  
 land surveying - residential & commercial  
 916 Paces Ferry Rd  
 Marietta, Georgia 30067  
 phone: (770) 575-6197 - surveyingatlanta@gmail.com

Department of Planning and Development



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Notice of Violation (NOV)

Date: 3-24-2017

To: Property OWNER

Case ID: Com 2017-00050

Project Location: 134 North Woodland dr.  
Doraville, GA 30340

Phone: \_\_\_\_\_

Project Name: \_\_\_\_\_

It is the responsibility of this office to enforce the ordinances of Gwinnett County and the State of Georgia. The purpose of this notice is to advise you that inspection of the above referenced property indicates violation of the following provisions:

- No approved plan: \_\_\_\_\_
- No permit: \_\_\_\_\_
- Setbacks: \_\_\_\_\_
- No fence around pool: \_\_\_\_\_
- Unified Development Ordinance (UDO): \_\_\_\_\_
- Other: G.C.C. 106.1
- No inspection: \_\_\_\_\_
- Expired permit: \_\_\_\_\_
- Construction code: \_\_\_\_\_
- Temporary CO expired: \_\_\_\_\_

The following measures must be taken to achieve compliance no later than the Re-Inspection Date noted below :

Obtain Building Permits For New Construction Work  
\* Cease all New construction Work \*

Re-Inspection Date (deadline to comply): At Once

If all specified violations are not corrected by the Re-Inspection Date (deadline), a **Citation/Summons** to appear in the Recorder's Court of Gwinnett County shall be issued. Court imposed penalties may consist of monetary fines and/or a jail term. Inspections will not be performed until all violations have been corrected.

Inspector: Wiggins / Brooks  
Print Name

Phone: 678-518-6058

\*\*\*\*\*

Re-inspected By: \_\_\_\_\_  
Print Name

Date: \_\_\_\_\_

Compliance Achieved:  YES  NO

Noncompliance: \_\_\_\_\_

Action Taken: \_\_\_\_\_

White Original (File)

Yellow Copy (Customer)

Pink Copy (Inspector)

Department of Planning and Development

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gwinnettcountry

2nd

Notice of Violation (NOV)

2nd

Date: 4-24-2017

To: Property Owner  
Eduardo Soto-Carlos  
Phone: \_\_\_\_\_

Case ID: Com 2017-00050  
Project Location: 139 North Woodland Drive  
Doraville, GA 30340  
Project Name: \_\_\_\_\_

It is the responsibility of this office to enforce the ordinances of Gwinnett County and the State of Georgia. The purpose of this notice is to advise you that inspection of the above referenced property indicates violation of the following provisions:

- No approved plan: \_\_\_\_\_
- No permit: \_\_\_\_\_
- Setbacks: \_\_\_\_\_
- No fence around pool: \_\_\_\_\_
- Unified Development Ordinance (UDO): \_\_\_\_\_
- Other: G.C.C. 106.1
- No inspection: \_\_\_\_\_
- Expired permit: \_\_\_\_\_
- Construction code: \_\_\_\_\_
- Temporary CO expired: \_\_\_\_\_

The following measures must be taken to achieve compliance no later than the Re-Inspection Date noted below :

Obtain Building permits for New Construction Work

Re-Inspection Date (deadline to comply): At Once

If all specified violations are not corrected by the Re-Inspection Date (deadline), a Citation/Summons to appear in the Recorder's Court of Gwinnett County shall be issued. Court imposed penalties may consist of monetary fines and/or a jail term. Inspections will not be performed until all violations have been corrected.

