
*Zoning Board
of Appeals*

June 12, 2018



Gwinnett County Zoning Board of Appeals

**Tuesday, June 12, 2018
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 (May 8, 2018)**
- 5. Announcements – (If Any)**
- 6. Old Business – ZVR2018-00017, ZVR2018-00054**
- 7. New Business – ZVR2018-00065 TO ZVR2018-00075**
- 8. Other Business – (If Any)**
- 9. Adjourn**

ZONING BOARD OF APPEALS

GWINNETT JUSTICE & ADMINISTRATION CENTER

75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE: 6/12/2018

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER	ZVR2018-00017
APPLICANT	DULUTH CAPITAL INVESTMENTS, LLC C/O MAHAFFEY PICKENS TUCKER, LLP
LOCATION	2360 STEPHENS CENTER DR, DULUTH, GA 30096
ZONING	C2
PARCEL	7080 078
PROPOSED DEVELOPMENT	Hotel or Motel
VARIANCE TYPE	Overlay District Setbacks
VARIANCE REQUEST	ALLOW BUILDING FACADE AND FRONT ENTRANCE OF A BUILDING EXCEEDING 7,500 SQ FT WITHIN AN OVERLAY DISTRICT TO BE LOCATED GREATER THAN 70 FT FROM PUBLIC RIGHT-OF-WAY
COMMISSION DISTRICT	1

CASE NUMBER	ZVR2018-00054
APPLICANT	ALEX CUSTOM HOMES, LLC
LOCATION	2221 SEVER RD, LAWRENCEVILLE, GA 30043
ZONING	R100
PARCEL	7113 004
PROPOSED DEVELOPMENT	Fence
VARIANCE TYPE	Fence Height Increase (Front/Side Front)
VARIANCE REQUEST	INCREASE FENCE HEIGHT FROM 4 FT TO 6 FT IN A FRONT SETBACK
COMMISSION DISTRICT	1

CASE NUMBER	ZVR2018-00065
APPLICANT	COMMERCIAL SITE DESIGN, PLLC
LOCATION	4885 SUGARLOAF PKWY, LAWRENCEVILLE, GA 30046
ZONING	C2
PARCEL	7035 047
PROPOSED DEVELOPMENT	Restaurant
VARIANCE TYPE	Accessory Structure or Use Yard Location
VARIANCE REQUEST	ALLOW ACCESSORY STRUCTURE (DUMPSTER) TO BE LOCATED IN A FRONT YARD
COMMISSION DISTRICT	4

ZONING BOARD OF APPEALS

GWINNETT JUSTICE & ADMINISTRATION CENTER

75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE: 6/12/2018

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER	ZVR2018-00066
APPLICANT	SUGARLOAF MARATHON, LLC
LOCATION	4885 SUGARLOAF PKWY, LAWRENCEVILLE, GA 30045
ZONING	C2
PARCEL	7035 047
PROPOSED DEVELOPMENT	Ground Sign
VARIANCE TYPE	Ground Sign Height Increase
VARIANCE REQUEST	INCREASE GROUND SIGN HEIGHT FROM 10 FT TO 20 FT AT A 10 FT SETBACK FROM RIGHT-OF-WAY
COMMISSION DISTRICT	4

CASE NUMBER	ZVR2018-00067
APPLICANT	LEE PEACOCK
LOCATION	1109 CAMPBELL RD, LAWRENCEVILLE, GA 30046
ZONING	RA200
PARCEL	5246 125
PROPOSED DEVELOPMENT	Livestock Quarters
VARIANCE TYPE	Livestock Quarters Setback Encroachment
VARIANCE REQUEST	ALLOW LIVESTOCK QUARTERS TO BE LOCATED LESS THAN 100 FT FROM PROPERTY LINE
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2018-00068
APPLICANT	GREGORY WHITE, JR.
LOCATION	1200 SCENIC HWY, LAWRENCEVILLE, GA 30045
ZONING	C2
PARCEL	5087 705
PROPOSED DEVELOPMENT	Wall Sign
VARIANCE TYPE	Wall Sign Area Increase
VARIANCE REQUEST	INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 200 SQ FT TO 282.56 SQ FT
COMMISSION DISTRICT	4

ZONING BOARD OF APPEALS

GWINNETT JUSTICE & ADMINISTRATION CENTER

75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE: 6/12/2018

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER	ZVR2018-00069
APPLICANT	JANE PARK
LOCATION	5200 JIMMY CARTER BLVD, NORCROSS, GA 30093
ZONING	C1
PARCEL	6190 027
PROPOSED DEVELOPMENT	Dumpster
VARIANCE TYPE	Accessory Structure or Use Yard Location
VARIANCE REQUEST	ALLOW ACCESSORY STRUCTURE (DUMPSTER) TO BE LOCATED IN A FRONT YARD
COMMISSION DISTRICT	2

CASE NUMBER	ZVR2018-00070
APPLICANT	CHAVDAR RADEV
LOCATION	3511 YARMOUTH HL, LAWRENCEVILLE, GA 30044
ZONING	R75
PARCEL	6178 078
PROPOSED DEVELOPMENT	Single-Family Dwelling
VARIANCE TYPE	Front Setback Encroachment
VARIANCE REQUEST	ALLOW ENCROACHMENT OF 15.9 FT INTO THE 35 FT FRONT BUILDING SETBACK
COMMISSION DISTRICT	1

CASE NUMBER	ZVR2018-00071
APPLICANT	ALTAIR SIGN AND LIGHT
LOCATION	3205 WOODWARD CROSSING BLVD, BUFORD, GA 30519
ZONING	C2
PARCEL	7177 045
PROPOSED DEVELOPMENT	Wall Sign
VARIANCE TYPE	Wall Sign Area Increase
VARIANCE REQUEST	INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 100 SQ FT TO 114.72 SQ FT
COMMISSION DISTRICT	4

ZONING BOARD OF APPEALS

GWINNETT JUSTICE & ADMINISTRATION CENTER

75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE: 6/12/2018

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER ZVR2018-00072
APPLICANT RADOVIC PERMITS, LLC
LOCATION 966 HILLSIDE DR, GRAYSON, GA 30017
ZONING R100
PARCEL 5105 353
PROPOSED DEVELOPMENT Single-Family Lot
VARIANCE TYPE Front Setback Encroachment
VARIANCE REQUEST ALLOW ENCROACHMENT OF 4.9 FT INTO THE 50 FT FRONT BUILDING SETBACK
COMMISSION DISTRICT 3

CASE NUMBER ZVR2018-00073
APPLICANT RADOVIC PERMITS, LLC
LOCATION 986 HILLSIDE DR, GRAYSON, GA 30017
ZONING R100
PARCEL 5105 001
PROPOSED DEVELOPMENT Single-Family Lot
VARIANCE TYPE Rear Setback Encroachment
VARIANCE REQUEST ALLOW ENCROACHMENT OF 3.7 FT INTO THE 40 FT REAR BUILDING SETBACK
COMMISSION DISTRICT 3

CASE NUMBER ZVR2018-00074
APPLICANT ADRIAN BURCIU
LOCATION 2647 SARDIS WAY, BUFORD, GA 30519
ZONING RA200
PARCEL 1002 088
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 172 FT (LOT 4)
COMMISSION DISTRICT 4

ZONING BOARD OF APPEALS

GWINNETT JUSTICE & ADMINISTRATION CENTER

75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE: 6/12/2018

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER ZVR2018-00075
APPLICANT ADRIAN BURCIU
LOCATION 2647 SARDIS WAY, BUFORD, GA 30519
ZONING RA200
PARCEL 1002 088
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 66 FT (LOT 5)
COMMISSION DISTRICT 4

CASE NUMBER ZVR2018-00076
APPLICANT ADRIAN BURCIU
LOCATION 2647 SARDIS WAY, BUFORD, GA 30519
ZONING RA200
PARCEL 1002 088
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 195 FT (LOT 3)
COMMISSION DISTRICT 4



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	ZVR2018-00017
ZONING	C-2
LOCATION	2360 STEPHENS CENTER DRIVE, DULUTH
MAP NUMBER	7080 078
PROPOSED DEVELOPMENT	HOTEL / MOTEL
VARIANCE REQUESTED	ALLOW BUILDING FAÇADE AND FRONT ENTRANCE OF A BUILDING EXCEEDING 7,500 SQ FT WITHIN AN OVERLAY DISTRICT TO BE LOCATED GREATER THAN 70 FT FROM PUBLIC RIGHT OF WAY
COMMISSION DISTRICT	I (BROOKS)

APPLICANT: DULUTH CAPITAL INVESTMENTS, LLC
C/O MAHAFFEY PICKENS TUCKER, LLP
1550 NORTH BROWN ROAD, SUITE 125
LAWRENCEVILLE, GA 30043

CONTACT: SHANE LANHAM PHONE: 770.232.0000

OWNER: DULUTH CAPITAL INVESTMENTS, LLC
2253 GRADY RIDGE TRAIL
DULUTH, GA 30097

ZONING HISTORY:

The subject property is a 2.01 acre C-2 per CIC2006-00023 zoned tract located on Stephens Business Center. The adjacent properties are zoned C-2 with hotel and commercial retail centers.

DEPARTMENT ANALYSIS:

This case was tabled at the May 8, 2018 to the June 12, 2018 meeting because a Change in Condition case was pending before the Board of Commissioners. The cases were approved by the Board of Commissioners on May 22, 2018.

The applicant is seeking approval of the variance described above.

The letter of intent states the property is irregularly shaped with a narrow road frontage and then widening for the practical buildable area. The proposed location of the building would allow the building to be constructed with layout and design consistent with existing nearby buildings.

Per the Unified Development Ordinance, the required front setback for C-2 is 15 ft. The proposed building is setback 100 ft. with the primary entrance 220 ft. from the right-of-way.

Currently, there is a Change in Condition under consideration by the Board of Commission (CIC2018-00002 & SUP2018-00018).

Department of Planning and Development



446 West Crogan Street • Lawrenceville, GA 30046-2440
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 www.gwinnettcounty.com

gwinnettcounty

**VARIANCE APPLICATION
 FROM THE UNIFIED DEVELOPMENT ORDINANCE**

For Consideration Of:

- BOARD OF APPEALS VARIANCE
 ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant: Duluth Capital Investments, LLC c/o Mahaffey Pickens Tucker, LLP	
*Mailing Address: 1550 North Brown Road, Suite 125	
City, State, Zip Code: Lawrenceville, GA 30043	
Contact Person: Shane M. Lanham	
Telephone No. : 770.232.0000	Mobile Telephone No:
Email Address: slanham@mptlawfirm.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:	Duluth Capital Investments, LLC		
Mailing Address:	2253 Grady Ridge Trail		
City, State, Zip Code:	Duluth, GA 30097		
Telephone Number:	770.232.0000	Contact Person:	Shane M. Lanham

Property Information:

Subdivision or Project Name:	Stephens Center Drive		
Address of Property:	2360 Stephens Center Drive		
District , Land Lot, Parcel:	7, 080, 078	Zoning:	C-2
Proposed Development:	Hotel		
Building Permit Number (if construction has begun):	BLD		

Variance Requested:

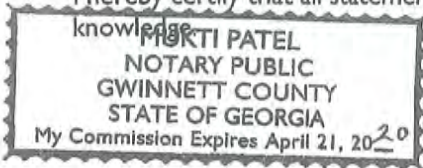
A variance from §220-30.3(E)(4) of the UDO to allow (i) the primary building facade to be located more than 70 feet from the right-of-way and (ii) the building orientation as depicted on the site plan.


Case # ZVR2018-00017

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.



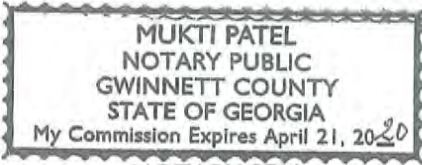
 1/3/18


 SIGNATURE OF APPLICANT DATE
Duluth Capital Investments, LLC
 TYPED OR PRINTED APPLICANT NAME

NOTARY SEAL

 1/3/18

 SIGNATURE OF NOTARY PUBLIC DATE



 1/3/18

 SIGNATURE OF PROPERTY OWNER DATE

NOTARY SEAL

Sonia Patel
 TYPED OR PRINTED OWNER NAME

 1/3/18

 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: 1/4/2018 Received By: SCOTT MRN: 7-080-078
 Zoning District: C2 Hearing Date (for ZBA): 2/13/18 Commission District: 1
 Variance Type: Overlay Distr. of Setbacks Code Section: UDO Section 220.30.3
 Related Cases & Applicable Conditions: CIC 2006-00023 SUPERDOW-00094 92 E.A. Overlay District Setback
 Variance Description: Allow Building FAR Code and Front Entrance of a Building Exceeding 7,500 SQFT Within an Overlay District to be Located Greater than 70 FT From Public Right of Way
 Approval _____
 (Administrative Variance only)
 Conditions: _____

Case # ZVR 2018-00017


Rev. April 2015

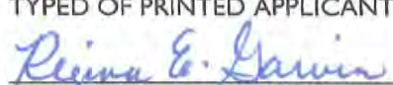
VARIANCE APPLICATION

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.




 _____ 1/4/18
 SIGNATURE OF APPLICANT DATE
 Shane M. Lanham, Attorney for Applicant

 TYPED OR PRINTED APPLICANT NAME
 01/04/18

 SIGNATURE OF NOTARY PUBLIC DATE

 SIGNATURE OF PROPERTY OWNER DATE

 TYPED OR PRINTED OWNER NAME

NOTARY SEAL

 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: _____ Received By: _____ MRN: _____

Zoning District: _____ Hearing Date (for ZBA): _____ Commission District: _____

Variance Type: _____ Code Section: _____

Related Cases & Applicable Conditions: _____

Variance Description: _____

Approval _____ Date: _____
 (Administrative Variance only)

Conditions: _____

Case # _____



Matthew P. Benson
Gerald Davidson, Jr.*
Brian T. Easley
Kelly O. Faber
Mary Grace Griffin
Christopher D. Holbrook
Nicholas N. Kemper

Shane M. Lanham
Austen T. Mabe
Jeffrey R. Mahaffey
David G. McGee
Steven A. Pickens
Andrew D. Stancil
R. Lee Tucker, Jr.
*Of Counsel

**LETTER OF INTENT FOR VARIANCE APPLICATION
OF DULUTH CAPITAL INVESTMENTS, LLC**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent on behalf of the Property Owner, Duluth Capital Investments, LLC (the "Applicant"), for the purpose of requesting a variance from the requirements of The Unified Development Ordinance of Gwinnett County, Georgia (the "UDO"). The requested variance relates to the development of an approximately 2.01 acre tract of land (the "Property") adjacent to Interstate 85 with access located on Stephens Center Drive just south of its intersection with Duluth Highway (State Route 120). The Applicant is proposing to develop the Property for use as a hotel.

The Property is currently vacant and zoned C-2. The Property is adjacent to two other hotel uses to the north and south along Stephens Center Drive. A strict application of the UDO would impose on the Applicant exceptional and undue hardship that can be mitigated without conferring on the Applicant special privilege. The Applicant requests the approval of a variance to allow an alternative building orientation and location. Section 220-30.3(E) of the UDO requires the primary building façade and entrance to be oriented towards the street and located no more than 70 feet from the right of way. However, due to the irregular shape of the Property and its layout relative to the Stephens Center Drive right-of-way and adjacent property, strict compliance with the UDO is impossible.

As depicted on the site plan submitted with the Application, the Property is long and rectangular in shape. Additionally, the Property has only approximately 42.86 feet of frontage on Stephens Center Drive. Moving inward on the Property from Stephens Center Drive towards Interstate 85, the Property widens and as a result, the only practical buildable area on the Property is located more than 70 feet from the right of way—making strict compliance with the UDO impossible. Further, the long and rectangular shape of the Property force a building design and layout that is not oriented towards the right-of-way. However, this proposed building layout is consistent with the layout and design of existing buildings on Stephens Center Drive and would not appear out of place. Moreover, Stephens Center Drive is a low-intensity connector

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043

NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022

TELEPHONE 770 232 0000

FACSIMILE 678 518 6880

www.mptlawfirm.com

street with a 60-foot right-of-way from Satellite Boulevard to Duluth Highway and the Property does not have high visibility from those major activity corridors.

The requested variance is consistent with the spirit and intent of the UDO. Under the UDO, a variance may be granted in cases of unnecessary hardship by a finding that the application of the UDO to a particular piece of property (such as the subject property) would create unnecessary hardship, there are extraordinary and exceptional conditions, that such conditions are unique to this particular property, such conditions are not a result of the owner, and relief, if granted, would not cause substantial detriment to the public good or impair the intent of the UDO. The requested variances are the minimum necessary to afford the Applicant relief so that the Property may be developed in accordance with the intent of the site plan which is included herewith. Further, granting relief would not cause substantial detriment to the public good. Rather, by granting relief, the Property may be developed in a safe manner to better serve the public.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or the Variance Applications filed herewith. The Applicant respectfully requests your approval of these Applications.

This 4th day of January, 2018.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP



Shane M. Lanham
Attorneys for the Applicant

WINNETT COUNTY

FINAL SURVEYOR'S CERTIFICATION... IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON...

BY [Signature] SURVEYOR... REGISTERED GEORGIA LAND SURVEYOR... NO. 2350

OWNER'S ACKNOWLEDGEMENT AND DECLARATION... THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT...

OWNER [Signature] Social Prince... DATE 6-6-16... OWNER [Signature] Social Prince... DATE 6-6-16

FINAL PLAT APPROVAL... THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT... HAS BEEN APPROVED BY ALL OTHER COUNTY DEPARTMENTS...

DATED THIS 9TH DAY OF JUNE 2016.

DIRECTOR [Signature]... DEPARTMENT OF PLANNING AND DEVELOPMENT... FPL 2016-00020

This property does not lie within a Federal Flood Hazard Area according to F.I.R.M. 1313500007F dated 9-29-06... Storm Water Management for this final plat is provided in this unit and decreased in project named Ladonia Inn Duluth, GA with code number GP-2001-00001

There are no stream buffers on this site... 3. To abide by the following requirements, definitions and approvals: A. Dedicate all soffit to Gwinnett County 60 feet of right-of-way from the centerline of Saddle Boulevard.

Table with 4 columns: FIELD NO., DATE, FIELD NO., DATE. Includes info for SUGARLOAF CAPITAL BUROFD, DULUTH CAPITAL INVESTMENT, LLC and CONROY & ASSOCIATES, P.C.



The owner hereby certifies that the information herein is true and correct and that the property described is owned by him or her, and that he or she is the only person who has the right to convey the property...

Owner/Developer: Sugarloaf Capital Bufofd, LLC... 2253 Grady Ridge Trail, Duluth, GA 30097... Daniel Conroy 770-831-3301

FPL 2016-00020... 2360 STEPHENS CENTER DRIVE 7080 078... 2370 STEPHENS CENTER DRIVE 7080 126... FORMERLY PLAT BOOK 92 PAGE 277... FORMERLY PLAT BOOK 92 PAGE 277

This is located in the City Center Overlay District and shall meet overlay requirements. Setback lines are as follows:

- Street 10'
Side 10'
Rear 30'

SUP 2005-00022 Mkt-Venuehouse

- 1. To restrict the use of the property as follows: A. retail and service commercial, office and accessory uses, which include a multi-unit residential facility with a maximum height of 55 feet as a Special Use. B. To satisfy the following site development considerations: A. Provide a ten-foot wide landscape strip outside Stephens Center Drive and shall be in minimum accordance with the Ordinance July 17, 2006 and shall be in minimum accordance with the Ordinance July 17, 2006...

2360 Stephens Center Dr (7080 078) C/C 2005-00023 C-2 to C-2 (Cherry Ln. Conditions)

- 1. To restrict the use of the property as follows: A. retail and service commercial, office and accessory uses, which include a multi-unit residential facility with a maximum height of 55 feet as a Special Use. B. To satisfy the following site development considerations: A. Provide a ten-foot wide landscape strip outside Stephens Center Drive and shall be in minimum accordance with the Ordinance July 17, 2006 and shall be in minimum accordance with the Ordinance July 17, 2006...

Table with 4 columns: Zoning, Development Type, Number of Lots, Total Area (Acres), Net Area (Acres), Floodplain Area, Floodplain (%), Floodplain Acres, Stormwater Retention, Minimum Lot Size, Minimum Dwelling Size, Gross, Net, Minimum Lot Size, Minimum Dwelling Size.

Net Density is the Total Average minus 50% of flood hazard area and/or city/utility or gas easements or r/w

Please Provide the following data on your plat in the listed format:

3370 Stephens Center Dr (7080 126) REZ 1995-00031 (From M-1 to C-2) A. retail and service commercial, office and accessory uses at a maximum density of 10 units per acre...