Inspector: B. Brooks  
Print Name  
Phone: 678-518-6055

Re-inspected By: \_\_\_\_\_  
Print Name  
Date: \_\_\_\_\_

Compliance Achieved:  YES  NO

Noncompliance: \_\_\_\_\_  
Action Taken: \_\_\_\_\_





M1

LAKE DR

6-220

S WOODLAND DR

WOODLAND CT

N WOODLAND DR

R75

MUR

6-247

ZVR2017-00072 thru 00073

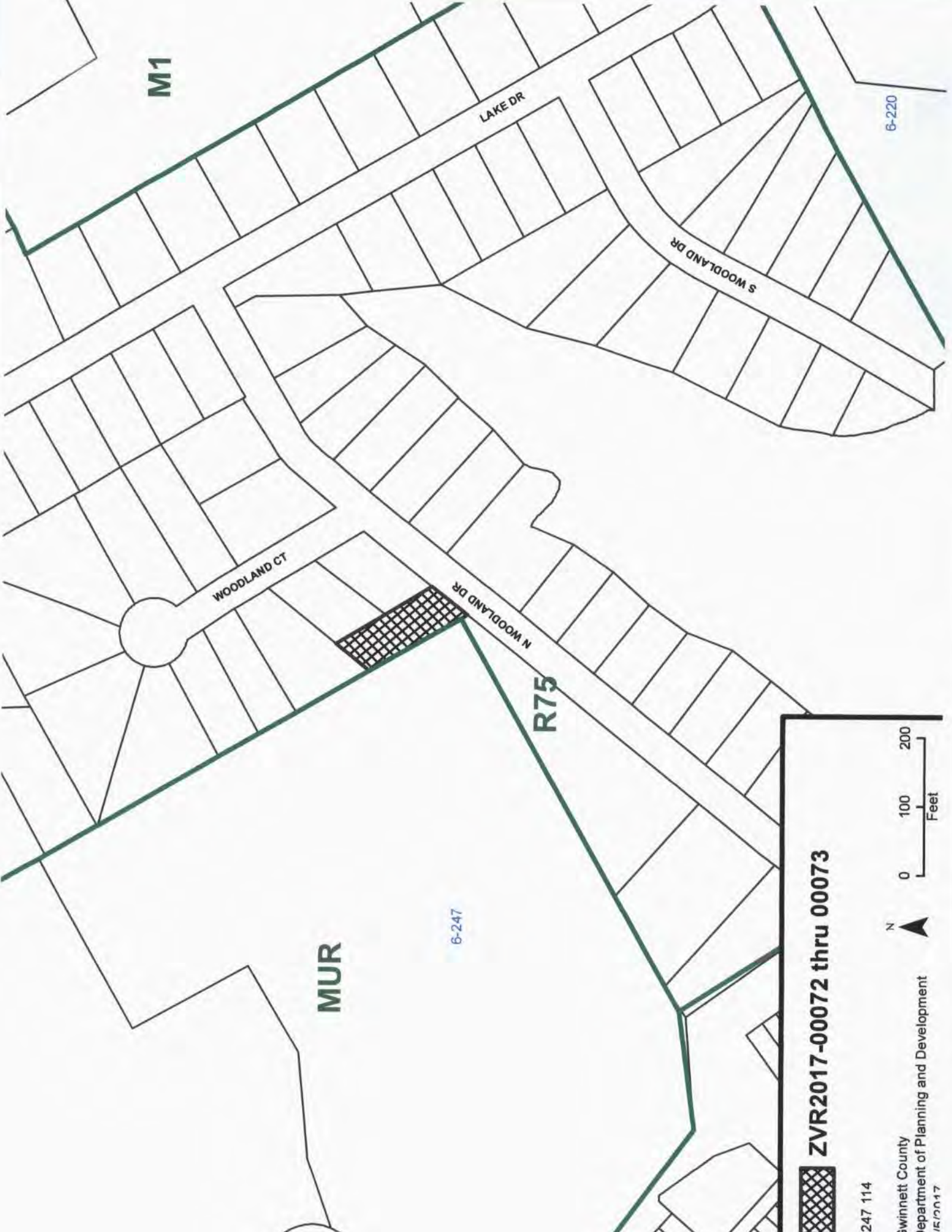


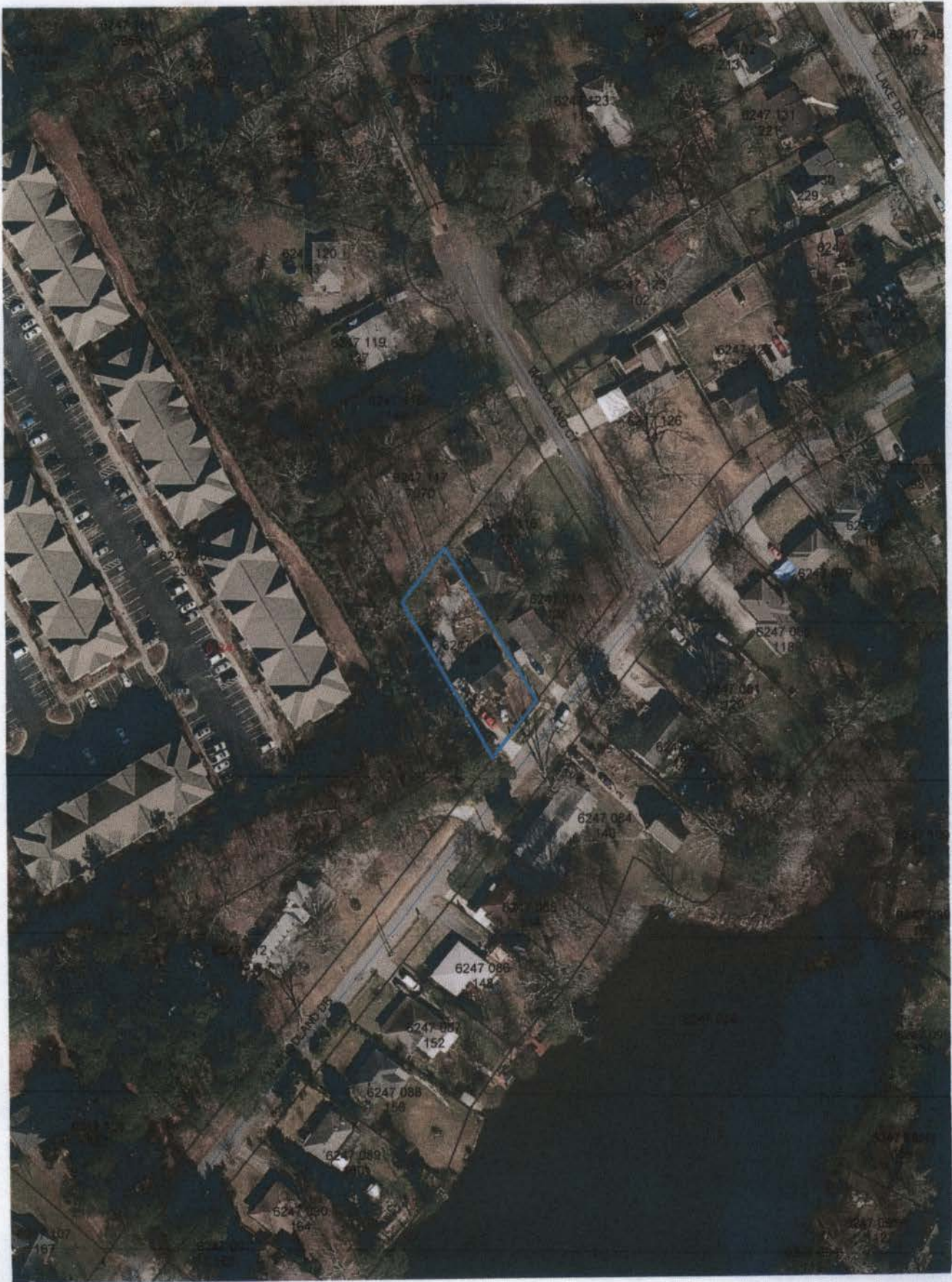
6247 114

Gwinnett County  
Department of Planning and Development  
7/5/2017



0 100 200  
Feet







**PUBLIC HEARING NOTICE**

**Zoning Board of Appeals**

**APPLICATION FOR VARIANCE:**

- \*ALLOW ENCRoACHMENT OF 8.38 FT. INTO THE 10 FT. SIDE YARD SETBACK
- \*ALLOW ENCRoACHMENT OF 1.59 FT. INTO THE 10 FT. SIDE YARD SETBACK

Case # ZVR2017-00072  
ZVR2017-00073

Date 8-8-2017 Time 6:30 PM

75 LANGLEY DRIVE  
LAWRENCEVILLE, GA 30046

**For Information Call 678-518-6000**

**THIS IS NOT A REZONING APPLICATION**

An act both in Accordance with (Disabilities Act of 1990, 504) (Federal County Government) and  
and provisions for the benefit of disability and all board members with special needs must appear  
in accordance with the Act. For information, please call Michael Pennington at 770-822-2970.

**WARNING**  
Unauthorized removal or alteration of this sign is a violation of the Georgia Code of Ordinances, Chapter 16, Article 1, Section 16-16-010. Violators may be subject to a fine of up to \$500 and/or imprisonment for up to 60 days.

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

CASE NUMBER	<b>ZVR2017-00074</b>
ZONING	C-2
LOCATION	3511 CENTERVILLE HIGHWAY
MAP NUMBER	6020 287
PROPOSED DEVELOPMENT	RESTAURANT
VARIANCE REQUESTED	INCREASE FRONT AND SIDE YARD PARKING PERCENTAGE TO MORE THAN 20% IN AN OVERLAY DISTRICT
COMMISSION DISTRICT	3 (HUNTER)

APPLICANT: HARKLEROAD & ASSOCIATES  
1608 TREE LANE  
BUILDING A SUITE 100  
SNELLVILLE, GA 30078

CONTACT: NAN WILCOX      PHONE: 770-982-1996

OWNER: BRANCH BANKING AND TRUST  
2400 REYNOLDS ROAD, 2<sup>ND</sup> FLOOR  
WINSTON-SALEM, NC 27106

**ZONING HISTORY:**

The subject property is an undeveloped 1.01 acre C-2 zoned tract located on Centerville Highway within the Centerville/Georgia Highway 124 Overlay District. The adjacent properties are zoned C-2 with an AutoZone store to the north, a retail shopping center to the west and to the south is a private drive providing access to the Shops at Centerville.

**DEPARTMENT ANALYSIS:**

The applicant is proposing to develop a 2,124 sq. ft. Taco Bell restaurant and is seeking approval of a variance to increase front/side yard parking percentage to more than 20%.

The letter of intent states that the subject property is part of a larger development in which site plan layout approval from the declarant/owner of the shopping center to the west is required. After several attempts, the declarant approved the submitted site plan layout to include a "drive-thru" Taco bell restaurant and patio situated perpendicular to Centerville Highway with the dumpster located behind the building maximizing visibility of the existing shopping center. The variance is necessary in order to develop the property in a manner consistent with the submitted site plan. The proposed parking lot configuration will provide efficient vehicular circulation and allow interparcel access between adjoining tracts.

The Unified Development Ordinance would allow 6 of the 28 parking spaces to be located to the front and side of the building. The applicant is requesting a 78 % increase to allow a total of 22 spaces in the front and side of the building.

In 2015, the Zoning Board of Appeals granted approval of the same variance request (ZVR2015-00082) for a proposed Bojangles restaurant on the subject property. The development permit expired and site undeveloped.

This variance request is the result of plan review for a commercial development permit (CDP2017-00127).

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

- 1. Provide additional planting within the landscape strip adjacent to Centerville Highway.**
- 2. Landscape plan to be submitted for review and approval of the Director prior to issuance of a development permit.**

**Department of Planning and Development**

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 www.gwinnettcountry.com



gwinnettcountry

**VARIANCE APPLICATION  
 FROM THE UNIFIED DEVELOPMENT ORDINANCE**

For Consideration Of:

- BOARD OF APPEALS VARIANCE  
 ADMINISTRATIVE VARIANCE

**Applicant Information:**

Applicant: Harkleroad & Associates	
*Mailing Address: 1608 Tree Lane Building A Suite 100	
City, State, Zip Code: Snellville, Ga 30078	
Contact Person: Nan Wilcox	
Telephone No. : 770-982-1996	Mobile Telephone No: 770-823-1766
Email Address: nwilcox@harkleroad.com	
Applicant is (check one): <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

\* Note: All correspondence will be sent to this address.

**Property Owner Information:**

Name:	Branch Banking & Trust Company		
Mailing Address:	2400 Reynolda Road, 2nd Floor		
City, State, Zip Code:	Winston-Salem, NC 27106		
Telephone Number:	336-817-8272	Contact Person:	Leigh C. Bagley (counsel)

**Property Information:**

Subdivision or Project Name:	Taco Bell Restaurant		
Address of Property:	3511 Centerville Highway		
District, Land Lot, Parcel:	6-20-287	Zoning:	C-2
Proposed Development:	Taco Bell Restaurant		
Building Permit Number (if construction has begun):	BLD N/A		

**Variance Requested:**

Increase parking on side and front of building more than 20% in an overlay district.