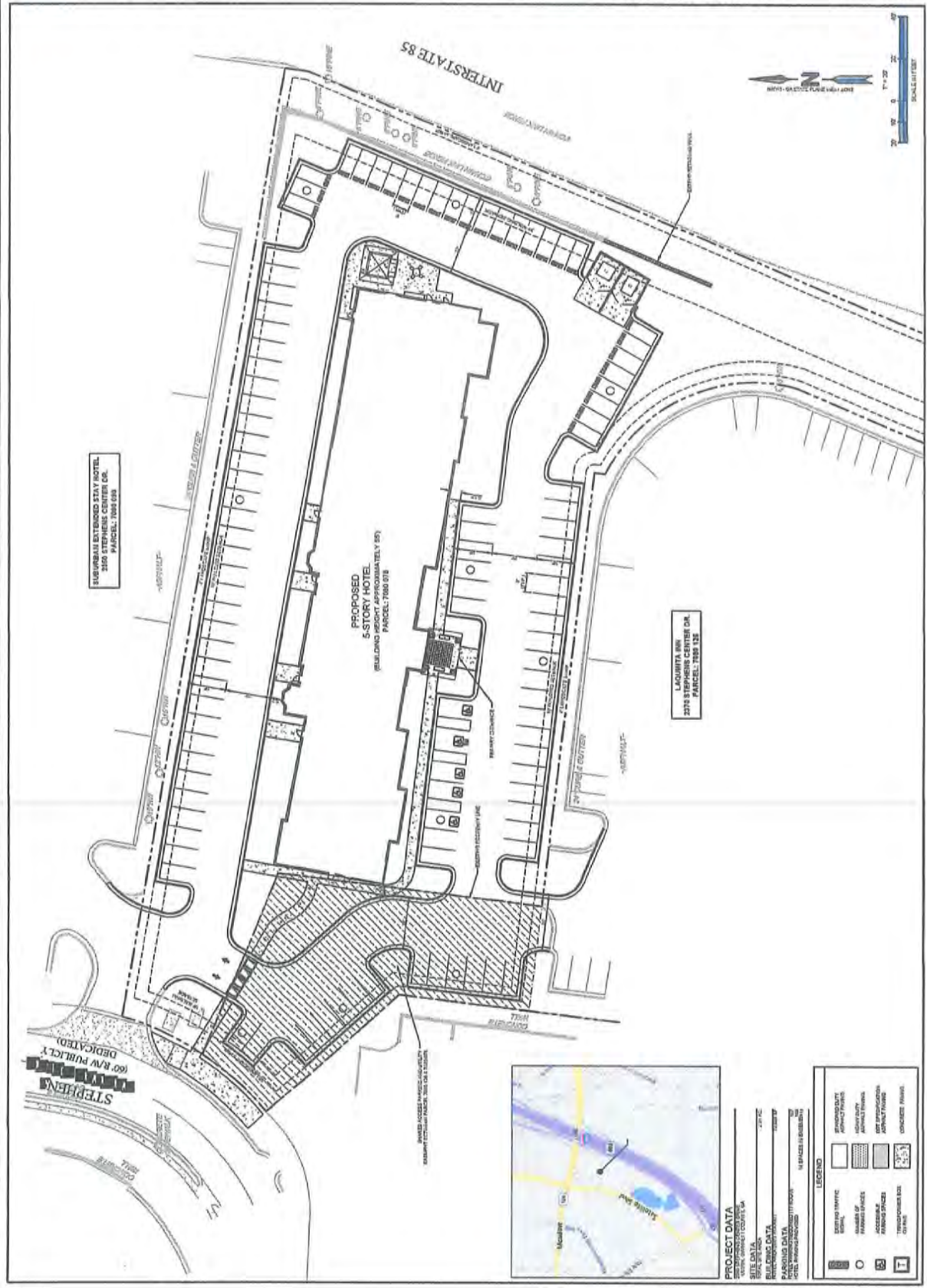
REVISION	DATE

PROJECT MANAGER	
DRAWN BY	
APPROVED BY	
DATE	
SCALE	
TITLE	

CONCEPTUAL SITE PLAN

SK-1
NOT RELEASED FOR CONSTRUCTION

1086.001



PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER SERVICE AREAS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.

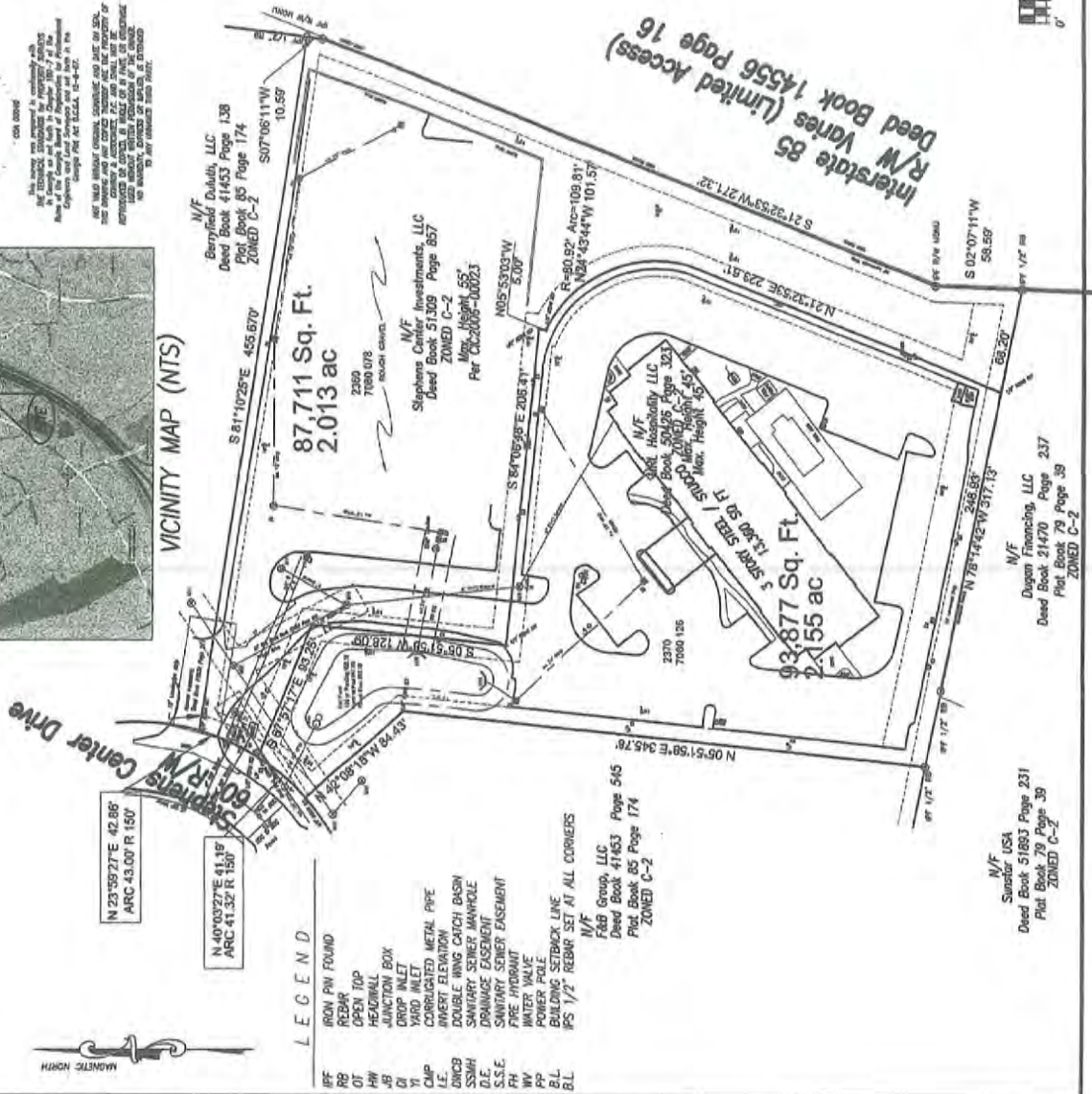
General County approval is required for the installation of sanitary sewer lines. The applicant must provide a detailed plan showing the location of the sewer lines and the location of the manholes. The applicant must also provide a detailed plan showing the location of the sanitary sewer lines and the location of the manholes. The applicant must also provide a detailed plan showing the location of the sanitary sewer lines and the location of the manholes.



THIS DOCUMENT IS THE PROPERTY OF THE GWINNETT COUNTY ENGINEERING DEPARTMENT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE GWINNETT COUNTY ENGINEERING DEPARTMENT.



VICINITY MAP (NTS)



LEGEND

- IRF IRON PIN FOUND
- REBAR REBAR
- OT OPEN TOP
- HW HEADWALL
- JUNCTION BOX JUNCTION BOX
- DI DROP INLET
- CB CATCH BASIN
- CLP CORRUGATED METAL PIPE
- LC DOUBLE WING CATCH BASIN
- SSWH SANITARY SEWER MANHOLE
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- FH FIRE HYDRANT
- WV WATER VALVE
- PP POWER POLE
- B.L. BUILDING SETBACK LINE
- IPS 1/2' REBAR SET AT ALL CORNERS

M/F
F&B Group, LLC
Deed Book 41453 Page 545
Plot Book 85 Page 174
ZONED C-2

M/F
Sustar USA
Deed Book 51883 Page 231
Plot Book 70 Page 39
ZONED C-2

M/F
Dugan Financing, LLC
Deed Book 21470 Page 237
Plot Book 79 Page 39
ZONED C-2

M/F
Berryfield Duluth, LLC
Deed Book 41453 Page 138
Plot Book 85 Page 174
ZONED C-2

M/F
Stephens Center Investments, LLC
Deed Book 51309 Page 057
ZONED C-2
Max. Height 55'
Per C.C.2008-00023

Interstate 85
R/W Varies (Limited Access)
Deed Book 14556 Page 16

FINAL PLAN FOR:

S/CARLOME CAPITAL BUROFOR, LLC
DULUTH CAPITAL INVESTMENT, LLC

CONROY & ASSOCIATES, P.C.

REVENUE SERVICES BY:

LAND LOT: 80	SURVEYED: 11-8-15
SECTION: 7th	DRAWN: 4-11-16
COUNTY: GWINNETT	SCALE: 1"=50'

Plot 29B
2370 & 2370 Stephens Center Dr
Stephens Business Park
Plot Book 85 Page 174
#P1800r

GWINNETT COUNTY, GEORGIA
Filed for Record on 10 Jun 2016 at 09:55AM
PLAT BOOK: 09156
Page: 09132

RECORDED IN PUBLIC RECORDS IN THE
CLERK'S OFFICE OF GWINNETT COUNTY





LEGEND

IRON PIN FOUND	IPF
REBAR	RB
OPEN TOP	OT
HEADWALL	HW
JUNCTION BOX	JB
OROP INLET	OY
CORRODED METAL PIPE	CP
INVERT ELEVATION	IE
DOUGLASS CATCH BASIN	DCB
SAINTARY SEWER MANHOLE	SSM
DRAINAGE EASEMENT	D.E.
SANITARY SEWER EASEMENT	S.S.E.
FIRE HYDRANT	FH
WATER VALVE	WV
POWDER POLE	PP
BUILDING SETBACK LINE	BL

SURVEYOR'S CERTIFICATE:
 TO DULUTH CAPITAL INVESTMENTS, LLC
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY OF WHICH IT'S BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ADVANCE LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALA. AND MS. AND INCLUDES ITEMS 1.2, 2.4, 6.5, 1.14, 16.1, 19.1, 20.1, 21.1, 22.1, 23.1, 24.1, 25.1, 26.1, 27.1, 28.1, 29.1, 30.1, 31.1, 32.1, 33.1, 34.1, 35.1, 36.1, 37.1, 38.1, 39.1, 40.1, 41.1, 42.1, 43.1, 44.1, 45.1, 46.1, 47.1, 48.1, 49.1, 50.1, 51.1, 52.1, 53.1, 54.1, 55.1, 56.1, 57.1, 58.1, 59.1, 60.1, 61.1, 62.1, 63.1, 64.1, 65.1, 66.1, 67.1, 68.1, 69.1, 70.1, 71.1, 72.1, 73.1, 74.1, 75.1, 76.1, 77.1, 78.1, 79.1, 80.1, 81.1, 82.1, 83.1, 84.1, 85.1, 86.1, 87.1, 88.1, 89.1, 90.1, 91.1, 92.1, 93.1, 94.1, 95.1, 96.1, 97.1, 98.1, 99.1, 100.1.

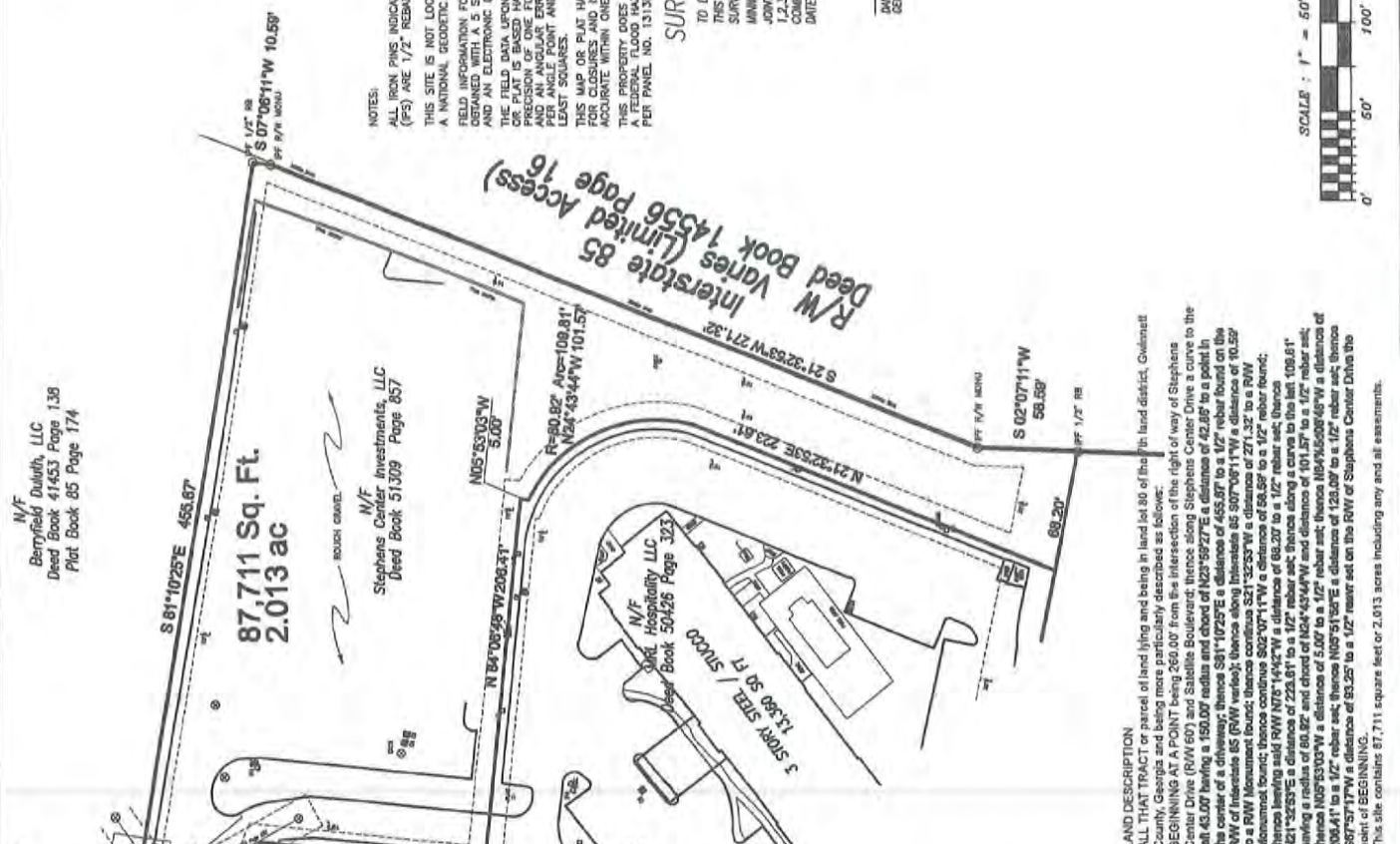
DANIEL F. CONROY, RLS 2350
 GEORGIA REGISTERED LAND SURVEYOR

REPRODUCED OR COPIED IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR, IS PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS AND STANDARDS OF THE SURVEYING AND MAPPING BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND WILL BE SUBJECT TO THE PENALTIES PROVIDED IN THE SURVEYING AND MAPPING BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS' RULES AND REGULATIONS, CHAPTER 465-2-1, G.S.C., 12-1-1, 12-1-2, 12-1-3, 12-1-4, 12-1-5, 12-1-6, 12-1-7, 12-1-8, 12-1-9, 12-1-10, 12-1-11, 12-1-12, 12-1-13, 12-1-14, 12-1-15, 12-1-16, 12-1-17, 12-1-18, 12-1-19, 12-1-20, 12-1-21, 12-1-22, 12-1-23, 12-1-24, 12-1-25, 12-1-26, 12-1-27, 12-1-28, 12-1-29, 12-1-30, 12-1-31, 12-1-32, 12-1-33, 12-1-34, 12-1-35, 12-1-36, 12-1-37, 12-1-38, 12-1-39, 12-1-40, 12-1-41, 12-1-42, 12-1-43, 12-1-44, 12-1-45, 12-1-46, 12-1-47, 12-1-48, 12-1-49, 12-1-50, 12-1-51, 12-1-52, 12-1-53, 12-1-54, 12-1-55, 12-1-56, 12-1-57, 12-1-58, 12-1-59, 12-1-60, 12-1-61, 12-1-62, 12-1-63, 12-1-64, 12-1-65, 12-1-66, 12-1-67, 12-1-68, 12-1-69, 12-1-70, 12-1-71, 12-1-72, 12-1-73, 12-1-74, 12-1-75, 12-1-76, 12-1-77, 12-1-78, 12-1-79, 12-1-80, 12-1-81, 12-1-82, 12-1-83, 12-1-84, 12-1-85, 12-1-86, 12-1-87, 12-1-88, 12-1-89, 12-1-90, 12-1-91, 12-1-92, 12-1-93, 12-1-94, 12-1-95, 12-1-96, 12-1-97, 12-1-98, 12-1-99, 12-1-100.

DULUTH CAPITOL INVESTMENT, LLC	
SURVEY FOR:	
conroy & associates, P.C.	
SURVEYING SERVICES BY:	
LAND USE:	SURVEYED: 11-18-16
DISTRICT:	SPANNED: 1-11-18 BY:
COUNTY:	SCALE: 1"=50'
2360 Stephens Center Drive Suite 700 Atlanta, GA 30331 (404) 525-1100 www.conroyandassociates.com	

NOTES:
 ALL IRON PINS INDICATED AS SET (IPS) ARE 1/2" REBAR PINS.
 THIS SITE IS NOT LOCATED WITHIN 500 FEET OF OT.
 A NATIONAL ELECTRIC SURVEY MONUMENT.
 FIELD INSTRUMENT FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE AND POSITION OR ERROR OF 27.30 FEET PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 200,000 FEET.
 FEDERAL ROAD AND HIGHWAY AREA PER PANEL NO. 1313260007F 9-29-06

**INTERSTATE 85
 R/W VARIATION (LIMITED PAGE 16)
 DEED BOOK 14556 PAGE 16**



N 29°59'27"E 42.86'
 ARC 43.00' R 160'

N 84°08'58"W 208.37'
 N 05°57'59"E 128.08'

S 81°10'25"E 455.67'

87,711 Sq. Ft.
 2.013 ac

M/E Stephens Center Investments, LLC
 Deed Book 51309 Page 857

M/E ORL Hospitality, LLC
 Deed Book 50428 Page 303

M/E F&B Group, LLC
 Deed Book 41453 Page 545
 Deed Book 85 Page 174

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 Deed Book 85 Page 174

M/E Stephens Center Investments, LLC
 Deed Book 51309 Page 857

M/E ORL Hospitality, LLC
 Deed Book 50428 Page 303

LAND DESCRIPTION
 ALL THAT TRACT or parcel of land lying and being in land lot 80 of the land district, Gwinnett County, Georgia and being more particularly described as follows:
BEGINNING AT A POINT being 260.00' from the intersection of the right of way of Stephens Center Drive (R/W 60') and Sabalville Boulevard; thence along Stephens Center Drive a curve to the left 43.00' having a 150.00' radius and chord of N23°59'27"E a distance of 42.86' to a point in the center of a driveway; thence S81°10'25"E a distance of 455.67' to a 1/2" rebar found on the R/W of Interstate 85 (R/W 160'); thence along Interstate 85 S07°09'11"W a distance of 10.59' to a R/W Monument found; thence continue S21°32'35"W a distance of 271.32' to a R/W Monument found; thence continue S02°07'11"W a distance of 58.08' to a 1/2" rebar found; thence along said R/W S21°32'35"W a distance of 82.09' to a 1/2" rebar found; thence along said R/W S21°32'35"W a distance of 127.81' to a 1/2" rebar found; thence along said R/W S21°32'35"W a distance of 109.81' having a radius of 88.92' and chord of N04°49'49"W and distance of 101.27' to a 1/2" rebar; thence along said R/W S21°32'35"W a distance of 5.00' to a 1/2" rebar; thence N69°45'00'69"W a distance of 206.41' to a 1/2" rebar; thence N05°51'52"E a distance of 123.00' to a 1/2" rebar; thence S87°51'17"W a distance of 93.25' to a 1/2" rebar set on the R/W of Stephens Center Drive the point of BEGINNING.

This site contains 87,711 square feet or 2.013 acres including any and all easements.



LAND DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in land lot 80 of the 7th land district, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING AT A POINT being 260.00' from the intersection of the right of way of Stephens Center Drive (R/W 60') and Satellite Boulevard; thence along Stephens Center Drive a curve to the left 43.00' having a 150.00' radius and chord of N23°59'27"E a distance of 42.86' to a point in the center of a driveway; thence S81°10'25"E a distance of 455.67' to a 1/2" rebar found on the R/W of Interstate 85 (R/W varies); thence along Interstate 85 S07°06'11"W a distance of 10.59' to a R/W Monument found; thence continue S21°32'53"W a distance of 271.32' to a R/W Monument found; thence continue S02°07'11"W a distance of 58.59' to a 1/2" rebar found; thence leaving said R/W N78°14'42"W a distance of 68.20' to a 1/2" rebar set; thence N21°32'53"E a distance of 223.61' to a 1/2" rebar set; thence along a curve to the left 109.81' having a radius of 80.92' and chord of N24°43'44"W and distance of 101.57' to a 1/2" rebar set; thence N05°53'03"W a distance of 5.00' to a 1/2" rebar set; thence N84°5d06'48"W a distance of 206.41' to a 1/2" rebar set; thence N05°51'58"E a distance of 128.09' to a 1/2" rebar set; thence S67°57'17"W a distance of 93.25' to a 1/2" rebar set on the R/W of Stephens Center Drive the point of BEGINNING.

This site contains 87,711 square feet or 2.013 acres including any and all easements.



DULUTH HWY

STEPHENS CENTER

7080 079
2101

7080 078
2360

7080 126
2370

7080 056
2440

7080 067
2450

080 004
2305

85

85

1855 C-D

1856

1857

185N C-D

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

CASE NUMBER	ZVR2018-00054
ZONING	R-100
LOCATION	2221 SEVER ROAD, LAWRENCEVILLE
MAP NUMBER	7113 004
PROPOSED DEVELOPMENT	FENCE
VARIANCE REQUESTED	INCREASE FENCE HEIGHT FROM 4 FT TO 6 FT IN A FRONT SETBACK
COMMISSION DISTRICT	I (BROOKS)

APPLICANT: ALEX CUSTOM HOMES, LLC
2640 HERMITAGE DRIVE
CUMMING, GA 30041

CONTACT: MAX KIMMIG PHONE: 678.793.6474

OWNER: DR. TUAN BUI & DR. PHONG B. LE
 2221 SEVER ROAD
 LAWRENCEVILLE, GA 30043

ZONING HISTORY:

The subject property is a 4.79 acre R-100 zoned tract with an existing single-family dwelling located on Sever Rd. The adjacent properties are zoned R-100 with existing single-family dwellings and vacant land, to the north R-ZT with existing single-family dwellings.

DEPARTMENT ANALYSIS:

This case was tabled at the May 8, 2018 to the June 12, 2018 meeting because the applicant was not in attendance.

The applicant is seeking approval of a variance to increase the fence height in a front setback from 4 ft. to 6 ft.

The letter of intent states during construction of their new home items have been stolen several times and trash was left on site. The applicant filed a police report when appliances were stolen from the property. The proposed fence will provide security for their property and home.

The applicant is proposing to build an ornamental iron fence with gate and brick columns at 6 ft. in height. The Unified Development Ordinance allows a 4 ft. in height fence in the required front yard.

This case is a result of building inspector generated compliant while on site they fence was being constructed.

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

- 1. No portion of the fence shall extend into the right-of-way.**
- 2. Fence shall not exceed 6 ft. in height.**

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: ALEX CUSTOM HOMES LLC	
*Mailing Address: 2640 HERMITAGE DR	
City, State, Zip Code: CUMMING, GA 30041	
Contact Person:	
Telephone No.:	Mobile Telephone No: 678-793-6474
Email Address: MAXKIMMIG@MSN.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:	DR TUAN BUI & DR. PHONG B, LE		
Mailing Address:	2221 SEVER RD		
City, State, Zip Code:	LAWRENCEVILLE GA 30043		
Telephone Number:	404-849-8296	Contact Person:	DR. BUI

Property Information:

Subdivision or Project Name:			
Address of Property:	2221 SEVER RD		
District, Land Lot, Parcel:	7th, LL113	Zoning:	Fence
Proposed Development:	FENCE INSTALLATION		
Building Permit Number (if construction has begun):	BLD 16 - 4693		

Variance Requested:

INSTALL METAL PICKET FENCE 6' HIGH
 WITH COLUMNS (BRICK/STONE) LIKE ADJACENT
 NEIGHBORHOODS LEFT & RIGHT

Case # ZUR2018-00054

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.

JENNIFER CHAMBERS NOTARY PUBLIC Gwinnett County State of Georgia My Comm. Expires Mar. 26, 2020	<div style="display: flex; justify-content: space-between;"> Max Klimm 3-26-18 </div> SIGNATURE OF APPLICANT DATE
NOTARY SEAL	Gustav Max Klimm TYPED OR PRINTED APPLICANT NAME
	<div style="display: flex; justify-content: space-between;"> Jennifer Chambers 3-26-2018 </div> SIGNATURE OF NOTARY PUBLIC DATE

JENNIFER CHAMBERS NOTARY PUBLIC Gwinnett County State of Georgia My Comm. Expires Mar. 26, 2020	<div style="display: flex; justify-content: space-between;"> Phuong B. Le 3-26-18 </div> SIGNATURE OF PROPERTY OWNER DATE
NOTARY SEAL	PHUONG B. LE TYPED OR PRINTED OWNER NAME
	<div style="display: flex; justify-content: space-between;"> Jennifer Chambers 3-26-2018 </div> 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: 3/2018 Received By: Sharon Cook MRN: 7113004
 Zoning District: R100 Hearing Date (for ZBA): 5/8/18 Commission District: 1
 Variance Type: Fence Height Increase (Front/Side) Code Section: UDO230-80.1
 Related Cases & Applicable Conditions: _____
 Variance Description: Increase Fence Height From 4FT to 16FT IN A Front Setback
 Approval _____ Date: _____
 (Administrative Variance only)
 Conditions: _____

Rev. April 2015



ALEX CUSTOM HOMES

FINE HOMES & ESTATES

2640 Hermitage Dr.
Cell: 678-793-6474

Cumming, GA. 30041
Fax: 678-455-3637

Office: 678-455-3636
www.alexcustomhomes.com

03/26/2018

LETTER OF INTENT

RE: 2221 Sever Road, Lawrenceville, GA 30043

To whom may belong,

Dear Commissioners,

We are writing you, regarding the property located at 2221 Sever Road, Lawrenceville, GA 30043 requesting a variance for the following a Variance for the type and look and hight of the fence to look similar with other fences in the neighborhood.

The Fence type and look we are intending to build is designed as a combination of 7'H brick and stone columns with larger columns at the ends and also larger columns with wings at the gates area and 6' aluminum fence between columns. This design is used by several adjacent neighbors close to this address.

The excellent look and the solid design also fits perfect to the Residence is built for. The Fence is very solid and has no danger of causing any injury.

The height of 6'is the same as all the other fences around.

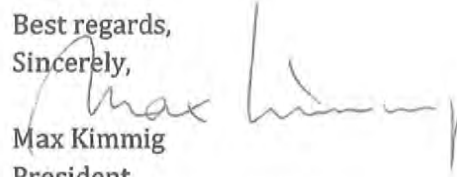
During the Building period of the Residence, we encountered several intrusions from unauthorized persons with or without cars who have stolen building materials or deposited trash on the building lot. The major incident was a break in where new appliances have been stolen out of the garage. We have been happy with that Gwinnett Police detectives could successfully recover some of the stolen items.

In general, a fence keeps unwanted persons out of the private yard and residence.

The design and construction we selected fit perfect to the others fences around.
Therefore we kindly ask for taking into consideration our request for a variance and for a positive decision.

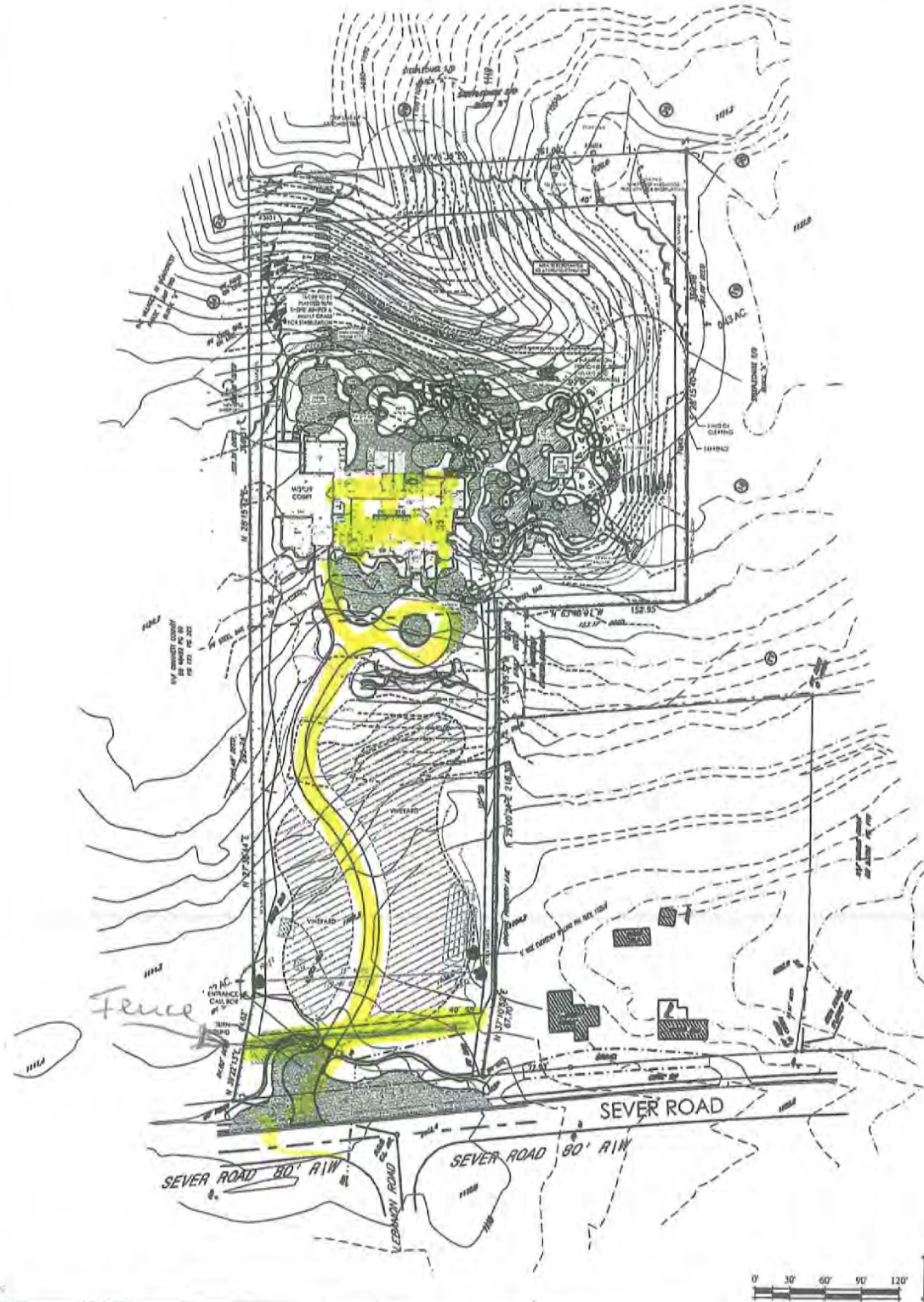
Thank you.

Best regards,
Sincerely,


Max Kimmig
President
Alex Custom Homes, LLC.

SENCENCE VARIANCE REQUEST

2221 SEVER RD 2 VILLE 30043



rhf
Rosen Hoopes Filkins
2701 Albany Drive
Roswell, Georgia 30076
1 770 394 2313
www.rhf.com



SITE PLAN
SEVER ROAD HOME
TUAN & VAN BUI
2221 SEVER ROAD

This drawing is the property of Rosen, Hoopes & Filkins, Inc. and is not to be copied or used in any part without written permission. It is only to be used for the proposed lot previously attached hereto. Drawings shall be returned immediately upon request.

Revisions	Date	Remarks

Project No. 1020114
Date: 1/24/14
Scale: LOT
Drawn By: SJJ
Checked By: SJJ
Sheet Number: **L-1**



Proposed



Sample 1



Sample 2

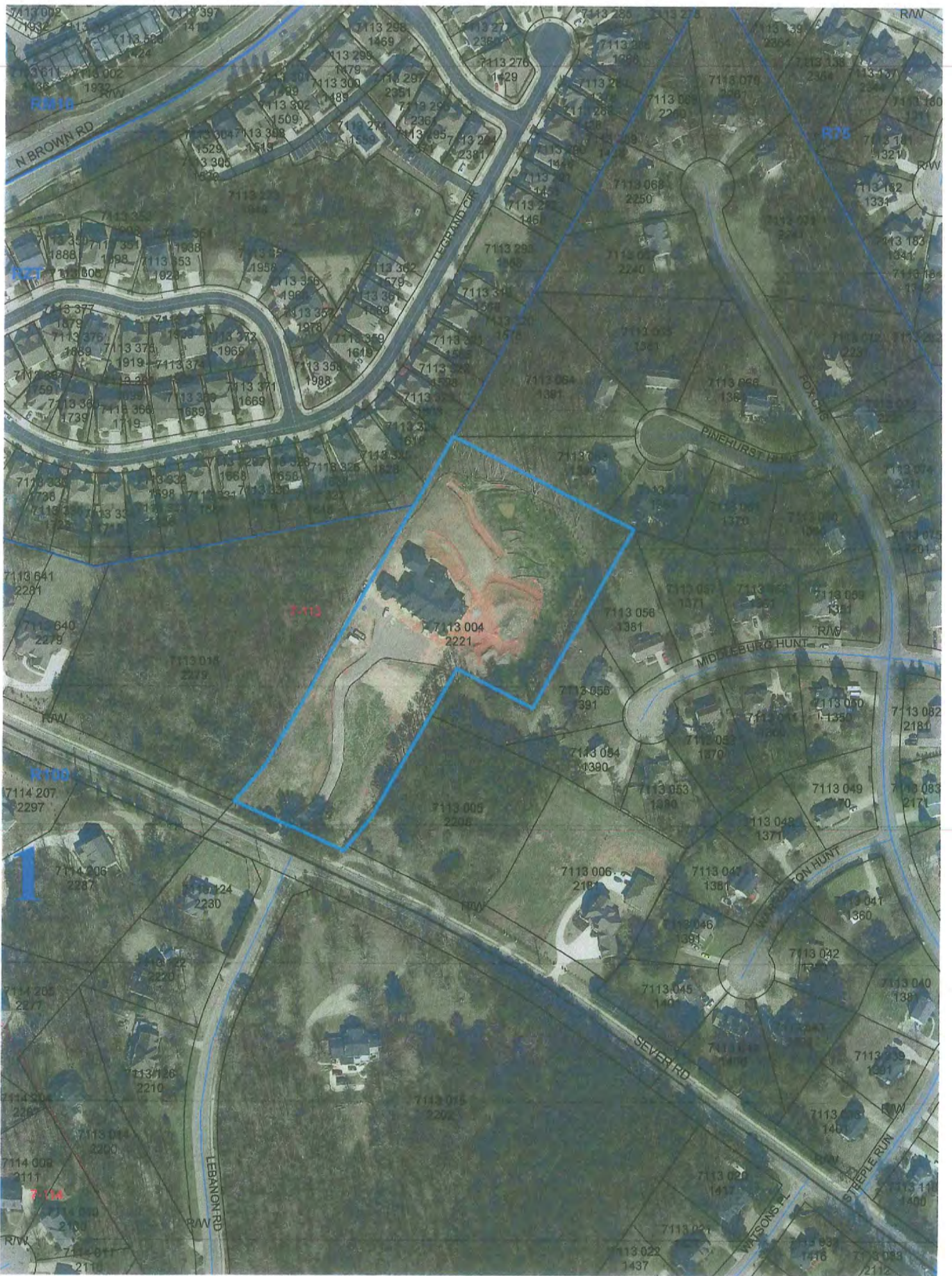


Sample 3

T56907
A



Sample 4



NEW BUSINESS

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

CASE NUMBER	ZVR2018-00065
ZONING	C2
LOCATION	4885 SUGARLOAF PARKWAY, LAWRENCEVILLE
MAP NUMBER	7035 047
PROPOSED DEVELOPMENT	RESTAURANT
VARIANCE REQUESTED	ALLOW ACCESSORY STRUCTURE (DUMPSTER) TO BE LOCATED IN A FRONT YARD
COMMISSION DISTRICT	4 (HEARD)

APPLICANT: COMMERCIAL SITE DESIGN, PLLC
(AGENT FOR CHIPOTLE MEXICAN GRILL)
8312 CREEDMOOR ROAD
RALEIGH, NC 27613

CONTACT: CHRIS CLAYTON PHONE: 919-398-6519

OWNER: SUGARLOAF MARATHON, LLC
1505 LAKES PARKWAY, SUITE 190
LAWRENCEVILLE, GA 30043

ZONING HISTORY:

The subject property is a 0.77 acre C-2 per REZ1984-00210 zoned tract, currently vacant located on the corner of Sugarloaf Parkway and Marathon Boulevard. The adjacent properties are zoned C-2 with commercial retail centers and to the north western property line is RM13 with an existing multi-family development.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of the variance described above.

The letter of intent states the property is a corner lot with two front yards. The proposed dumpster will be located on the north side of the property adjacent to Marathon Boulevard. The applicant states the western portion of the site at the intersection contains a stormwater management facility to serve multiple lots. The site contains numerous stormwater easements which would not allow encroachments of permanent structures.

The Gwinnett County the Unified Development Ordinance requires dumpster to be located in the side or the rear of a property at least 5 ft. from a property line.

Currently, there is a Commercial Development Permit (CDP2018-00050) under review and pending approval. The site was previously a Quik Trip and is being re-developed into three outparcels.

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

- I. Dumpster shall be enclosed on three sides with material to match the architectural treatment of the proposed building and an opaque metal gate.**



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**

gwinnettcounty

For Consideration Of:

- BOARD OF APPEALS VARIANCE
- ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant: Commercial Site Design, PLLC (agent for Chipotle Mexican Grill)	
*Mailing Address: 8312 Creedmoor Road	
City, State, Zip Code: Raleigh, NC 27613	
Contact Person: Chris Clayton	
Telephone No. : 919-398-6519	Mobile Telephone No: 919-604-4474
Email Address: clayton@csitedesign.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:	Sugarloaf Marathon LLC		
Mailing Address:	1505 Lakes Parkway, Suite 190		
City, State, Zip Code:	Lawrenceville, GA 30043		
Telephone Number:	618-689-0395	Contact Person:	Jeremy Yarbrough

Property Information:

Subdivision or Project Name:	Chipotle Mexican Grill		
Address of Property:	4885 Sugarloaf Parkway		
District , Land Lot, Parcel:	7th/35/047	Zoning:	C-2
Proposed Development:	Restaurant		
Building Permit Number (if construction has begun):	BLD N/A		

Variance Requested:

Locating of accessory structure (dumpster enclosure) within front yard of Marathon Boulevard.

Case # ZVR2018-00065

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.