UDO 220.30.3

Case # ZV122017-00014

VARIANCE APPLICATION

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action (UDO Section 270-70.1). Authorized administrative variances are not subject to this time lapse requirement (UDO Section 270-70.2).

I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.



Nan S. Wilcox 6/22/17  
 SIGNATURE OF APPLICANT DATE  
Nan S. Wilcox  
 TYPED OR PRINTED APPLICANT NAME  
Robin H. Camp 6/22/17  
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

Terri Murray 6-12-17  
 SIGNATURE OF PROPERTY OWNER DATE  
 Terri Murray, Senior Vice President, Branch Banking and Trust Company  
 TYPED OR PRINTED OWNER NAME  
Latoya Maynard 6/12/17  
 SIGNATURE OF NOTARY PUBLIC DATE

**NOTE:** Please submit the completed application and related documents to the Department of Planning and Development Department, Development Plan Review Section. Failure to complete the application and/or to provide the necessary documentation may result in non-acceptance of the application.

\*\*\*\*\* Staff Use Only Below \*\*\*\*\*

Date Received: 6.23.2017 Received By: L. TIDWELL MRN: 6020 287  
 Zoning District: C-2 Hearing Date (for ZBA): 8.8.2017 Commission District: 3  
 Variance Type: PARKING PERCENTAGE Code Section: UDO 220.30.3  
 Related Cases & Applicable Conditions: CPD2017-00127  
 Variance Description: INCREASE FRONT AND SIDE YARD PARKING PERCENTAGE TO MORE THAN 20% IN AN OVERLAY DISTRICT  
 Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Administrative Variance only)

Conditions: \_\_\_\_\_

Case # ZVR2017-00014



**Harkleroad and Assoc., Inc.**

ENGINEERS – LAND SURVEYORS – PERMITTING

June 22, 2017

Gwinnett County  
Board of Zoning Appeals  
446 West Crogan Street  
Lawrenceville, Georgia 30046

**Ref: Taco Bell - 3511 Centerville Hwy. Gwinnett County, Ga  
Variance Request – Front & Side Yard Parking Percentage Increase**

Dear Board Members:

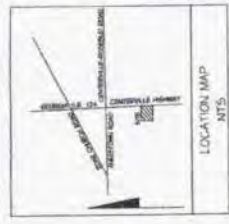
R & R Atlanta Real Estate, LLC is requesting a Variance from **UDO 220.30.3 Section (E) Parking and Accessory Structures – Item Number 3**. R&R Atlanta is proposing to construct a Taco Bell Restaurant on an existing Outparcel #2 being part of the Walgreens Centerville Development. The proposed layout has more than 20% of the proposed parking is located in front and to the side of the proposed building. Therefore a variance is being sought from the BZA.

The proposed development consists of the Taco Bell Explorer Medium 54 Building, enclosed dumpster and patio area. Inter-parcel access is provided for this site through interior inter-parcel access drives. The subject property is part of a larger development which requires site layout approval from the owner/declarant. The owner/declarant is AT Centerville GA, LLC, and is owner of the adjoining property westerly of the subject property. After many difficult discussions, the declarant has agreed to the layout as submitted. The building has been placed perpendicular to Centerville Highway with the dumpster proposed behind the building to maximize visibility of the existing shopping center. The owner/declarant would not approved layouts which adhered to the parking requirements of the UDO creating a hardship for R&R.

The intent of the UDO is being met and the variance “will not be materially detrimental or injuries to other properties or improvements in the neighborhood”.

Sincerely,

Nan S. Wilcox  
Harkleroad & Associates, Inc.  
as agent for R&R Atlanta Real Estate, LLC



UNLTD.  
 2300 Northside Center  
 Suite 300, Georgia 30004  
 404-532-7775

Atlanta Site LPT  
 2875 Old Peachtree Rd  
 Suite 200, Atlanta, GA 30305  
 770-271-2000

Maple Grove, GA  
 1818 S.W. 20th St  
 770-477-7617

DeKalb County  
 Planning Department  
 100 North Peachtree St  
 Atlanta, GA 30309  
 404-526-0300

DeKalb County  
 Land Use Planning  
 1800 North Peachtree St  
 Atlanta, GA 30329  
 404-526-1200



USE DIMENSIONS TO SET SCALE DIMENSIONS

DIMENSION	SCALE
1/8" = 40'	1/8" = 40'
1/4" = 80'	1/4" = 80'
3/8" = 120'	3/8" = 120'
1/2" = 160'	1/2" = 160'
5/8" = 200'	5/8" = 200'
3/4" = 240'	3/4" = 240'
7/8" = 280'	7/8" = 280'
1" = 320'	1" = 320'
1 1/8" = 360'	1 1/8" = 360'
1 1/4" = 400'	1 1/4" = 400'
1 1/2" = 480'	1 1/2" = 480'
1 3/4" = 560'	1 3/4" = 560'
2" = 640'	2" = 640'
2 1/4" = 800'	2 1/4" = 800'
2 1/2" = 800'	2 1/2" = 800'
2 3/4" = 880'	2 3/4" = 880'
3" = 960'	3" = 960'
3 1/4" = 1120'	3 1/4" = 1120'
3 1/2" = 1120'	3 1/2" = 1120'
3 3/4" = 1200'	3 3/4" = 1200'
4" = 1280'	4" = 1280'
4 1/4" = 1440'	4 1/4" = 1440'
4 1/2" = 1440'	4 1/2" = 1440'
4 3/4" = 1520'	4 3/4" = 1520'
5" = 1600'	5" = 1600'
5 1/4" = 1760'	5 1/4" = 1760'
5 1/2" = 1760'	5 1/2" = 1760'
5 3/4" = 1840'	5 3/4" = 1840'
6" = 1920'	6" = 1920'
6 1/4" = 2080'	6 1/4" = 2080'
6 1/2" = 2080'	6 1/2" = 2080'
6 3/4" = 2160'	6 3/4" = 2160'
7" = 2240'	7" = 2240'
7 1/4" = 2400'	7 1/4" = 2400'
7 1/2" = 2400'	7 1/2" = 2400'
7 3/4" = 2480'	7 3/4" = 2480'
8" = 2560'	8" = 2560'
8 1/4" = 2720'	8 1/4" = 2720'
8 1/2" = 2720'	8 1/2" = 2720'
8 3/4" = 2800'	8 3/4" = 2800'
9" = 2880'	9" = 2880'
9 1/4" = 3040'	9 1/4" = 3040'
9 1/2" = 3040'	9 1/2" = 3040'
9 3/4" = 3120'	9 3/4" = 3120'
10" = 3200'	10" = 3200'