Chris S. Clayton 5/8/18
SIGNATURE OF APPLICANT DATE
Chris S. Clayton
TYPED OR PRINTED APPLICANT NAME
Robert C. Nichols 5/8/18
SIGNATURE OF NOTARY PUBLIC DATE

Rebecca L Kicklighter
Notary Public
Hall County, Georgia
My Commission Expires
November 1, 2020

NOTARY SEAL

SUGARLOAF MARATHON, LLC MEMBER 5/7/18
SIGNATURE OF PROPERTY OWNER DATE
JEREMY YARBROUGH, MEMBER (SUGARLOAF MARATHON, LLC)
TYPED OR PRINTED OWNER NAME
Rebecca L Kicklighter 5/7/18
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: 5/3/18 Received By: Sharon Cook MRN: 7035047
Zoning District: C2 Hearing Date (for ZBA): 4/12/18 Commission District: 4
Variance Type: Accessory Structure or Use Yard location Code Section: UDD240-140.1 Dumpster location
Related Cases & Applicable Conditions: Rez 1984-00210 CDP2018-00050
Variance Description: Allow Accessory structure (Dumpster) to be located in a front yard
Approval _____ Date: _____
(Administrative Variance only)

Conditions: _____

Case # _____



**COMMERCIAL
SITE DESIGN**

8312 Creedmoor Road Raleigh, NC 27613
919.848.6121 Phone 919.848.3741 Fax

www.csite-design.com

May 8, 2018

Mrs. Sharon Cook
Gwinnett County Development Review
446 West Crogan Street, Suite 150
Lawrenceville, GA 30046

**Re: Variance Letter of Intent
Proposed Chipotle Restaurant Site
4885 Sugarloaf Parkway, Lawrenceville, GA
District/Land Lot/Parcel: 7th/35/047
CSD Project Number: RED-1702**

Dear Mrs. Cook:

This letter serves as our letter of intent for requesting a variance for the proposed Chipotle Restaurant site to be located at 4885 Sugarloaf Parkway in Lawrenceville, GA. The site is located on a corner lot on the northeast corner of Sugarloaf Parkway and Marathon Boulevard. Specifically, we are requesting to locate an accessory structure (in this case a dumpster enclosure) within the front yard of Marathon Boulevard.

As noted above, the subject property is located directly on the northeast corner of Sugarloaf Parkway and Marathon Boulevard. We understand that corner lots are considered to have two front yards. Furthermore, we understand that accessory structures cannot be located within front yards. Accordingly, no accessory structures can be located between the right-of-way and the nearest proposed building corner/line along both roadway frontages.

In our opinion this site possesses numerous hardships with respect to the front yard requirement noted above. First, the site property boundary is triangular in nature and only 0.77 acres in size. Secondly, the western portion of the site nearest the intersection contains a stormwater management facility that is being provided by the Developer to serve multiple lots. Accordingly, the proposed Chipotle Restaurant building is in effect required to be located in the eastern portion of the site very near the eastern property line. With all of these factors in mind, a large majority of the site is encompassed by the front yards along each roadway frontage. Furthermore, the site is encumbered by numerous stormwater easements that don't allow for encroachments by permanent structures. In effect, due to the numerous constraints listed above, the only location where a dumpster enclosure can be located is on the north side of the proposed building (at the rear of the building) where our current site plan reflects it. In our opinion, the

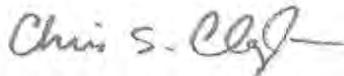
Chipotle Restaurant – Lawrenceville, GA
RED-1702
Variance Letter of Intent Narrative
May 8, 2018

condition requiring the requested relief is not ordinarily found in properties of the same zoning district as the subject property and is being created by the regulations of Title 2 of the UDO and not by actions of the property owner or Applicant.

Approving this variance request will not impair or injure other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood. Granting of the variance will make possible the reasonable use of the land and will not be opposed to the general spirit and intent of Title 2 of the UDO or the purpose and intent of the Gwinnett County 2030 Unified Plan. This request will simply allow us to locate a typical dumpster enclosure on the proposed restaurant site in the most reasonable location given the numerous site constraints.

We respectfully ask for your approval of this request. Please feel free to contact me with any questions or concerns.

Sincerely,



COMMERCIAL SITE DESIGN, PLLC

Chris S. Clayton
Project Manager

NO.	DATE	BY	DESCRIPTION

3030 WESTBURY COURT - SUITE 2 - SHALIMAR, CALIFORNIA 92056
 (714) 398-2855
 MAPPING/ENGINEERING

SUGARLOAF MARATHON RETAIL
 LAND LOT 35 7TH DISTRICT
 QUINCY COUNTY, GEORGIA

FINAL PLAT # 98
 COUNTY # 245
 COUNTY # 245

FP
 10/11/2010



FINAL PLAT DATA

DATE	10/11/2010
PROJECT DATA	
PROJECT NO.	2010-003
PROJECT NAME	SUGARLOAF MARATHON RETAIL
PROJECT ADDRESS	3030 WESTBURY COURT, SUITE 2, SHALIMAR, CA 92056
PROJECT SURVEY	2010-003
PROJECT DATE	10/11/2010
PROJECT STATUS	PENDING

DISTRICT NOTES:
 ALL DISTRICTS ARE SUBJECT TO THE DISTRICT REGULATIONS AND ORDINANCES OF THE DISTRICTS TO WHICH THEY ARE SUBJECT.
 THE DISTRICTS TO WHICH THIS PROJECT IS SUBJECT ARE:
 1. DISTRICT 15
 2. DISTRICT 16
 3. DISTRICT 17
 4. DISTRICT 18
 5. DISTRICT 19
 6. DISTRICT 20
 7. DISTRICT 21
 8. DISTRICT 22
 9. DISTRICT 23
 10. DISTRICT 24
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 12. DISTRICT 26
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 35. DISTRICT 49
 36. DISTRICT 50

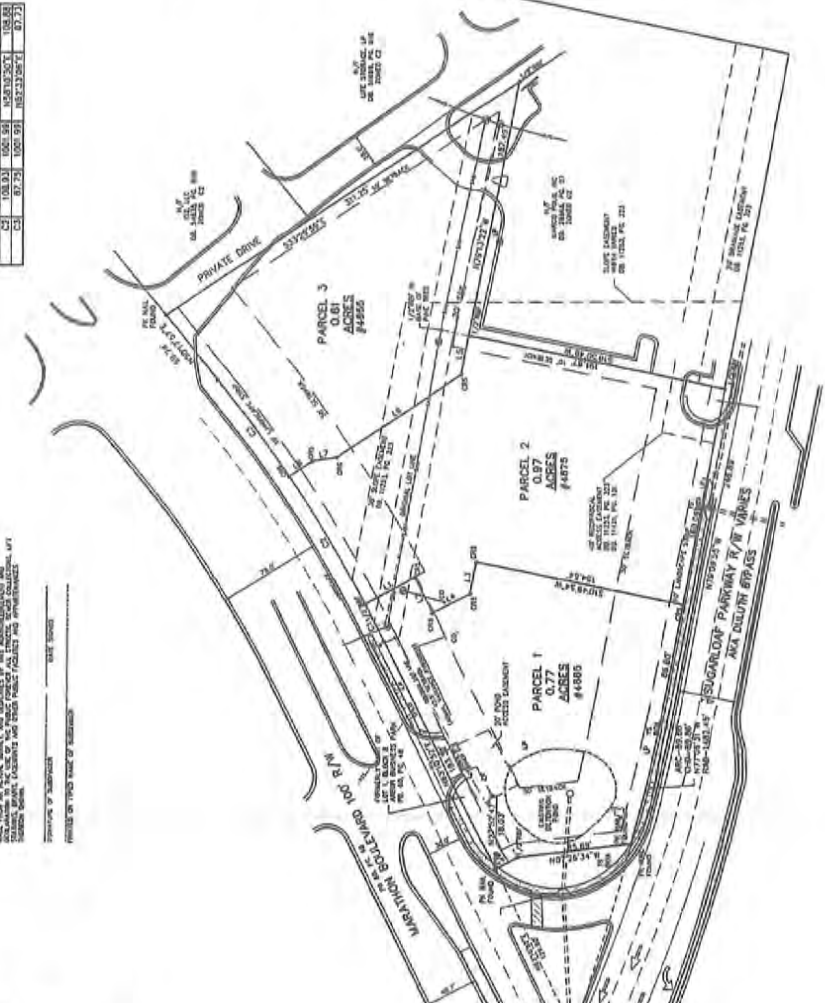
COMMISSIONER'S CERTIFICATE:
 I, the undersigned, Commissioner of the State of Georgia, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as filed in the office of the State Engineer and approved by the State Engineer for recording in the public records of the State of Georgia.

LINE TABLE

LINE	LENGTH	BEARING
1	41.25	S 137° 14' 30" W
2	1.5	S 88° 15' 00" W
3	23.44	S 10° 00' 00" W
4	31.26	S 87° 00' 00" W
5	13.25	S 75° 00' 00" W
6	18.84	S 60° 00' 00" W
7	25.82	S 43° 32' 57" W

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	10.33	100.56	S 60° 00' 00" W	10.88
C2	87.29	100.97	S 62° 32' 06" E	87.73



FINAL PLAT APPROVAL:
 I, the undersigned, Commissioner of the State of Georgia, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as filed in the office of the State Engineer and approved by the State Engineer for recording in the public records of the State of Georgia.

COMMISSIONER'S CERTIFICATE AND DECLARATION:
 I, the undersigned, Commissioner of the State of Georgia, do hereby certify that the above and foregoing plat is a true and correct copy of the original plat as filed in the office of the State Engineer and approved by the State Engineer for recording in the public records of the State of Georgia.

LEGEND:
 -R- RAILROAD RIGHT-OF-WAY
 -E- EASEMENT
 -G- GRASSY AREA
 -S- SURVEYED AREA
 -L- LOT
 -B- BLOCK
 -C- CURVE
 -D- DISTRICT
 -F- FENCE
 -H- HIGHWAY
 -I- INTERSECTION
 -J- JUNCTION
 -K- KENNEDY SPACE
 -L- LANE
 -M- MAIN
 -N- NORTH
 -O- OCEAN
 -P- PARKING
 -R- ROAD
 -S- STREET
 -T- TRAIL
 -U- UTILITY
 -V- VENTURE
 -W- WATER
 -X- X-ROAD
 -Y- YARD
 -Z- ZONE

GRAPHIC SCALE
 1" = 50'

PARCEL 1:
 0.77 ACRES
 #44805

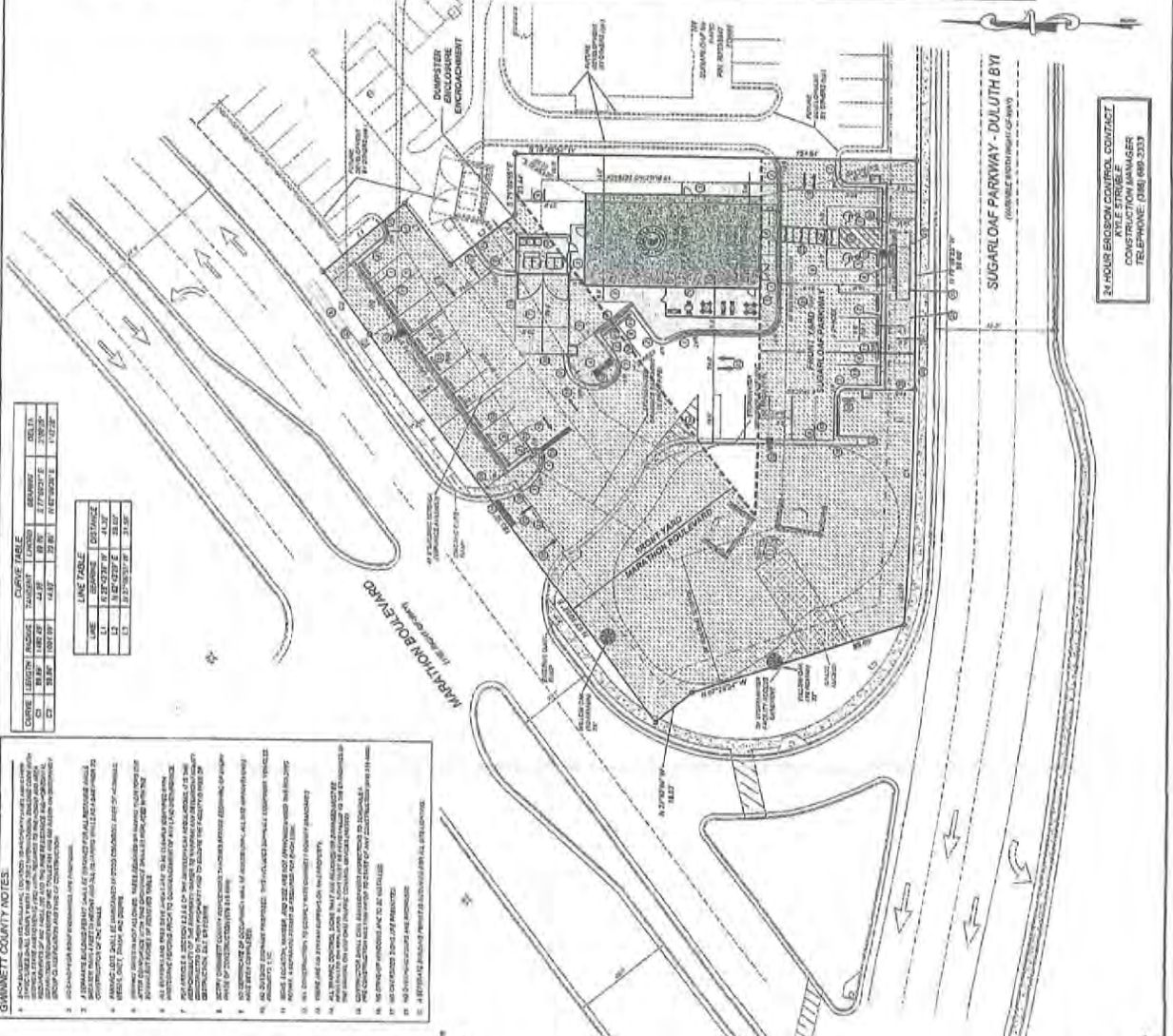
PARCEL 2:
 0.87 ACRES
 #44878

PARCEL 3:
 0.81 ACRES
 #44826

SUGARLOAF PARKWAY N/R VINES
 ARX DELIGHT BYPASS

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
2. THE DESIGNER HAS CONDUCTED VISUAL GENERAL SURVEYS AND HAS NOT CONDUCTED ANY FIELD SURVEYS OR TESTS.
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 www.818.com

8-HOUR EROSION CONTROL CONTRACT
 KYLE STRUBLE
 CONSTRUCTION MANAGER
 TELEPHONE: (866) 989-3333

NEIGHBORHOOD MAP
 Shows location relative to MARTIN BOULEVARD and SUGARLOAF PARKWAY.

SITE LEGEND

- 1. EXISTING CONCRETE DRIVEWAY
- 2. EXISTING ASPHALT DRIVEWAY
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**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER	ZVR2018-00066
ZONING	C2
LOCATION	4885 SUGARLOAF PARKWAY, LAWRENCEVILLE
MAP NUMBER	7035 047
PROPOSED DEVELOPMENT	RESTAURANT
VARIANCE REQUESTED	INCREASE GROUND SIGN HEIGHT FROM 10 FT TO 20 FT AT A 10 FT SETBACK FROM RIGHT-OF-WAY
COMMISSION DISTRICT	4 (HEARD)

APPLICANT: SUGARLOAF MARATHON, LLC
1505 LAKES PARKWAY, SUITE 190
LAWRENCEVILLE, GA 30043

CONTACT: JEREMY YARBROUGH PHONE: 678.689.0395

OWNER: SUGARLOAF MARATHON, LLC
1505 LAKES PARKWAY, SUITE 190
LAWRENCEVILLE, GA 30043

ZONING HISTORY:

The subject property is a 0.77 acre C-2 per REZ1984-00210 zoned tract, currently vacant, located on the corner of Sugarloaf Parkway and Marathon Boulevard. The adjacent properties are zoned C-2 with commercial and retail centers and to the north western property line is RM13 with an existing multi-family development.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of the variance described above.

The letter of intent states that proposed site is a redevelopment with three new outparcels, with new ground signage. The proposed ground sign would be located in a landscaped island at the Sugarloaf Parkway entrance.

Currently, there is a Commercial Development Permit (CDP2018-00050) under review and pending approval for a Chipotle Mexican Restaurant. The site was previously a Quik Trip and is being re-developed into three outparcels.

The Gwinnett County Sign Ordinance allows a sign at 20 ft. in height to have a 20 ft. setback from the right-of-way. The applicant is proposing a 20 ft. in height sign at a 10 ft. setback from the right-of-way.

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

1. **The sign shall not exceed 20 ft. in height.**
2. **The masonry base and surround of the proposed sign is to match the architectural treatment of the proposed building.**

Department of Planning and Development

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



VARIANCE APPLICATION
 FROM THE UNIFIED DEVELOPMENT ORDINANCE

For Consideration Of:

- BOARD OF APPEALS VARIANCE
 ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant: SUGARLOAF MARATHON, LLC	
*Mailing Address: 1505 LAKES PARKWAY SUITE 190	
City, State, Zip Code: LAWRENCEVILLE, GA 30043	
Contact Person: JEREMY YARBROUGH	
Telephone No.: 678-689-0395	Mobile Telephone No: 770-815-1153
Email Address: jyarbrough@abernathytimberlake.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:	SAA		
Mailing Address:			
City, State, Zip Code:			
Telephone Number:		Contact Person:	

Property Information:

Subdivision or Project Name:	SUGARLOAF PLACE		
Address of Property:	4885 SUGARLOAF PKWY LAWRENCEVILLE GA 30045		
District, Land Lot, Parcel:	R 7035 047	Zoning:	C-2
Proposed Development:	CHIPOTLE AND PANDEA BREAD Ground Sign		
Building Permit Number (if construction has begun):	BLD	CDP 2017-00182	

Variance Requested:

REDUCTION IN RIGHT OF WAY SETBACK ON PRIMARY
 GROUND SIGN FOR RETAIL CENTER FROM 20' TO 10' BASED
 ON THE HEIGHT OF 20'

Case # ZVR2018-00066

gwinnettcountry

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.

Rebecca L Kicklighter
Notary Public
Hall County, Georgia
My Commission Expires
November 1, 2020

SIGNATURE OF APPLICANT [Signature] DATE 5/3/18
TYPED OR PRINTED APPLICANT NAME JEREMY YARBROUGH SUGARLOAF MARATHON, LLC

NOTARY SEAL

SIGNATURE OF NOTARY PUBLIC [Signature] DATE 5/3/18

Rebecca L Kicklighter
Notary Public
Hall County, Georgia
My Commission Expires
November 1, 2020

SIGNATURE OF PROPERTY OWNER [Signature] DATE 5/3/18
TYPED OR PRINTED OWNER NAME JEREMY YARBROUGH SUGARLOAF MARATHON, LLC

NOTARY SEAL

SIGNATURE OF NOTARY PUBLIC [Signature] DATE 5/3/18

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: 5/3/18 Received By: Sharon Cook MRN: 7035047
Zoning District: C2 Hearing Date (for ZBA): 6/12/18 Commission District: 4
Variance Type: Ground Sign Height Increase Code Section: 5086-1144 Non-Residential Ground Sign Height
Related Cases & Applicable Conditions: Rez 1994-00210 COP2018-0050
Variance Description: Increase Ground Sign Height From 10 FT to 20 FT AT A 10 FT Setback From Right-of-Way
Approval: (Administrative Variance only) Date:

Conditions:

Case # ZVR2018-00066

SUGARLOAF MARATHON, LLC

1505 Lakes Parkway, Suite 190
Lawrenceville, Georgia 30043
Phone (678) 689-0395
Fax (678) 584-9988

LETTER OF INTENT FOR VARIANCE APPLICATION OF THE REDEVELOPMENT OF THE ABANDONED QUIKTRIP CONVENIENCE STORE

The Applicant, Sugarloaf Marathon, LLC, submits the attached Variance Application for the purpose of requesting a Board of Appeals Variance to the requirements of the Zoning Resolution of Gwinnett County, Georgia.

The subject property is the former QuikTrip which was closed back in early 2017 along with the adjacent undeveloped parcel. We are redeveloping the abandoned convenience store and adjacent property into three (3) outparcels. We are negotiating to accommodate a Chipotle Mexican Grill, Panera Bread, and a future tenant for the rear parcel.