ALTA MAPPING AND SURVEYING, INC.  
 1115 N. BIRNBAUM BLVD.  
 SUITE 101  
 ALPHARETTA, GA 30201  
 404-477-1111

R & R ATLANTA REAL ESTATE, LLC  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 3111 CENTREVILLE HWY.  
 SUITE 10700A  
 ALPHARETTA, GA 30201  
 404-477-8888

ALTA MAPPING AND SURVEYING, INC. IS AN EQUAL OPPORTUNITY FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE OR ETHNICITY IN OUR EMPLOYMENT, CONTRACTS, OR SERVICES. IF YOU BELIEVE YOU HAVE BEEN DISCRIMINATED AGAINST, PLEASE CONTACT US IMMEDIATELY AT 404-477-1111.

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF GEORGIA  
 LICENSE NO. 5612

UTILITIES:  
 WATER MAIN  
 SANITARY MAIN  
 GAS MAIN  
 FIBER OPTIC  
 CABLE TV  
 TELEPHONE

RECORDED PLATS:  
 PL 50 P 85-250  
 PL 54 P 85-250  
 PL 113 P 85-250-256  
 PL 120 P 85-250

TOTAL SITE AREA  
 110.3 ACRES  
 CURRENTLY ZONED "C-2"  
 124 OVERLAY DISTRICT





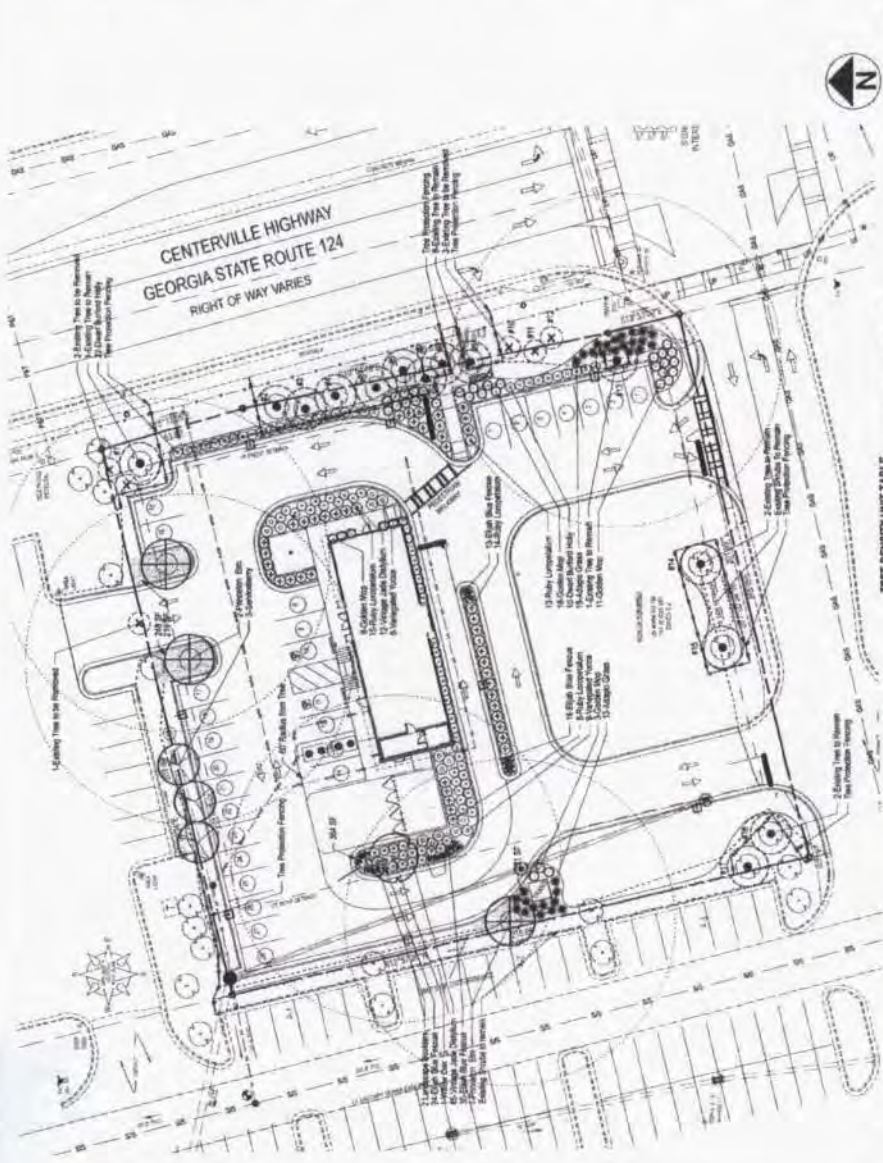


**LANDSCAPE NOTES**

1. This is a preliminary landscape plan. All materials, plants, and finishes are subject to change without notice. The contractor is responsible for obtaining all necessary permits and approvals from the City of Atlanta and the Georgia Department of Transportation (GDOT).
2. All materials and plants shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.
3. All work shall be completed in accordance with the City of Atlanta's standards and specifications.
4. All work shall be completed in accordance with the Georgia Department of Transportation's standards and specifications.
5. All work shall be completed in accordance with the manufacturer's instructions.
6. All work shall be completed in accordance with the City of Atlanta's standards and specifications.
7. All work shall be completed in accordance with the Georgia Department of Transportation's standards and specifications.
8. All work shall be completed in accordance with the manufacturer's instructions.
9. All work shall be completed in accordance with the City of Atlanta's standards and specifications.
10. All work shall be completed in accordance with the Georgia Department of Transportation's standards and specifications.
11. All work shall be completed in accordance with the manufacturer's instructions.
12. All work shall be completed in accordance with the City of Atlanta's standards and specifications.
13. All work shall be completed in accordance with the Georgia Department of Transportation's standards and specifications.
14. All work shall be completed in accordance with the manufacturer's instructions.
15. All work shall be completed in accordance with the City of Atlanta's standards and specifications.
16. All work shall be completed in accordance with the Georgia Department of Transportation's standards and specifications.
17. All work shall be completed in accordance with the manufacturer's instructions.
18. All work shall be completed in accordance with the City of Atlanta's standards and specifications.
19. All work shall be completed in accordance with the Georgia Department of Transportation's standards and specifications.
20. All work shall be completed in accordance with the manufacturer's instructions.
21. All work shall be completed in accordance with the City of Atlanta's standards and specifications.
22. All work shall be completed in accordance with the Georgia Department of Transportation's standards and specifications.

**LANDSCAPE REQUIREMENTS**

- A. GENERAL REQUIREMENTS**
1. All work shall be completed in accordance with the City of Atlanta's standards and specifications.
  2. All work shall be completed in accordance with the Georgia Department of Transportation's standards and specifications.
  3. All work shall be completed in accordance with the manufacturer's instructions.
  4. All work shall be completed in accordance with the City of Atlanta's standards and specifications.
  5. All work shall be completed in accordance with the Georgia Department of Transportation's standards and specifications.
- B. PLANTING REQUIREMENTS**
1. All plants shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.
  2. All plants shall be of the highest quality and shall be installed in accordance with the City of Atlanta's standards and specifications.
  3. All plants shall be of the highest quality and shall be installed in accordance with the Georgia Department of Transportation's standards and specifications.
  4. All plants shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.
  5. All plants shall be of the highest quality and shall be installed in accordance with the City of Atlanta's standards and specifications.
  6. All plants shall be of the highest quality and shall be installed in accordance with the Georgia Department of Transportation's standards and specifications.
- C. IRRIGATION REQUIREMENTS**
1. All irrigation systems shall be installed in accordance with the City of Atlanta's standards and specifications.
  2. All irrigation systems shall be installed in accordance with the Georgia Department of Transportation's standards and specifications.
  3. All irrigation systems shall be installed in accordance with the manufacturer's instructions.
  4. All irrigation systems shall be installed in accordance with the City of Atlanta's standards and specifications.
  5. All irrigation systems shall be installed in accordance with the Georgia Department of Transportation's standards and specifications.
- D. LIGHTING REQUIREMENTS**
1. All lighting systems shall be installed in accordance with the City of Atlanta's standards and specifications.
  2. All lighting systems shall be installed in accordance with the Georgia Department of Transportation's standards and specifications.
  3. All lighting systems shall be installed in accordance with the manufacturer's instructions.
  4. All lighting systems shall be installed in accordance with the City of Atlanta's standards and specifications.
  5. All lighting systems shall be installed in accordance with the Georgia Department of Transportation's standards and specifications.
- E. MATERIALS REQUIREMENTS**
1. All materials shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.
  2. All materials shall be of the highest quality and shall be installed in accordance with the City of Atlanta's standards and specifications.
  3. All materials shall be of the highest quality and shall be installed in accordance with the Georgia Department of Transportation's standards and specifications.
  4. All materials shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.
  5. All materials shall be of the highest quality and shall be installed in accordance with the City of Atlanta's standards and specifications.
  6. All materials shall be of the highest quality and shall be installed in accordance with the Georgia Department of Transportation's standards and specifications.



**TREE DENSITY UNIT TABLE**  
The City of Atlanta requires a minimum of 20 TDU per acre for all new developments.

CITY	SHRUB	TREE	TOTAL
1	1	1	2
2	2	2	4
3	3	3	6
4	4	4	8
5	5	5	10
6	6	6	12
7	7	7	14
8	8	8	16
9	9	9	18
10	10	10	20
11	11	11	22
12	12	12	24
13	13	13	26
14	14	14	28
15	15	15	30
16	16	16	32
17	17	17	34
18	18	18	36
19	19	19	38
20	20	20	40

**PROPOSED TREES**

CITY	SHRUB	TREE	TOTAL
1	1	1	2
2	2	2	4
3	3	3	6
4	4	4	8
5	5	5	10
6	6	6	12
7	7	7	14
8	8	8	16
9	9	9	18
10	10	10	20
11	11	11	22
12	12	12	24
13	13	13	26
14	14	14	28
15	15	15	30
16	16	16	32
17	17	17	34
18	18	18	36
19	19	19	38
20	20	20	40