The requested variance relates to the proposed reduction in the right of way setback for the proposed Primary Ground Sign for Retail Center located at 4885 Sugarloaf Parkway, Lawrenceville, GA 30045 formerly known as 1770 Marathon Boulevard, Lawrenceville, GA 30045 (the "Property"). The Property is currently zoned C2. Specifically, the Applicant requests the approval of the following variance:

- *A variance to reduce the required minimum 20' right of way setback as referenced in Section 86-114A (Sign Table) of the Gwinnett County Sign Ordinance, from 20 feet to 10 feet for the proposed 20' tall Primary Ground Sign.*

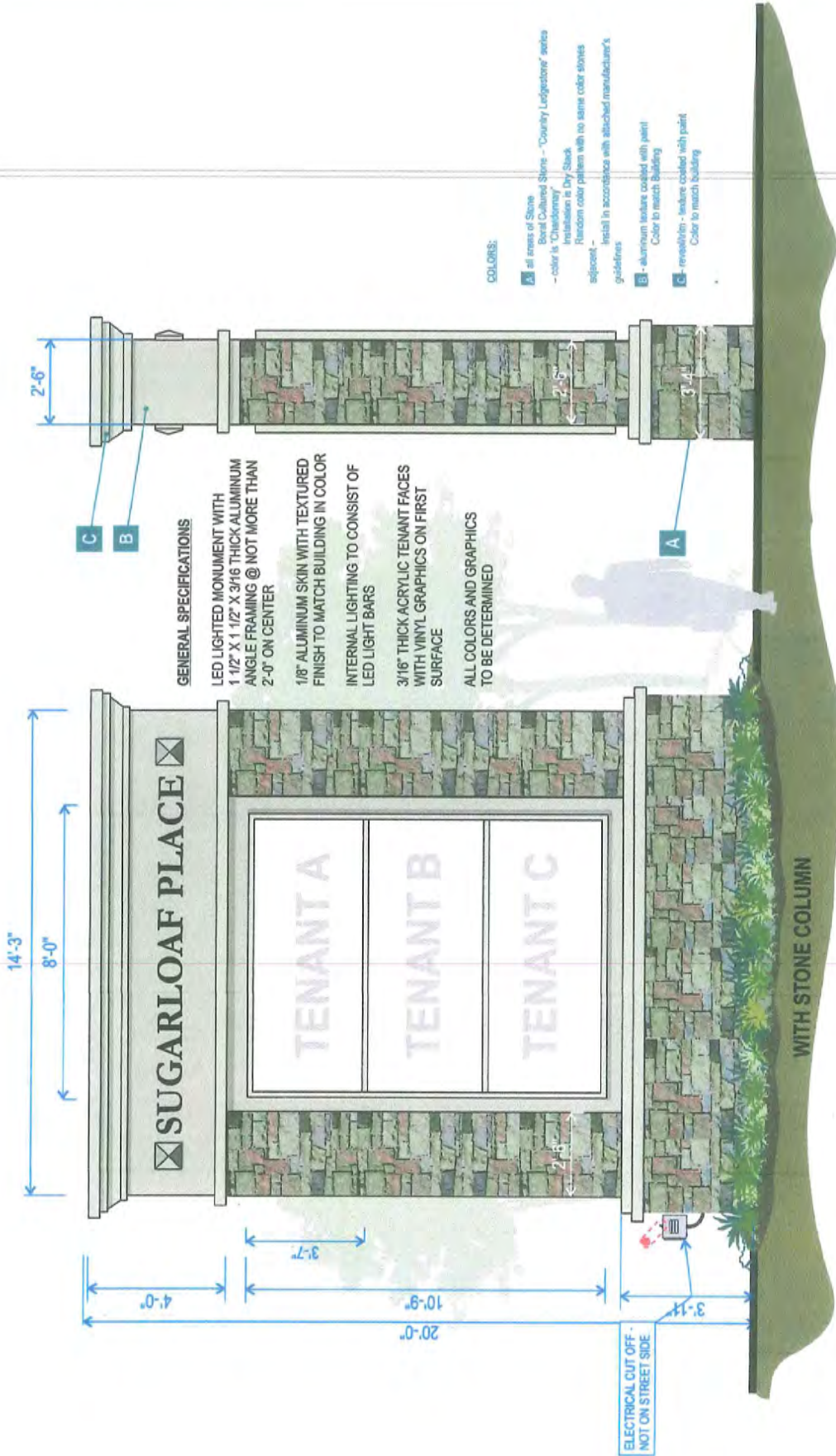
Due to the layout of the proposed outparcels within the redevelopment, the requested variance is the minimum necessary to afford the Applicant relief so that the Primary Ground Sign can be located within the landscape island at the entrance on Sugarloaf Parkway in accordance with the intent of the site plan which is further referenced "Proposed Primary Ground Sign for Retail Center" on the site plan attached hereto.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or the Variance Application filed herewith. The Applicant respectfully requests your approval of this Application.

This 9th day of May, 2018.

SUGARLOAF MARATHON, LLC


Jeremy Yarbrough, CCIM, Member



CONCEPT B.1

PAGE:

P.01

DATE: 23 MARCH 2017

REVISIONS: 27 MARCH 2017

PROJECT: "MARATHON PLACE" PRELIMINARY CONCEPTS

LOCATION: 1770 MARATHON BLVD
LAWRENCEVILLE, GA

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TEL: 770-614-6613 FAX: 770-614-5893

HANES GRIFFIN & ASSOCIATES
 CIVIL & ARCHITECTURAL SERVICES
 1000 NORTH CENTER DRIVE, SUITE 100
 COLUMBIANA, MISSISSIPPI 39232
 PHONE (769) 421-7700
 FAX (769) 421-7705



BETAIL
SUGARLOAF/MARATHON
 PROJECT COUNTY, GEORGIA
 REGULATED PARKING BY MARATHON SOCIETY

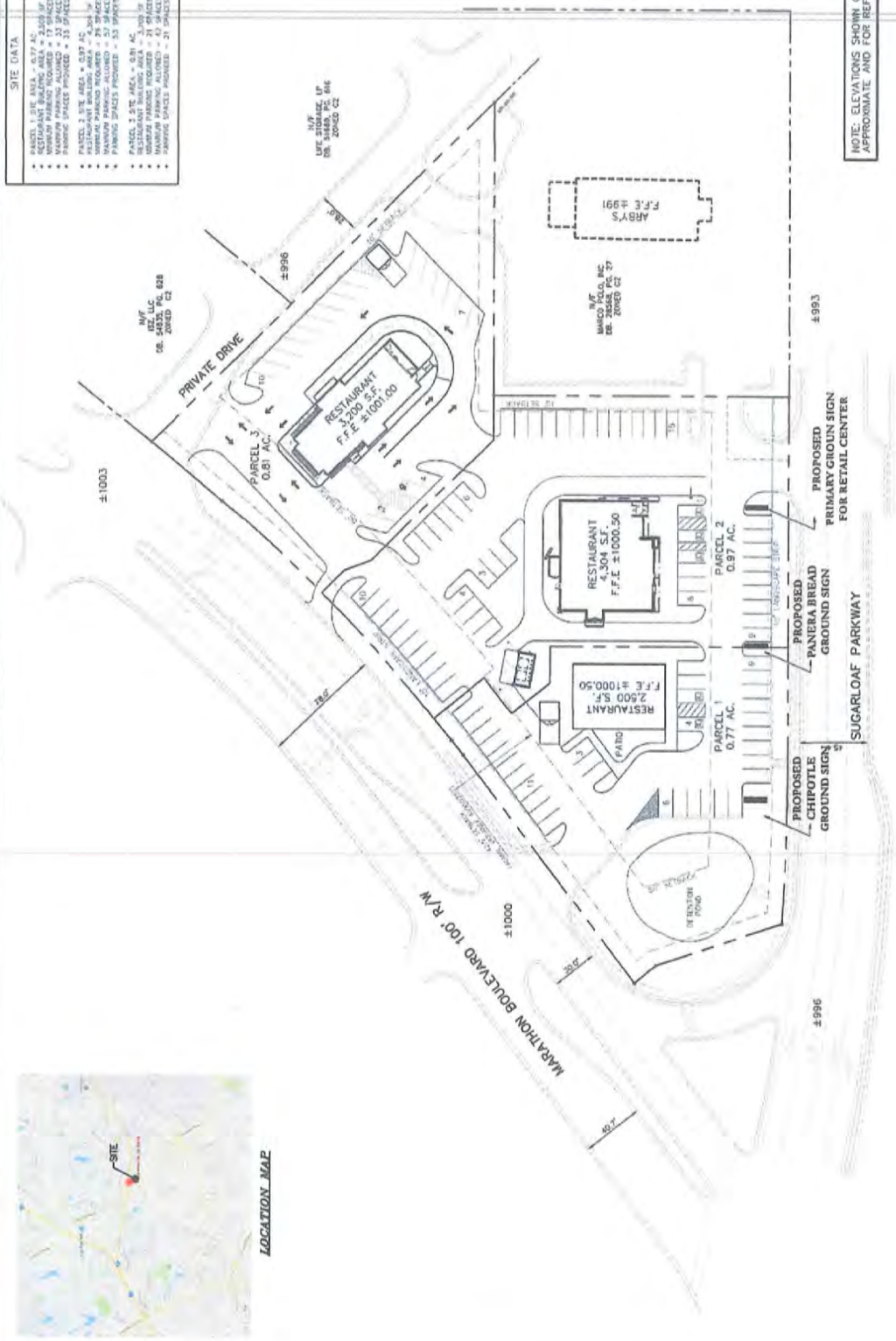
NO.	REV.	DATE	DESCRIPTION

DATE	REVISION
7/11/17	

SHEET NUMBER
SP-9
 CONCEPTUAL SITE PLAN

SITE DATA

- TOTAL SITE AREA = 6.77 AC.
- RESTAURANT BUILDING AREA = 5,400 S.F.
- WORKSHOP PARKING PROVIDED = 17 SPACES (1/150 SF)
- VISITOR PARKING PROVIDED = 17 SPACES (1/75 SF)
- PARKING SPACES PROVIDED = 33 SPACES
- PARCEL 1 SITE AREA = 0.81 AC.
- RESTAURANT BUILDING AREA = 2,500 S.F.
- VISITOR PARKING PROVIDED = 17 SPACES (1/75 SF)
- WORKSHOP PARKING PROVIDED = 17 SPACES (1/150 SF)
- PARKING SPACES PROVIDED = 33 SPACES
- PARCEL 2 SITE AREA = 0.81 AC.
- RESTAURANT BUILDING AREA = 2,500 S.F.
- VISITOR PARKING PROVIDED = 17 SPACES (1/75 SF)
- WORKSHOP PARKING PROVIDED = 17 SPACES (1/150 SF)
- PARKING SPACES PROVIDED = 33 SPACES
- PARCEL 3 SITE AREA = 0.81 AC.
- RESTAURANT BUILDING AREA = 2,500 S.F.
- VISITOR PARKING PROVIDED = 17 SPACES (1/75 SF)
- WORKSHOP PARKING PROVIDED = 17 SPACES (1/150 SF)
- PARKING SPACES PROVIDED = 33 SPACES



NOTE: ELEVATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY

CONCEPTUAL SITE PLAN



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

CASE NUMBER	ZVR2018-00067
ZONING	RA-200
LOCATION	1109 CAMPBELL ROAD, LAWRENCEVILLE
MAP NUMBER	5246 125
PROPOSED DEVELOPMENT	LIVESTOCK QUARTERS
VARIANCE REQUESTED	ALLOW LIVESTOCK QUARTERS TO BE LOCATED LESS THAN 100 FT FROM PROPERTY LINE
COMMISSION DISTRICT	3 (HUNTER)

APPLICANT: LEE PEACOCK
P.O. BOX 631
JEFFERSON, GA 30549

CONTACT: LEE PEACOCK PHONE: 770.715.0903

OWNER: LAVONNE MARIE SANDOR
11350 WOODSTOCK ROAD
ROSWELL, GA 30075

ZONING HISTORY:

The subject property is a 6 acre RA-200 zoned tract with a single-family dwelling on Campbell Road. The adjacent properties are R-100 Modified to the north with a subdivision under construction (Campbell Springs), RA200 to the west with an existing single-family dwelling and R-100 CSO to the south currently undeveloped.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of the variance described above.

The letter of intent states the property is being subdivided into two tracts. One tract has an existing wooden stable located 17.3 ft from the proposed property line. The applicant states the stable is 171.5 ft from the right-of-way. The proposed dwelling on tract 2A will be located at a similar setback as the exiting dwelling located on the proposed tract 1A.

The Gwinnett County the Unified Development Ordinance requires livestock quarters to be located 100 ft. from property line.

Currently, there is an Exemption Plat (XPL2018-00007) under review and pending approval.

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

- I. **The accessory building shall not be used for a commercial operation or human habitation.**

Department of Planning and Development



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(tel) 678.518.6000
www.gwinnettcountry.com

VARIANCE APPLICATION
FROM THE UNIFIED DEVELOPMENT ORDINANCE

For Consideration Of:

- BOARD OF APPEALS VARIANCE
- ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant: Lee Peacock	
*Mailing Address: P.O. Box 631	
City, State, Zip Code: Jefferson, GA, 30549	
Contact Person: Lee Peacock	
Telephone No. :	Mobile Telephone No: 770-715-0903
Email Address: lee@genuinemapping.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:	Lavonne Marie Sandor		
Mailing Address:	11350 Woodstock Rd		
City, State, Zip Code:	Roswell, GA, 30075		
Telephone Number:	770-335-3621	Contact Person:	Ken Styles

Property Information:

Subdivision or Project Name:	Minor Subdivision		
Address of Property:	1109 Campbell Rd. / 1113 Campbell Rd.		
District , Land Lot, Parcel:	5, 246, 5246-125	Zoning:	RA200
Proposed Development:			
Building Permit Number (if construction has begun):	BLD		

Variance Requested:

A set back variance is requested and an exception to code: UD 230-130.3.B - requirement that animal quarters be more than 100' from any property line.

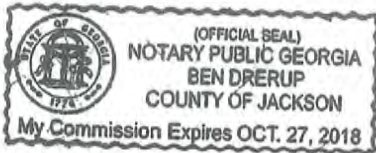
The applicant intends to sub divide subject parcel into two tracts such that an existing wood stable falls within 17.3' of side prop line.

gwinnettcountry

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.



NOTARY SEAL

Lee Peacock 04/03/18
 SIGNATURE OF APPLICANT DATE
LEE PEACOCK
 TYPED OR PRINTED APPLICANT NAME

[Signature] 4/3/18
 SIGNATURE OF NOTARY PUBLIC DATE



[Signature] 4-18-2018
 SIGNATURE OF PROPERTY OWNER DATE

Lenore M. Sander 4-18-18
 TYPED OR PRINTED OWNER NAME

[Signature] 4-18-2018
 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: 524125 Received By: Sharon Cook MRN: 524125

Zoning District: B200 Hearing Date (for ZBA): 6/12/18 Commission District: 3

Variance Type: Livestock Quarters Setback Encroachment Code Section: UDO 230-130.3B-2
Livestock Quarters

Related Cases & Applicable Conditions: _____

Variance Description: Allow Livestock Quarters to be Located Less Than 100 Ft. From Property Line

Approval _____ Date: _____
 (Administrative Variance only)

Conditions: _____

May 4, 2018

Gwinnett County Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30046



**Re: Letter of Intent - Setback Variance Request
1109 Campbell Road (Parcel #5246 125)**

To whom it may concern,

The purpose of this letter is to serve as notice of the intention of the owner, Lavonne M. Sandor, of 1109 Campbell Road in Gwinnett County, Georgia, to subdivide that parcel into two tracts. One of the tracts has as an existing condition a wooden stables located 17.3 feet from a proposed property line. The stable is located over 200 feet behind the existing residence, which is 171.5 feet from the right-of-way of Campbell Road. The proposed residence on the new tract will also be located at a similar distance from the road as the existing residence. Both lots are large (Tract 1A: 2.000 AC & Tract 2A: 3.998 AC), and the stable is in keeping with the rural character of the area. As such the proposed condition will have little to no impact on the adjoiner (Tract 1A) to the tract with the stable (Tract 2A). The owner of Tract 1A, Lavonne M. Sandor, is the current owner of the parent tract, who consents to the subdivision and the condition.

Please find attached to this letter an application for a Setback Variance and for Exception to the Requirement that animal quarters be located more than 100 feet from property line. If additional documentation is required, or if there are questions regarding this application, please contact me directly.

Sincerely,

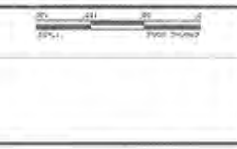
Ben Drerup, LS

Principal/General Manager

Genuine Mapping & Design, LLC

bdrerup@genuinemapping.com

EXEMPTION PLAT
 FOR
1109 CAMPBELL ROAD
 IN
KEN STYLES
 LOCATED IN
 LAND LOT 246, 5TH DISTRICT
 CLERMONT COUNTY, GEORGIA



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED	03/27/2003
2	REVISED	03/27/2003

SURVEYOR'S CERTIFICATE (B)

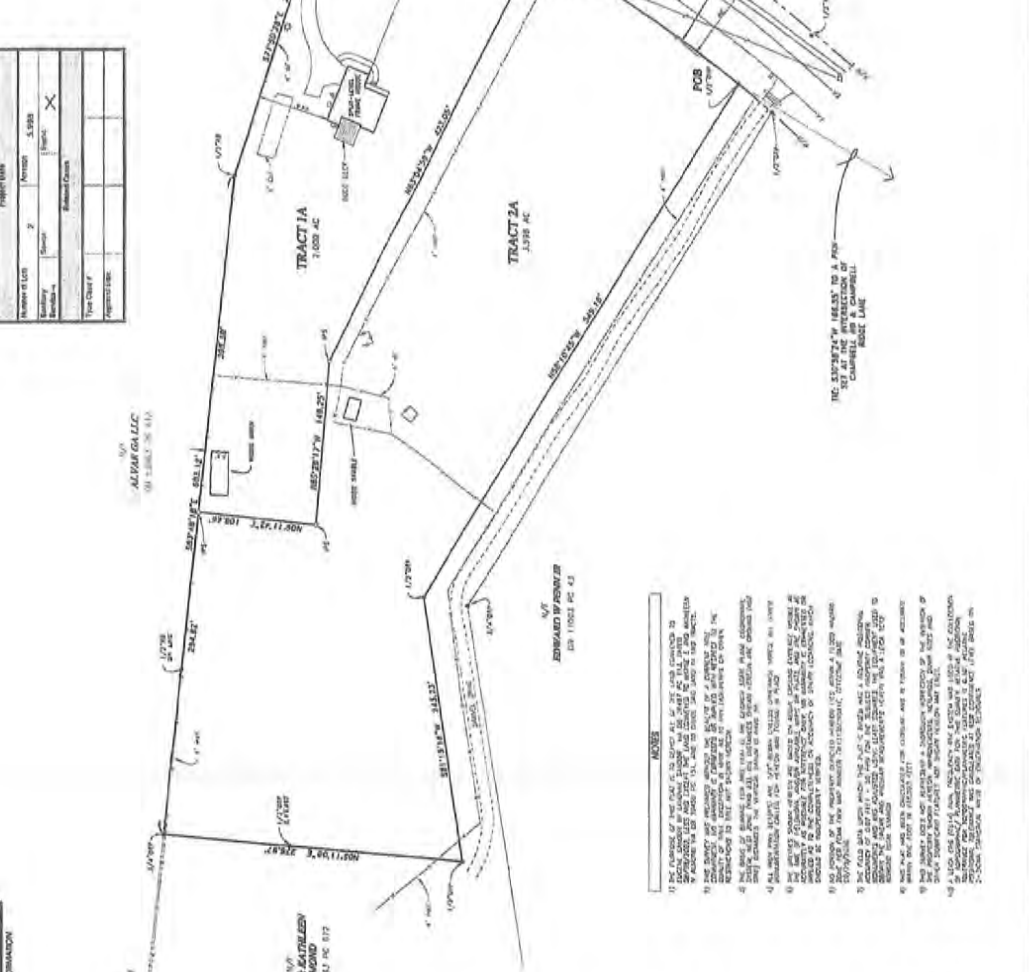
I, the undersigned, being a duly licensed and sworn Surveyor of the State of Georgia, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and to the best of my knowledge and belief it is true and correct.

James L. Gordon
 Surveyor General of Georgia

Exemption Plat Data

Please Print the following data on your plat in the format shown:

County	CLERMONT
Town	UNINCORPORATED
Section	36
Range	18 N
Meridian	3rd Meridian
Acres	2.6330
Lot No.	109
Block No.	
Subdivision Name	
Tract No.	
Applicant Name	
Address	
City	
State	OHIO



NOTES

- THE PROPERTY OF 109 AC. IS TO BE ADJACENT TO THE INTERSECTION OF CAMPBELL ROAD AND STATE ROUTE 102.
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LEGEND

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

CASE NUMBER	ZVR2018-00068
ZONING	C2
LOCATION	1200 SCENIC HIGHWAY, SUITE G, SNELLVILLE
MAP NUMBER	5087 705
PROPOSED DEVELOPMENT	WALL SIGN
VARIANCE REQUESTED	INCREASE ALLOWABLE AREA ON A FRONT ELEVATION FROM 200 SQ FT TO 282.56 SQ FT
COMMISSION DISTRICT	4 (HEARD)

APPLICANT: GREGORY WHITE, JR.
22814 DALE RIVER ROAD
TOMBALL, TX 77375

CONTACT: GREGORY WHITE PHONE: 713.924.8850

OWNER: THOMAS ABERNATHY
1505 LAKES PARKWAY, SUITE 190
LAWRENCEVILLE, GA 30043

ZONING HISTORY:

The subject property is a 3.61 acre C-2 per CIC2013-00022 zoned tract with an existing retail center located on Scenic Highway. The adjacent properties are zoned C-2 with commercial retail centers.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of the variance described above.

The letter of intent states that Urban Air is proposing to redevelop the site to include new signage. The applicant states the increase in wall signage area will allow better visibility and provide exposure to customers with sufficient notice of their operation.

There is a current building permit under review and approval (BLD2018-02604). The proposed business will be occupying the former Grander Mountain Store.

The Gwinnett County Sign Ordinance allows a maximum sign area of 200 sq. ft. per elevation and an aggregate total of 40sq. ft. for all elevations. The applicant is proposing 282.56 sq. ft. on the front elevation. No additional wall signage is proposed.

The Zoning Board of Appeals approved a similar variance for the previous tenant in 2013 (ZVR2013-00043).

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

- I. The wall signage shall not exceed 282.56 sq. ft.**

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: Gregory White Jr	
*Mailing Address: 22814 Dale River Rd	
City, State, Zip Code: Tomball TX, 77375	
Contact Person: Gregory White	
Telephone No. : 7139248850	Mobile Telephone No: 7139248850
Email Address: Gdub1985@gmail.com	
Applicant is (check one): <input 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:	Thomas Abernathy		
Mailing Address:	1505 Lakes Parkway, Suite 190		
City, State, Zip Code:	Lawrenceville, Ga 30043		
Telephone Number:	770-329-2477	Contact Person:	Thomas Abernathy

Property Information:

Subdivision or Project Name:	Snellville Exchange		
Address of Property:	1200 Scenic Hwy Suite G, Lawrenceville Ga 30045		
District , Land Lot, Parcel:	R5087 705	Zoning:	C-2
Proposed Development:	URBAN AIR ADVENTURE PARK		
Building Permit Number (if construction has begun):	BLD		

Variance Requested:

Front increase Signage from 200 sqft to 282.56 sqft, _____

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.

Rebecca L Kicklighter
 Notary Public
 Hall County, Georgia
 My Commission Expires
 November 1, 2020
 NOTARY SEAL

Gregory White 5/7/18
 SIGNATURE OF APPLICANT DATE
Gregory White
 TYPED OR PRINTED APPLICANT NAME
Rebecca L Kicklighter 5/7/18
 SIGNATURE OF NOTARY PUBLIC DATE



Thomas L Abernathy 4/23/18
 SIGNATURE OF PROPERTY OWNER DATE
Thomas L. Abernathy
 TYPED OR PRINTED OWNER NAME
Gale Marie Pride 4/23/18
 SIGNATURE OF NOTARY PUBLIC DATE
Gale Marie Pride

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: 5/3/18 Received By: Sharon Coor MRN: 5087705
 Zoning District: CZ Hearing Date (for ZBA): 6/12/18 Commission District: 4
 Variance Type: Wall Sign Area Increase Code Section: 5084-114A Non Residents Wall Area
 Related Cases & Applicable Conditions: CIC2013-0022
 Variance Description: Increase Allowable Area on a Front Elevation From 2005 SQFT TO 2825 SQFT
 Approval _____ Date: _____
 (Administrative Variance only)
 Conditions: _____

Case # ZVR2018-00068

ZBA Letter of intent

Gwinnett County,

Snellville Urban Air LLC, is requesting a Front signage increase variance from 200 sq. ft. to 282.56 sq. ft.

Reason

- We feel it will be very attractive to potential customers driving up Hwy 124 South to North increasing the WOW effect of the area.
- The Increasing of the Sign size will aid in increasing view points for potential customers driving North to south drawing in more customer.

Thanks,

Gregory White Jr

FRONT ELEVATION

OPTION 3

URBAN AIR
ADVENTURE PARK

282.56 SqFt



32'-0"

4'-5"

SCALE 3/16" = 1'

15'-0"

109'-8"

46'-6"

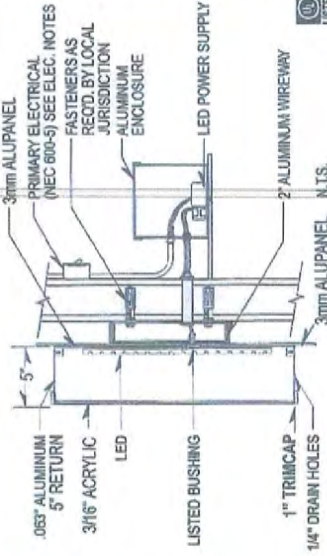


SCOPE OF WORK:

FABRICATE & INSTALL (1) ONE SET OF FRONT ILLUMINATED LED CHANNEL LETTERS

LED CHANNEL LETTERS	
MATERIAL	COLOR
.040 ALUMINUM RETURNS	BLACK
3mm ALUPANEL BACKS	WHITE
3/16" ACRYLIC FACES	ORANGE/WHITE
1" JEWELITE TRIM CAP	BLACK
CLASS 2 LEDS & POWER SUPPLY	WHITE
3mm ALUPANEL BACKER PLATE	BLACK
WIRE-WAY	PTM WALL
3M VINYL SILVER GREY	3630-51

CHANNEL LETTER - TYPICAL SECTION - FRONT-LIT PLASTIC FACE



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician. Each sign must have: 1. A minimum of one dedicated 120V 20A circuit 2. Junction box installed within 6 feet of sign 3. Three wires: Line, Ground, Neutral

ONE (1) SET - PLEX FACE CHANNEL LETTERS W/ BACKER PANEL ON WIREWAY

ON TIME SIGNS
LEGACY SIGNS
of Texas

10375 Alta Vista Rd, Fort Worth, TX 76244 | O 817.431.5700 / F 817.431.5799
 UL 100525-147 TDLR 81934
CONCEPT ART, NOT FOR PRODUCTION

JOB DESCRIPTION	DATE	BY
FRONT LIT CHANNEL LETTERS ON BACKER PANEL	4-23-18	hpr
CUSTOMER OR JOB NAME	4-27-18	hpr
CUSTOMER CONTACT	4-27-18	hpr
ADDRESS	4-27-18	hpr
CITY	SALES REP. NAME	4-27-18
STATE	PAGE	1 OF 4
STATIONARY ID	LF ALLOWED	282.56 SF
SQFT SF		

CUSTOMER APPROVAL: Note: The colors depicted on this rendering may not match actual colors used on the finished display. Note: The proportion of signs shown on building and landscape area photos is an approximate representation.
PLEASE READ CAREFULLY: Before you OK this proof, please read your copy carefully and completely. Check for spelling errors and copy omissions. Any changes or alterations from the original instructions will be charged according to time and material.
FINAL PROOF APPROVAL: By signing this form I am approving the above described job and I hereby acknowledge that I have read and accept the proofing policy and Terms and Conditions of Legacy Signs of Texas. Please sign and return so that we may process your order.

CLIENT SIGNATURE: _____ **DATE:** _____

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

CASE NUMBER	ZVR2018-00069
ZONING	C-2
LOCATION	5200 JIMMY CARTER BOULEVARD, NORCROSS
MAP NUMBER	6190 027
PROPOSED DEVELOPMENT	DUMPSTER
VARIANCE REQUESTED	ALLOW ACCESSORY STRUCTURE (DUMPSTER) TO BE LOCATED IN A FRONT YARD
COMMISSION DISTRICT	2 (HOWARD)

APPLICANT: JANE PARK
2645 N. BERKELEY LAKE ROAD
SUITE 132
DULUTH, GA 30096

CONTACT: JANE PARK PHONE: 678.691.9725

OWNER: JAMES LIM
5430 JIMMY CARTER BOULEVARD, SUITE 208
NORCROSS, GA 30043

ZONING HISTORY:

The subject property is a 1.48 acre C-1 per REZ1992-00016 zoned tract with an existing shopping center located at the intersection of Jimmy Carter Boulevard and Oakwood Circle in the northwestern portion of the county. The adjacent properties are zoned C-2 to the north and east with commercial business, OI zoned tract the west with an existing single-family dwelling and R-75 to the south with existing single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of the variance described above.

The letter of intent states the site has limited location for the dumpster. The applicant states the dumpster was previous located next to the building adjacent Oakwood Circle and was moved because there is a now a store front at that location. The applicant is proposing to screen the dumpster on all four sides with wood and a gate.

The dumpster is situated to the north of the building; because the property is a corner lot the proposed dumpster location is a front yard. The site has a zoning buffer along southern property line which is adjacent to a residential subdivision.

This variance request is the result of a Code Enforcement Unit case (CEU2018-02640) for dumpster in a front yard and without screening.

The Gwinnett County the Unified Development Ordinance requires dumpster to be located in the side or the rear of a property at least 5 ft. from a property line.

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

1. **Dumpster to be located at along the Oakwood Circle frontage at least 50' from the right of way Jimmy Carter Blvd.**
2. **Dumpster shall be screened on three sides with brick or stone and an opaque metal gate.**
3. **Provide landscaping in the ten foot landscape strip along the right of way of Oakwood Circle.**

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: Jane Park	
*Mailing Address: 2645 N. Berkeley Lake Rd #132	
City, State, Zip Code: Duluth, Ga 30096	
Contact Person: Jane Park	
Telephone No.: 678-691-9725	Mobile Telephone No: 407-375-0504
Email Address: janep5465@gmail.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:	James Lim		
Mailing Address:	5430 Jimmy Carter Blvd. #208		
City, State, Zip Code:	Norcross, Ga 30093		
Telephone Number:	Olivia Lim	Contact Person:	678-557-0075

Property Information:

Subdivision or Project Name:	TSJS properties LLC		
Address of Property:	5200 Jimmy Carter Blvd Norcross, Ga 30093		
District, Land Lot, Parcel:	LOT 190 of 6 th District	Zoning:	C-2
Proposed Development:	Dumpster location Dumpster		
Building Permit Number (if construction has begun):	BLD		

Variance Requested:

Dumpster location: Currently in plain view, there are any other location thru out the lot for the dumpster to be moved to. please see attached exhibit photos: All areas are either buffer, store front entry or narrow for dumpster truck to enter when collecting. We will build 4 sided wall the or wooden fence 6' in height to screen At the current location. We kindly ask that the board review our application and please approve current location, we will build 4 sided wall to suite and cover dumpster from plain view. Thank you.

Case # CEU 2018-02640

ZVR2018-00069

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.

YOGINI PATEL
 NOTARY PUBLIC
 Gwinnett County
 State of Georgia
 My Comm. Expires March 16, 2024

Jane Park 5/2/18
 SIGNATURE OF APPLICANT DATE
Jane Park
 TYPED OR PRINTED APPLICANT NAME

NOTARY SEAL

Y Patel 5-2-18
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

J. Arzate 4/5/18
 SIGNATURE OF PROPERTY OWNER DATE

James S. LIM 4/5/18
 TYPED OR PRINTED OWNER NAME

[Signature] 4/5/18
 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: 5/3/18 Received By: Sharon Cook MRN: 6190 027

Zoning District: C1 Hearing Date (for ZBA): 6/12/18 Commission District: 2

Variance Type: Accessory Structure or Use Front Yard Code Section: UDO 240-140.1 Dumpster Location

Related Cases & Applicable Conditions: Rez 1992-0006 CEU 2018-02640

Variance Description: Allow Accessory Structure (Dumpster) to be located in a Front Yard

Approval _____ Date: _____
 (Administrative Variance only)

Conditions: _____

Case # ZV122018-00069

Rev. April 2015

LETTER OF INTENT

I am in request from the Board to please view and approve my application for the location of current dumpster.

Reason being (please see attached Exhibit Photos). The shopping center does not have many open Land or location where the dumpster can be moved to. Surroundings are either too close to residents, are all buffers, store front entry or too small for the dumpster truck to enter for pick up.

Previously (I think more than 5-6 years ago) the dumpster was located at the side entry street facing Oak Circle Street but now that side has store front entry.

If current location is approved we will build 4 sided ^{screened with wood and} with gate that will cover the dumpster from the plane view. I can agree current view of the dumpster is not a pretty one because it is not covered by anything, just bare dumpsters in plain view.

Thank you in advance.



Jane Park | TSJB PROPERTIES

Return to: O'Kelley & Sorohan Attorneys at Law, LLC
2170 Satellite Blvd.
Suite 375 Duluth, GA 30097
File # 33402

STATE OF GEORGIA
COUNTY OF Gwinnett

LIMITED WARRANTY DEED

THIS INDENTURE, made on August 21st, 2014, between

YUNG JA MOON and THOMAS S. MOON

(hereinafter referred to as "Grantor") and

TSJS PROPERTIES LLC

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

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

All that tract or parcel of land lying and being in Land Lot 190 of the 6th District, Gwinnett County, Georgia, being more specifically described as follows:

Beginning at a point on the southerly line of the variable right of way of Jimmy Carter Boulevard at Georgia Department of Transportation Project MLP-779(1) Station 75+27.20, 73.99 feet right; from said point of beginning, proceed thence along said Jimmy Carter right of way line along an arc to the right having a radius of 954.01 feet an arc distance of 270.37 feet, said arc having a chord of 269.47 feet bearing south 47 degrees 33 minutes 50 seconds east to a point; thence along said right of way line, south 55 degrees 40 minutes 58 seconds east a distance of 25.57 feet to a point; thence south 60 degrees 51 minutes 12 seconds west a distance of 280.72 feet to a point; thence north 28 degrees 44 minutes 12 seconds west a distance of 284.15 feet to a point on the southeastern line of the (nominal) 60 foot right of way of Oakwood Circle; thence along last said right of way line, north 56 degrees 05 minutes 23 seconds east a distance of 161.21 feet to a point on last said right of way line where it transitions with the southerly right of way of Jimmy Carter Boulevard; thence along said transition right of way line, south 77 degrees 39 minutes 49 seconds east a distance of 28.66 feet to a point being the point of beginning, said tract containing 1.4793 acres, more or less.

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the

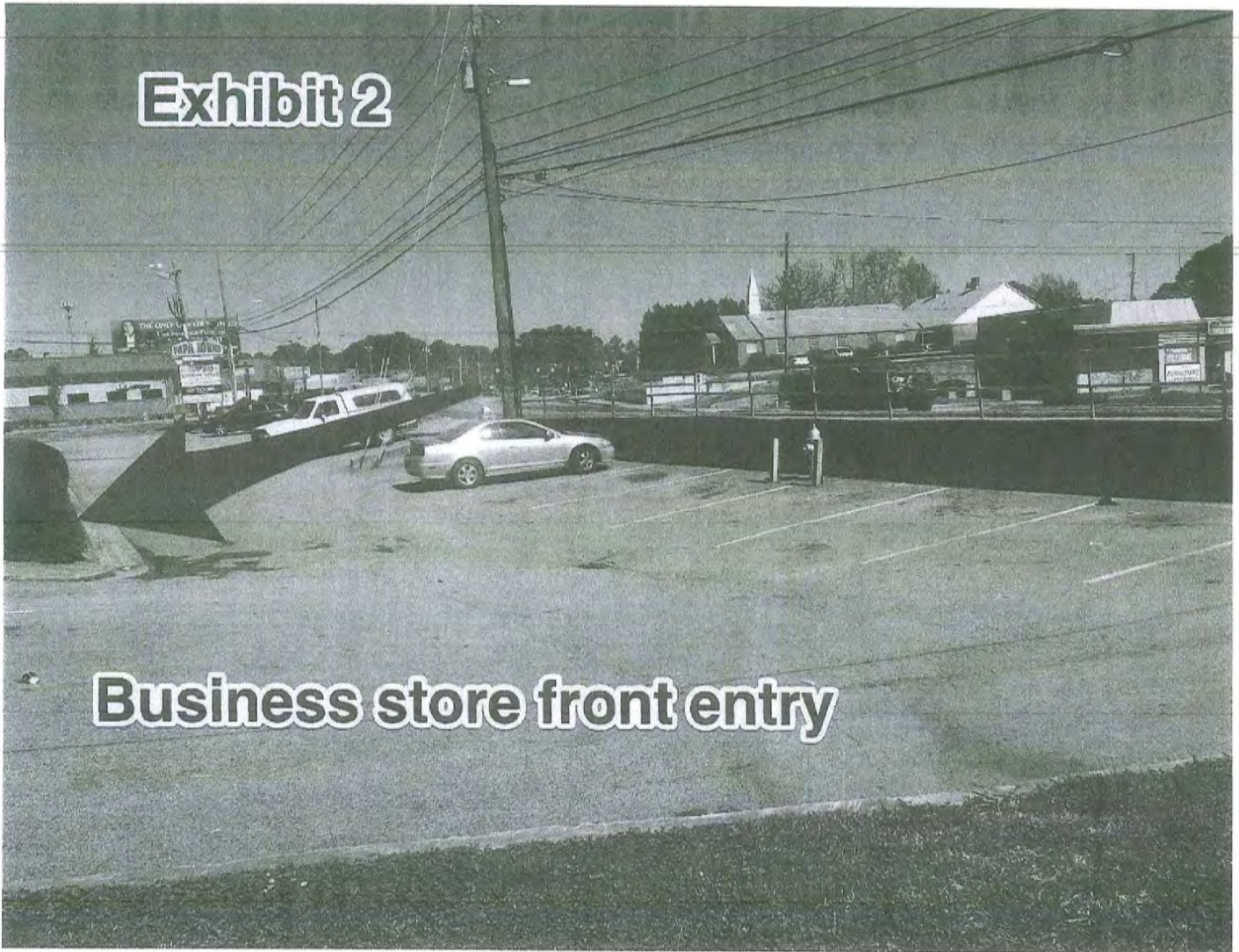
Exhibit 1

Current location

If current location will be approved, will build 4sided wall to Cover from plan view site to hide dumpster



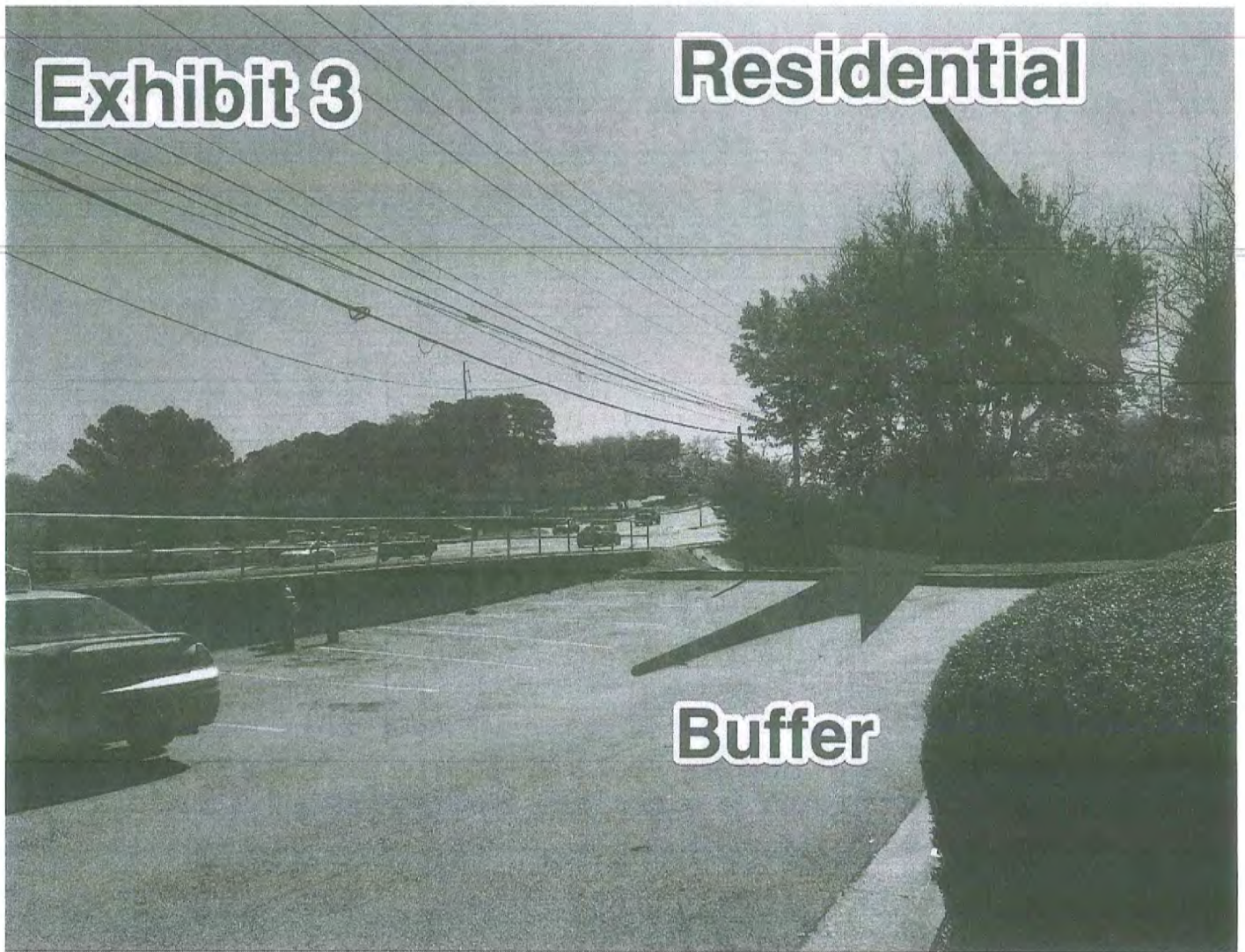
Exhibit 2



Business store front entry

Exhibit 3

Residential



Buffer

Exhibit 4

This area all buffer





**GWINNETT COUNTY
POLICE DEPARTMENT**

Quality of Life Unit

770 Hi-Hope Road, P.O.Box 602, Lawrenceville, GA 30046

www.gwinnettqualityoflife.com



March 20, 2018

TSJS PROPERTIES LLC
5430 JIMMY CARTER BLVD STE 208
NORCROSS, GA 30093-1500

CASE NUMBER: CEU2018-02640
VIOLATION ADDRESS: 5200 JIMMY CARTER BLVD, NORCROSS, GA 30093
INSPECTION DATE: 3/20/2018

Dear Sir/Madam,

A Gwinnett County Code Enforcement Officer or Police Officer inspected this property and found violations of County Ordinances, Zoning Resolutions, and/or State Laws as indicated below:

Violation Ordinance	Code Section	Compliance Date
Unified Development Ordinance	230-120.14 DUMPSTERS	03/27/2018

A. Location. Dumpsters shall be located in the rear or side yard a minimum of 5 feet from side and rear property lines. Dumpsters are not allowed in front yards. Dumpsters, including the enclosure structure, shall be located a minimum of 5 feet from a buffer.