**TOTAL SITE DENSITY UNIT VALUE: 21.9**

**PLANT LIST**

Item	Quantity	Notes
1. Yellow Bird	100	10' Yellow Bird
2. Yellow Bird	100	10' Yellow Bird
3. Yellow Bird	100	10' Yellow Bird
4. Yellow Bird	100	10' Yellow Bird
5. Yellow Bird	100	10' Yellow Bird
6. Yellow Bird	100	10' Yellow Bird
7. Yellow Bird	100	10' Yellow Bird
8. Yellow Bird	100	10' Yellow Bird
9. Yellow Bird	100	10' Yellow Bird
10. Yellow Bird	100	10' Yellow Bird
11. Yellow Bird	100	10' Yellow Bird
12. Yellow Bird	100	10' Yellow Bird
13. Yellow Bird	100	10' Yellow Bird
14. Yellow Bird	100	10' Yellow Bird
15. Yellow Bird	100	10' Yellow Bird
16. Yellow Bird	100	10' Yellow Bird
17. Yellow Bird	100	10' Yellow Bird
18. Yellow Bird	100	10' Yellow Bird
19. Yellow Bird	100	10' Yellow Bird
20. Yellow Bird	100	10' Yellow Bird

SITE DESCRIPTION

661.00 Acres (approximately 1,000,000 sq. ft.) of land... located in the County of... Georgia... bounded by the intersection of the westerly right of way of...

MATTERS OF TITLE

On or about December 28, 2006, the State of Georgia... conveyed to the State of Georgia... the right of way of the westerly right of way of...



THIS IS TO CERTIFY that the above and the survey and plat were made by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Georgia...

Table with 3 columns: DISTRICT, COUNTY, and AREA. It lists various parcels and their corresponding areas.

W. R. METZ COMPANY  
215 N. W. 10th Street  
Atlanta, GA 30309

ALTA/NAPS LAND TITLE SURVEY  
R & R ATLANTA REAL ESTATE LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TOTAL SITE AREA  
153,948.45  
CURRENTLY ZONED "C-2"  
12A OVERLAY DISTRICT

NOTICE TO THE PUBLIC: This is a preliminary plat... and should not be used for any purpose other than to provide information...

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS... and has determined that there are no other surveys or plats of record...

- 1. REVISIONS TO THIS PLAN SHALL BE MADE BY A LICENSED SURVEYOR... AND SHALL BE FILED WITH THE PUBLIC RECORDS...



**Branch Banking and Trust Company**

Enterprise Support Services  
2400 Dallas Parkway, Suite 160  
Plano, TX 75093  
[tmurray@bbandt.com](mailto:tmurray@bbandt.com)

June 6, 2017

Lauren Tidwell, Planner II  
Gwinnett County  
Department of Planning and Development  
446 West Crogen Street  
Lawrenceville, Georgia 30046

**Ref: Taco Bell – 3511 Centerville Highway Gwinnett County, Georgia**

Ms. Tidwell:

Please be advised Nan Wilcox, Harkleroad & Associates will be acting as the Owner's Agent in regards to the variance application and public hearing requesting relief from maximum parking of 20% along the front and side of the proposed building per the Centerville Highway/ SR 124 Overlay District.

Sincerely,

*Terri Murray*

SVP / Real Estate Services Manager  
BRANCH BANKING AND TRUST / BB&T  
2400 N. Dallas Parkway, Suite 160  
Plano, TX 75093  
Office: 469-304-3877  
Cell: 972-467-3510  
[tmurray@bbandt.com](mailto:tmurray@bbandt.com)



ANNISTOWN RD

CENTERVILLE ROSEBUD RD

CENTERVILLE HWY

CAMP BEARD RD

LAUREL FALLS DR

6020 075 3435  
 6020 032 3485  
 6020 279 3966  
 6020 280 3904  
 6020 022 3474  
 6020 204 3504  
 6020 288 3555  
 6020 252 3505  
 6020 286 350  
 6020 287 3511  
 6020 261  
 6020 260 3520  
 6020 258 3550  
 6020 275 3580  
 6020 245 3570  
 6020 275  
 6020 028  
 6013 009 3575  
 6013 302 3621  
 6013 303 3631  
 6013 304 3641  
 6013 203 3618  
 6013 204 3627  
 6013 205 3638  
 6013 007 3887  
 6019 223 3887  
 6019 007 3877  
 6019 057 3877  
 6019 009 3528  
 6013 019 3564



5. All street trees shall be a minimum 3-inch caliper at the time of planting. Street trees shall be planted six-feet from back-of-curb subject to review and approval of the Georgia or Gwinnett Department of Transportation. Street trees shall be chosen from the Tree Species List in the UDO Appendix.
6. Natural vegetation shall remain on the property until issuance of a development permit.