B. Pad. Dumpsters shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.

C. Screening. Dumpsters that are not inside a building shall be surrounded by an opaque enclosure not less than 6 feet in height. Dumpster enclosures shall have a finish consistent with the finish materials of the building façade and conform substantially with the UDO Design Guidelines.

D. Lid & Plug. Dumpsters shall be required to have lids and are prohibited from connecting to sanitary sewer utilities.

E. Overlay District. Additional requirements for dumpsters located in Overlay Districts can be found in Section 220-30.3.E.; Section 8.0.0 of the Architectural Design Standards for Accessory Structures and Site Accessories; and the UDO Design Guidelines, General Design.

F. Construction Dumpster. Dumpsters for construction and debris materials are allowed for 30 days or with an active building permit and are exempt from screening requirements.

Please bring this property into lawful compliance by the above mentioned Compliance Date or you will receive a citation and will be required to appear in the Environmental Division of Recorder's Court to answer charges. Penalties for each violation could result in fines up to \$1000 and/or imprisonment.

Sincerely,

James Smith

Code Enforcement Officer II

770.513.5037

James.Smith@gwinnettcounty.com

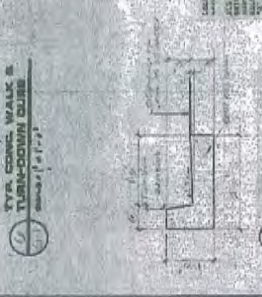
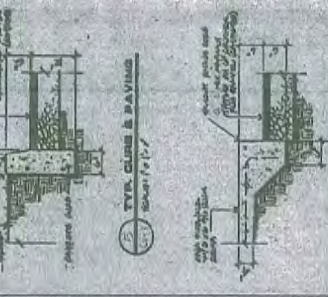
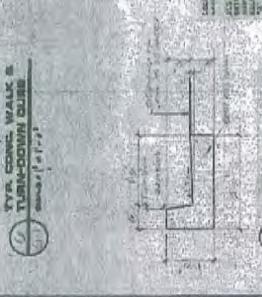
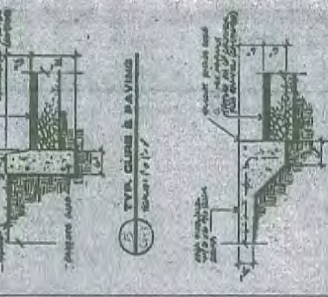
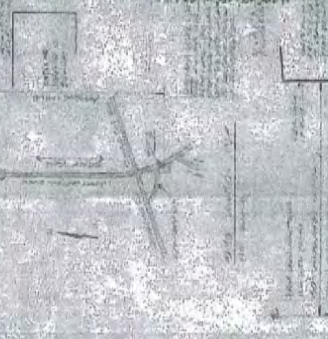
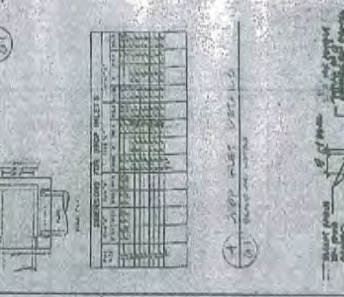
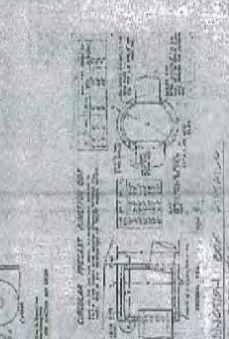
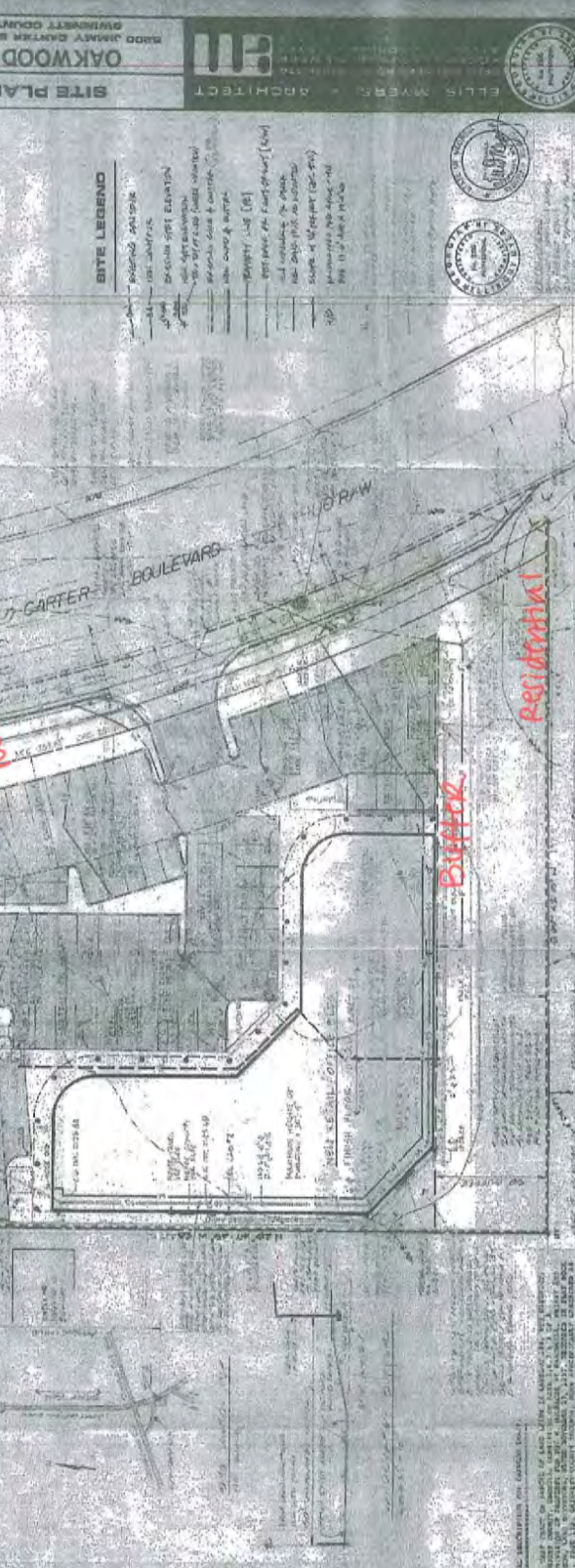
OAKWOOD PAVILION SITE PLAN

PLANNED COMMUNITY
600 1/2" = 1'-0"
SCALE
DATE: 01/13/08
PRINTED
01/13/08

- ### NOTES
1. See notes on adjacent sheet for general information.
 2. This site plan shows the proposed location of the building and other structures.
 3. The site plan also shows the proposed location of the parking lot and other features.
 4. The site plan shows the proposed location of the driveway and other features.
 5. The site plan shows the proposed location of the utility lines and other features.
 6. The site plan shows the proposed location of the landscaping and other features.
 7. The site plan shows the proposed location of the site walls and other features.
 8. The site plan shows the proposed location of the site fences and other features.
 9. The site plan shows the proposed location of the site gates and other features.
 10. The site plan shows the proposed location of the site signs and other features.

SITE LEGEND

---	EXISTING DRIVE
---	NEW DRIVE
---	EXISTING SIDEWALK
---	NEW SIDEWALK
---	EXISTING UTILITY
---	NEW UTILITY
---	EXISTING LOT
---	NEW LOT
---	EXISTING WALL
---	NEW WALL
---	EXISTING FENCE
---	NEW FENCE
---	EXISTING GATE
---	NEW GATE
---	EXISTING SIGN
---	NEW SIGN
---	EXISTING LANDSCAPE
---	NEW LANDSCAPE



SITE PLAN

SCHEDULE		
NO. 1	Site Plan	01/13/08
NO. 2	Site Legend	01/13/08
NO. 3	Site Sections	01/13/08
NO. 4	Site Wall	01/13/08
NO. 5	Site Fence	01/13/08
NO. 6	Site Gate	01/13/08
NO. 7	Site Sign	01/13/08
NO. 8	Site Landscaping	01/13/08
NO. 9	Site Wall	01/13/08
NO. 10	Site Fence	01/13/08
NO. 11	Site Gate	01/13/08
NO. 12	Site Sign	01/13/08
NO. 13	Site Landscaping	01/13/08

DATE: 01/13/08
SCALE: 600 1/2" = 1'-0"
PRINTED: 01/13/08

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

CASE NUMBER	ZVR2018-00070
ZONING	R-75
LOCATION	3511 YARMOUTH HILL, LAWRENCEVILLE
MAP NUMBER	6178 078
PROPOSED DEVELOPMENT	SINGLE FAMILY DWELLING
VARIANCE REQUESTED	ALLOW ENCROACHMENT OF 15.9 FT INTO THE 35 FT FRONT BUILDING SETBACK
COMMISSION DISTRICT	I (BROOKS)

APPLICANT: CHAVDAR RADEV
3511 YARMOUTH HILL
LAWRENCEVILLE, GA 30044

CONTACT: CHAVDAR RADEV PHONE: 678.886.4864

OWNER: CHAVDAR RADEV
3511 YARMOUTH HILL
LAWRENCEVILLE, GA 30044

ZONING HISTORY:

The subject property is a 0.31 acre R-75 per REZ1984-00090 zoned tract with an existing single-family dwelling located on Yarmouth Hill. The adjacent properties are zoned R-75 with existing single-family dwellings in the Quailwood Plantation subdivision.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance described above.

The letter of intent states the variance request is to keep his property in compliance with Gwinnett County regulations. The applicant states the deck allows safe and visible entry and exit to his home.

The variance request is the result of a Code Enforcement case (CEU2018-00350) for multiple violations on the property. A citation was issued on May 8, 2018 by the Code Enforcement Unit. Based on historical aerial photographs, the encroaching deck appears to have been built several years ago but no building permit was issued. The applicant has been working with the department to correct the violations.

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

I. The applicant shall obtain all necessary permits and inspections.

Department of Planning and Development

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



VARIANCE APPLICATION
 FROM THE UNIFIED DEVELOPMENT ORDINANCE

For Consideration Of:

- BOARD OF APPEALS VARIANCE
 ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant: CHAVDAR RADEV	
*Mailing Address: 3511 YARMOUTH HL	
City, State, Zip Code: 3511 YARMOUTH HL, LAWRENCEVILLE, 30044	
Contact Person: CHAVDAR RADEV	
Telephone No.:	Mobile Telephone No: 678.886.4864
Email Address: chradev@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:	CHAVDAR RADEV		
Mailing Address:	3511 YARMOUTH HL		
City, State, Zip Code:	LAWRENCEVILLE, GA 30044		
Telephone Number:	678.886.4864	Contact Person:	

Property Information:

Subdivision or Project Name:	QUAILWOOD PLANTATION		
Address of Property:	3511 YARMOUTH HL, LAWRENCEVILLE		
District, Land Lot, Parcel:	6178 078	Zoning:	R-75
Proposed Development:	Single Family Dwelling		
Building Permit Number (if construction has begun):	BLD		

Variance Requested:

Encroachment of 15.9 feet into front setback for the deck, and 19.1 ft for the steps to deck.

Case # ZVR2018 - 00070

gwinnettcountry

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.



NOTARY SEAL

Chandar Radev 4/24/2018
 SIGNATURE OF APPLICANT DATE
CHANDAR RADEV
 TYPED OR PRINTED APPLICANT NAME

Julietta Ivanov 04/24/2018
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

Chandar Radev 4/24/2018
 SIGNATURE OF PROPERTY OWNER DATE
CHANDAR RADEV
 TYPED OR PRINTED OWNER NAME

Julietta Ivanov 04/24/2018
 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: 5/3/18 Received By: Sharon Cook MRN: 16178 0:8

Zoning District: R25 Hearing Date (for ZBA): 6/12/18 Commission District: 1

Variance Type: Front Setback Encroachment Code Section: UDO 230-10 Setback yard

Related Cases & Applicable Conditions: Rez 1989-00090

Variance Description: Allow Encroachment of 15.9 Ft into the 35 Ft Front Building Setback

Approval _____ Date: _____
 (Administrative Variance only)

Conditions: _____

Case # ZVR2018-00070

Attention: Zoning Board of Appeals Variance

Regarding: Deck Enlargement at 3511 Yarmouth HI, Lawrenceville, GA 30044

Submitted by: Charles Radev, Homeowner

Date: April 24, 2018

LETTER OF INTEREST

Dear Ladies, Gentlemen,

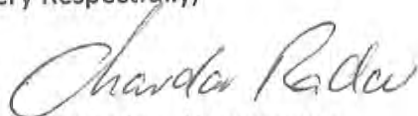
The reason for this requested Variance is

- a) to keep my property in Compliance with Gwinnett County requirements,
- b) to allow for safer and more visible entry/exit in the front door of my property. That is especially valid in the days when snow and ice fall and form a dangerous cover on the steps.
- c) to reduce the hazards of carrying larger and heavier items, e.g. furniture, large screen TV sets, kitchen or bathroom countertops, dressers, cabinets, tables, etc. (improve safety) inside my house.

This Variance, if approved will not be materially detrimental or injurious to other properties or improvements in my neighborhood, because

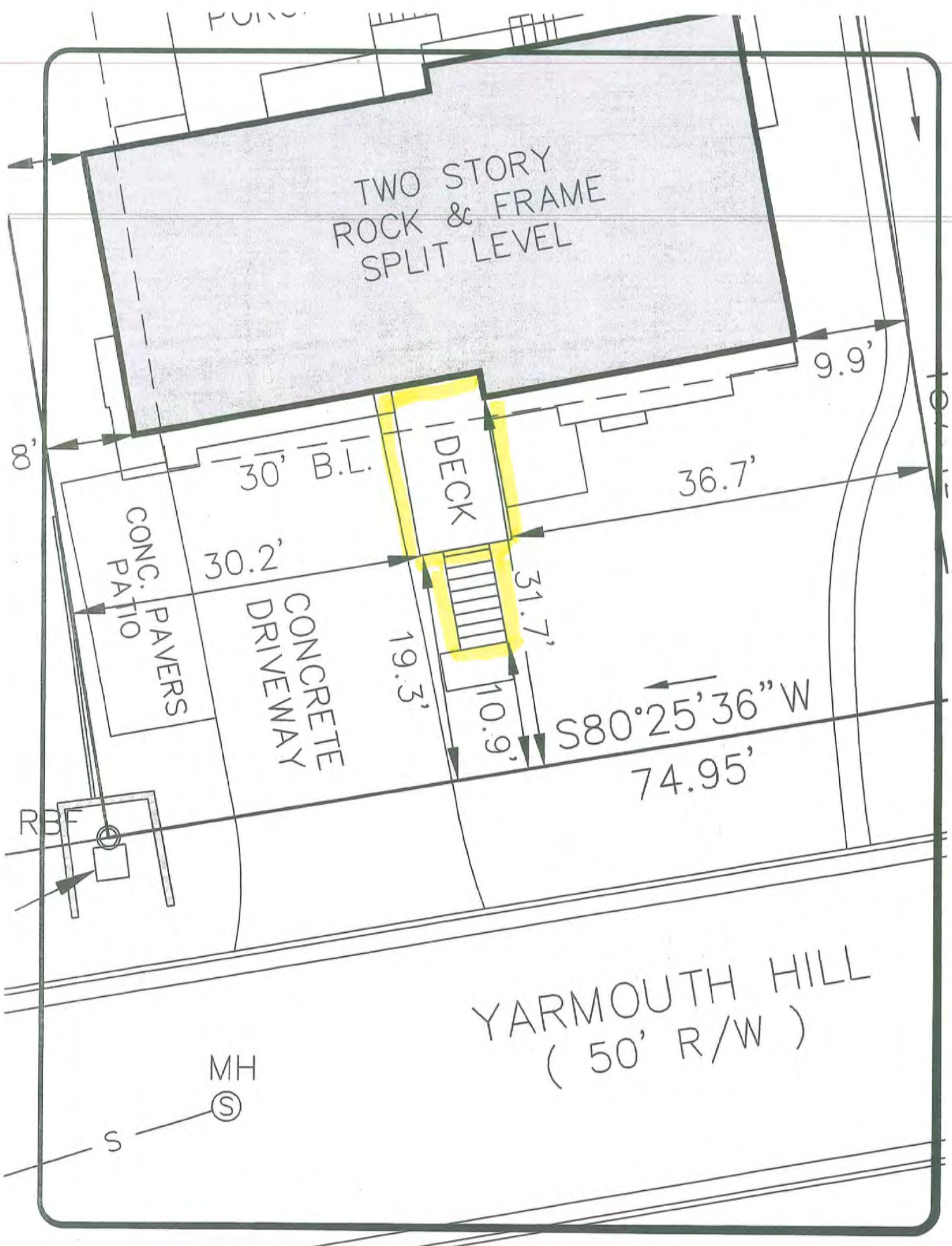
- a) it does not encroach on their properties in any way
- b) it improves the safety of access to my property, should a neighbor look to visit me
- c) two properties adjacent to mine have made very similar decks.

Very Respectfully,



Chavdar Radev, Homeowner

3511 Yarmouth HI, Lawrenceville, GA 30044



ENLARGED FRONT DECK TO PERMIT SAFELY MOVING OF FURNITURE, TV SET, COUNTERTOP, ETC



VIEW OF DECK FROM ENTRY DOOR



VIEW OF DECK FROM STREET




I James Zeppa Am The owner of
3591 Yarmouth Hill,

I Do NOT have object to the enhanced
Front Deck of UMR, Pooler at 3511 Yarmouth Hill,

Sign James Zeppa

Date: 04-22-18



State of Georgia, County of Gwinnett
Signed before me on this <u>April 22nd</u> 20 <u>18</u>
on a document <u>Statement</u>
by <u>James Zeppa</u>
The document consists of <u>one</u> page/s
Produced identification <u>✓</u>
issued _____ exp _____
 <u>Julietta Ivanov</u> Notary Public, State of Georgia

To whom it may concern;

I Donna Fowler, Am the Homeowner @
3530 YARMOUTH Hill Lawrenceville, GA 30044

I Do not object to the enlarged front
deck of MR. Radev @ 3511 YARMOUTH Hill
Lawrenceville, GA 30044

Thank You,
Donna Fowler

4-22-18



State of Georgia, County of Gwinnett	
Signed before me on this <u>April 22nd</u>	20 <u>18</u>
on a document <u>Statement</u>	by <u>Donna Fowler</u>
The document consists of <u>one</u> page/s	
Produced identification <input checked="" type="checkbox"/>	
issued _____	exp <u>Julietta Ivanov</u>
Notary Public, State of Georgia	

I am the homeowner of 3501 yarmouth
HL, 30044 and I do not object to the front
deck on Chavdar (Charles) Raden property
4-22-18


from ,
Fayyaz hussain

Fayyaz Hussain



State of Georgia, County of Gwinnett	
Signed before me on this	<u>April 22nd</u> 20 <u>18</u>
on a document	<u>Statement</u>
	<u>Fayyaz Hussain</u>
The document consists of	<u>one</u> page/s
Produced authentication	<input checked="" type="checkbox"/>
issued	exp <u>Julietta Ivanov</u>
	Notary Public, State of Georgia

I am the home owner at 3510 Yarmouth
HL, Lawrenceville, GA 30044. I do ~~not~~
object to the front deck at 3511 Yarmouth
HL. Please feel free to contact me at
303-881-6287 if you require additional
confirmation.