**E. Parking and Accessory Structures.**

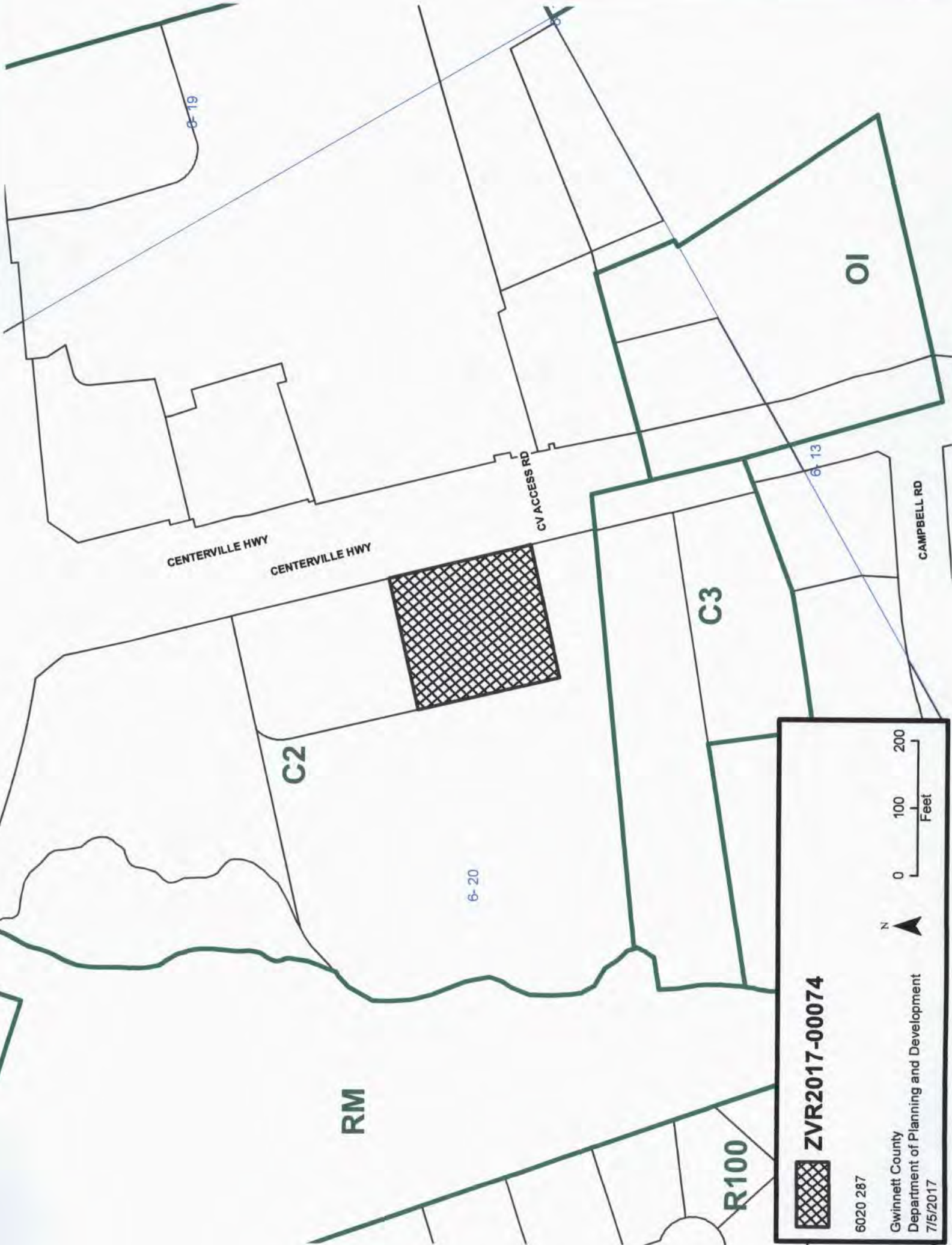
1. For retail developments exceeding 125,000 square feet of gross floor area, at least ten percent of all required parking spaces shall be provided in parking areas of porous paving or grass paving systems, such as "Grasscrete" or "Grass-pave," not to exceed 1,000 parking spaces or as approved by the Director of Planning and Development.
2. Up to 25 percent of the required parking spaces for any development may be compact spaces reduced in total area, width or depth for designated compact vehicle parking. Each compact vehicle parking space shall not be less than eight feet in width and 17 feet in depth.
3. Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20 percent of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20 percent of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).
4. For developments exceeding 7,500 square feet, primary building facades and entrances shall be located no more than 70 feet from the public rights-of-way and shall be oriented toward the street and shall provide a sidewalk connecting the front entrance to a continuous sidewalk placed parallel to the street.
5. Decorative, commercial-quality, bicycle racks, benches and trash receptacles shall be required for all retail and office developments.
6. Dumpsters shall be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque gate.
7. Shopping cart corrals located in the parking areas of retail developments shall be of decorative quality. Shopping cart storage within 50 feet of the store entrance shall be screened from view from the parking lot.
8. Vending machines shall be located within the building.

**F. Signage; Temporary Uses; Peddling**

1. Except as contained herein, sizes and amount of signage shall not exceed the requirements of the Sign Ordinance.
2. Oversized Signs or Billboards shall not be permitted.
3. Ground signs shall be limited to monument-type signs. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building.
4. Canopy and awning sign(s) shall be limited to 15 square feet per road frontage. If lighted, lettering shall be individually formed and lighted. No spreader bar signage shall be allowed except as required by the State Fire Marshall.
5. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.
6. Peddlers shall be prohibited.

**G. Architectural Standards/Design.**

1. Refer to the Gwinnett County Architectural Design Standards and UDO Design Guidelines. All development in the Activity Center/Comidor Overlay District shall be in conformity with the Gwinnett County Architectural Design Standards and in substantial conformity to the UDO Design Guidelines.
2. Building plans shall be subject to review and approval of the Director prior to issuance of a building permit. Building designs that are inconsistent with these standards shall be denied. Denial of the Director's decision shall be subject to appeal pursuant to Chapter 270, Procedures, of this UDO.



CENTERVILLE HWY  
CENTERVILLE HWY

CV ACCESS RD

CAMPBELL RD

C2

C3

OI

RM

R100

6-19

6-20

6-13

**ZVR2017-00074**



6020 287

Gwinnett County  
Department of Planning and Development  
7/5/2017