Linda Straight




State of Georgia, County of Gwinnett	
Signed before me on this	<u>April 21st</u> 2018
on a document	<u>Statement</u>
	<u>Linda Straight</u>
The document consists of	<u>one</u> page/s
Produced identification	<input checked="" type="checkbox"/>
issued	exp <u>Julie A. Ivanov</u>
Notary Public, State of Georgia	

Julie A. Ivanov

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

CASE NUMBER	ZVR2018-00071
ZONING	C-2
LOCATION	3205 WOODWARD CROSSING BLVD., BUFORD
MAP NUMBER	7177 045
PROPOSED DEVELOPMENT	WALL SIGN
VARIANCE REQUESTED	INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 100 SQ FT TO 114.72 SQ FT
COMMISSION DISTRICT	4 (HEARD)

APPLICANT: ALTAIR SIGN AND LIGHT
6802 BUFORD HIGHWAY
DORAVILLE, GA 30340

CONTACT: FELICIA JOHNSON PHONE: 678.539.0443

OWNER: MOG CROSSING, LLC
 P.O. BOX 7019
 INDIANAPOLIS, IN 46207

ZONING HISTORY:

The subject property is a 29.14 acre C-2 per REZ1977-00013 & SUP1997-00014 zoned tract with an existing retail center located on Woodward Crossing Boulevard. The adjacent properties are zoned C-2 with commercial retail centers and regional shopping mall.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of the variance described above.

The letter of intent states that Party City is proposing replace their current signage with their national standard. The applicant states the proposed signage would be similar in size to the neighboring tenants and would allow better visibility with the current distance to the right-of-way.

The Gwinnett County Sign Ordinance allows a maximum sign area of 100 sq. ft. per elevation and an aggregate total of 200 sq. ft. for all elevations. The applicant is proposing 114.72 sq. ft. on the front elevation. No additional wall signage is proposed.

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

1. **The wall signage shall not to exceed 114.72 sq. ft.**

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: ALTAIR SIGN AND LIGHT	
*Mailing Address: 6802 BUFORD HWY	
City, State, Zip Code: DORAVILLE, GA 30340	
Contact Person: FELICIA JOHNSON	
Telephone No. : 678-539-0443	Mobile Telephone No: 678-539-0443
Email Address: FJOHNSON@ALTAIRSIGN.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:	MOG CROSSING LLC		
Mailing Address:	PO BOX 7019		
City, State, Zip Code:	INDIANAPOLIS, IN 46207		
Telephone Number:		Contact Person:	

Property Information:

Subdivision or Project Name:	PARTY CITY		
Address of Property:	3205 WOODWARD CROSSING BLVD #		
District , Land Lot, Parcel:	R7177 045	Zoning:	
Proposed Development:	RETAIL		
Building Permit Number (if construction has begun):	BLD		

Variance Requested:

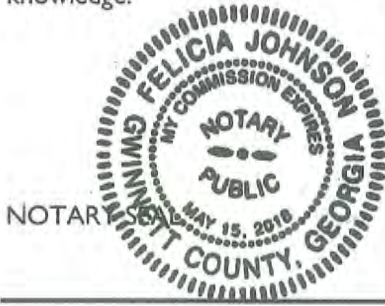
Signage Size increase from 96.25 SF to 114.72 SF. 100.0

Case # ZVR2018-00071

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.



4/3/18
DATE

SIGNATURE OF APPLICANT

Clinton Moseley
TYPED OR PRINTED APPLICANT NAME

SIGNATURE OF NOTARY PUBLIC

4-3-18
DATE

My Commission Expires
on March 25th, 2020

SIGNATURE OF PROPERTY OWNER

3-21-18
DATE

Geoff Beasley
TYPED OR PRINTED OWNER NAME

3-21-18
DATE

NOTARY SEAL

SIGNATURE OF NOTARY PUBLIC

3-21-18
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: 4/10/18 Received By: Sharon Cook MRN: 7177 045
 Zoning District: C2 Hearing Date (for ZBA): 4/12/18 Commission District: 4
 Variance Type: Wall Sign Area Increase Code Section: SD 80-11A Non Residential
 Related Cases & Applicable Conditions: REZ 997-0013 SUP 997-0014 Wall Area
 Variance Description: Increase Allowable Sign Area on Front Elevation From
1005 SQFT to 114.72 SQFT
 Approval _____ Date: _____
 (Administrative Variance only)

Conditions: _____

Case # ZVR2018-00071



25 Green Pond Rd., Suite 1, Rockaway, NJ 07866
(973) 453-8780

March 8th, 2018

Board of Commissioners of Gwinnett County:

Thank you for reviewing our request for a sign variance at our store located at 3205 Woodward Crossing Blvd in Buford, Georgia.

For your approval, we are presenting a signage layout representative of our national standard, which helps identify us to customers and presents a bright and cheerful atmosphere. Our standard 5 color and 48" tall signage is our branding throughout the country in over 800 locations.

This variance is requesting to improve our current signage from a neon, faded and cracking sign to an energy efficient, bright, LED sign. The new signage has a longer life efficiency to reduce repair costs and improve the magnificence of the plaza. Currently our square footage is the smallest in the center compared to Target, TJ Maxx and American Signature Furniture with prominent facades to draw in attention. With the current distance from the main road our sign will draw in more customers when our sign is visible from a distance.

We believe by enlarging our signage and moving it higher on the façade this will greatly impact our sales and bring more visibility to our store, neighboring tenants and business of the city. The variance would not be detrimental to the other properties as we have a façade similar to the larger tenants that allow the extra square footage. The façade would be greatly improved from the current dull signage that is installed. By limiting our signage to the equivalent of square footage we are allowed we may be overlooked by our larger neighbors in visibility.

Party City would like to have our District Manager Chris Bryant available at the hearing for any available questions that may occur.

Thank you for your time and consideration.

Kelly Spaulding

Construction Coordinator
25 Green Pond Road
Rockaway, NJ 07866
973-453-8643
kspaulding@partycity.com



address: 5107 Kissell Avenue
 Altoona, PA 16801
 telephone: 814.949.8287
 fax: 814.949.8293
 web: blaircompanies.com

project information

client: Perry City
 address: Mall of Georgia Crossing
 3205 Woodward Crossing Blvd.
 Buford, GA 30519

store #: TBD
 m number: 75096
 date: 11/1/17
 rendered: RSF
 file name:

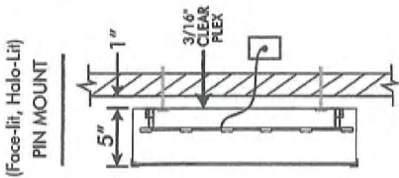
revisions

1. 01/16/18 - changed option 3 to 48"
- 2.
- 3.
- 4.
- 5.

These drawings are not for construction. The information contained herein is intended to express design intent only. This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from the Blair Companies.



Existing: Approx. (42" P) 53" x 261 1/2" = 96.25 SF



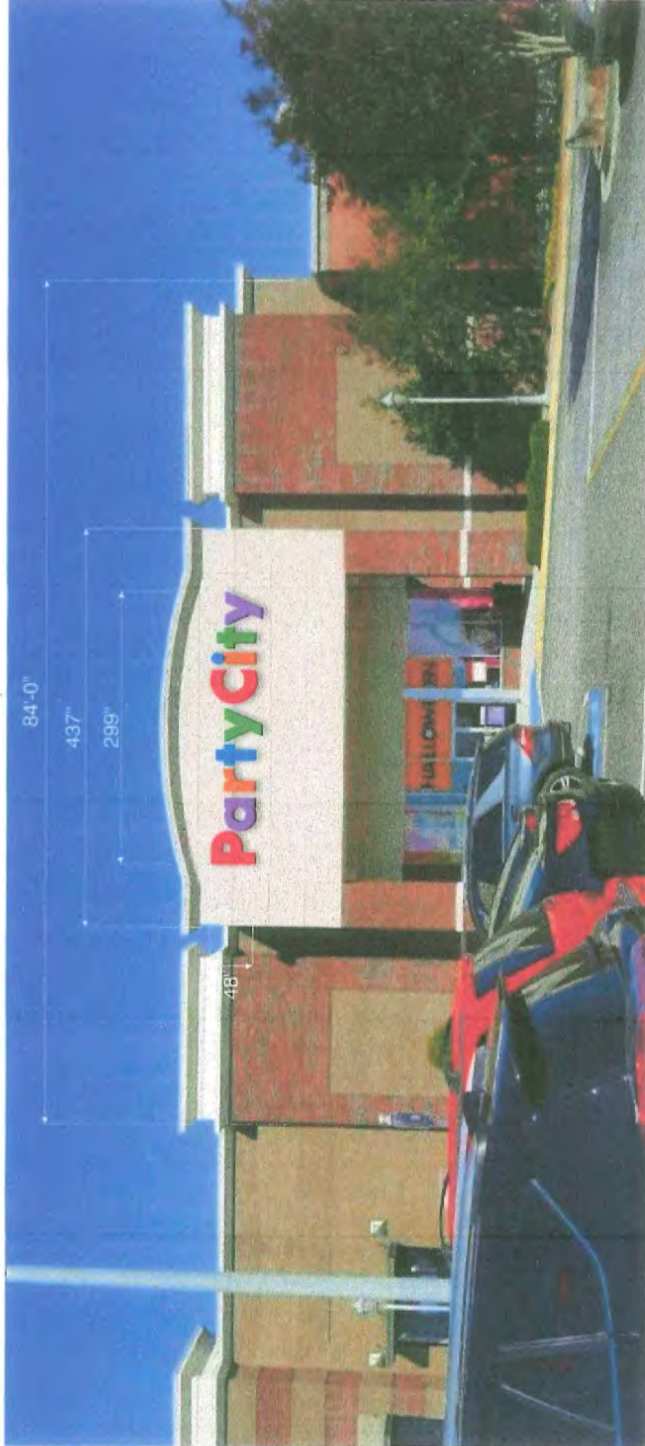
Sign A	Sign: Party City
	Sign Type: 48" Linear Letters, Pin Mount
	Illumination: Internal & Halo Illum. with LED
	Square Footage: 114.72

Option 3

Landlord Approval: _____
 Date: _____

Party City Approval: _____
 Date: _____

Party City approval of this rendering represents ONLY approval of sign size and sign placement on façade.



Front Elevation
 Scale: NTS

This option is over code - variance required

Actual Square Footage for this Elevation:	114.72
Allowable Square Footage for this Elevation:	60
Square Footage Calculations	
Gross building space 2,501-15,000 SF is allowed 60 SF. This space is 12,500 SF.	

This approved signage rendering includes an illustration of the wall elevations of the Premises as an example only, which is subject to change prior to Tenant's taking possession of the Premises, and is not intended to be the final depiction of the wall elevations of the Premises. Landlord will separately confirm a final wall elevations rendering prior to Tenant's obligation to take possession of the Premises.



BLAIR COMPANIES
SIGNS • FIXTURES • LIGHTING

address: 5107 Kissell Avenue
Altoona, PA 16601
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

client: Party City
address: Mall of Georgia Crossing
3205 Woodward Crossing Blvd.
Buford, GA 30519

store #: TBD
m number: 75096
date: 11/1/17
rendered: RSF
file name:

revisions

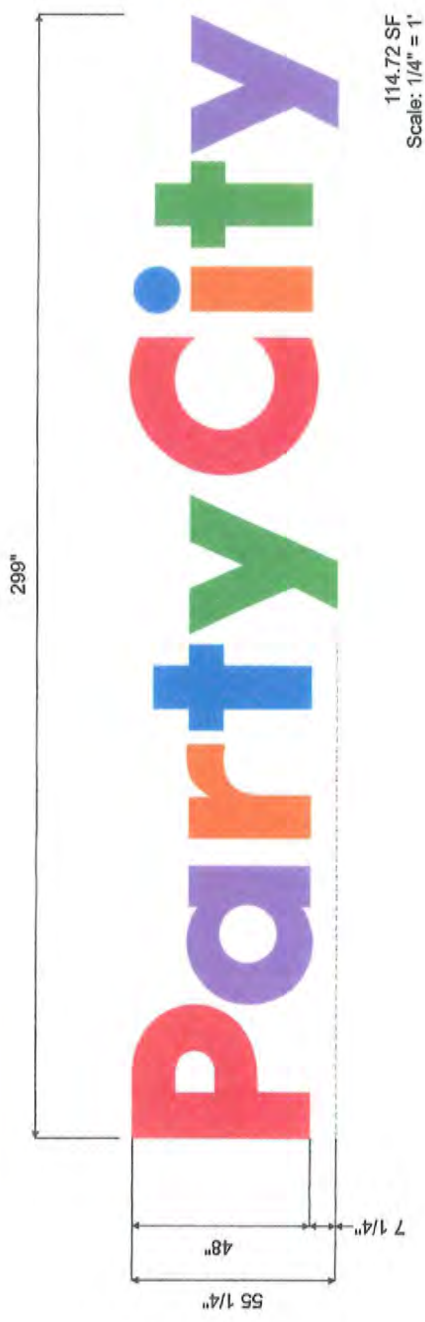
- 01/16/18 - changed option 3 to 48"
-
-
-
-

These drawings are not for construction. The information contained herein is intended to express design intent only.

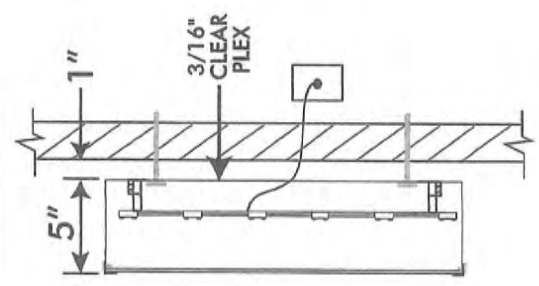
This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from the Blair Companies.



48" Face-lit/Halo-lit Letters, Pin Mounted



(Face-lit, Halo-Lit)
PIN MOUNT

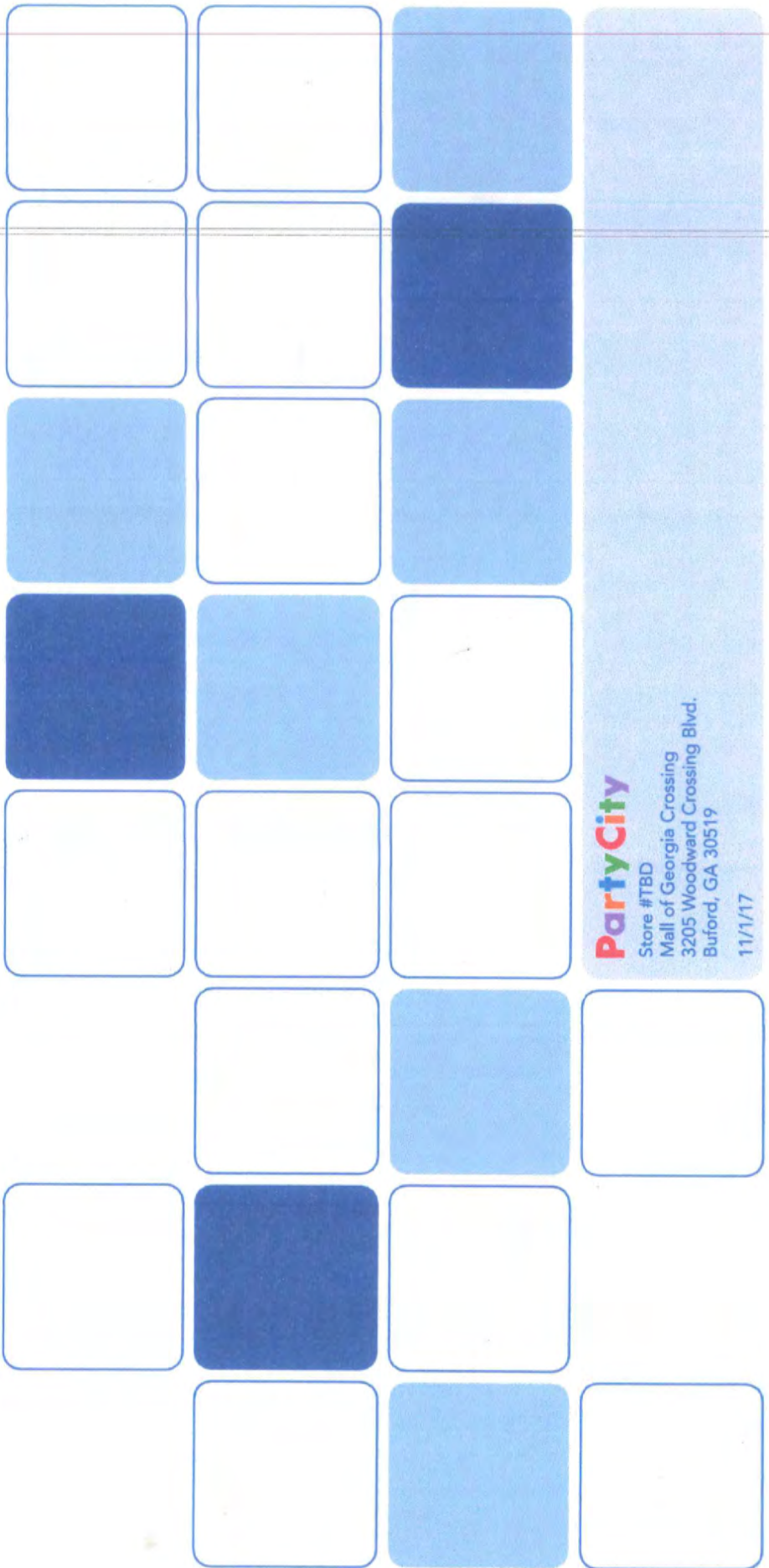


3M FACE COLORS	
	PC.: 3630-42 RED
	α, γ: 3630-89-48 PURPLE
	τ: 3630-44 ORANGE
	t & dot on i: 3630-57 BLUE
	γ: 3630-156 GREEN

RETURNS & TRIM CAP COLORS	
	PC.: PMS - 185 RED
	α, γ: PMS - 2665 PURPLE
	τ: PMS - 158 ORANGE
	t & dot on i: PMS - 299 BLUE
	γ: PMS - 361 GREEN



BLAIR COMPANIES
ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LIGHTING



PartyCity

Store #TBD
Mall of Georgia Crossing
3205 Woodward Crossing Blvd.
Buford, GA 30519

11/1/17



Scope of Work

Site Information

Original Soft Open date (if applicable): NA
 Date of request for survey/renderings: NA
 Estimated time to obtain permits: NA

Store: Party City:
 Shopping Center: 3205 Woodward Crossing Blvd
 Store Address: Buford, GA 30519

Proposed Signage

Option 1

Letter Height: 32"
 Stacked/Inline: Inline
 Mounting: Pin
 Tag/No Tag: No Tag
 Facing (direction):
 Special Circumstance:
 Total Sq Ft: 57.22

Option 3 (Variance)

Letter Height: 48"
 Stacked/Inline: Inline
 Mounting: Pin
 Tag/No Tag: No Tag
 Facing (direction):
 Special Circumstance:
 Total Sq Ft: 114.72

Option 2 (Like for Like)

Letter Height: 45"
 Stacked/Inline: Inline
 Mounting: Pin
 Tag/No Tag: No Tag
 Facing (direction):
 Special Circumstance: Custom letter spacing to achieve SF
 Total Sq Ft: 96.25

Pylons --

Pylon 1 Dimensions: 10" x 82"
 Pylon 1 Position: See photo

Pylons --

Pylon 2 Dimensions: 5 1/2" x 41 5/8"
 Pylon 2 Position: See photo

Sign Band Information

Are there different color signs in shopping center? TBD
 Does sign band need to be patched/painted? TBD

Landlord Restrictions

City Code

Total square footage allowed (method of calculation and #): Per code, gross building space 0-2,500 SF, NTE 36 SF per building elevation & NTE 72 SF aggregate all wall signs. Gross building space 2,501-15,000 SF, NTE 60 SF per building elevation & NTE 120 SF aggregate all wall signs. Gross building space 15,001-50,000 SF, NTE 100 SF per building elevation & NTE 200 SF aggregate all wall signs. Gross building space 50,001 and greater SF, NTE 200 SF per building elevation & NTE 400 SF aggregate all wall signs.
 Summary/Recommendations (info on freestanding/blade/building signs): See following pages

Is engineering required?: TBD

Groups who must approve signage (at township level): TBD

Name and tel# of individual contacted for sign ordinance: Sharon Cook (Sharon.Cook@gwinnetcounty.com)

Variance info. (time, cost, probability): See next page

PRE-PERMIT SIGN INFO

Any sign to HO: **Party C**

A.) Project Name: Party City Date Completed: 10/26/17
 B.) Street Address: 3205 Woodward Crossing Blvd.
 C.) Town / City / State / Zip: Buford, GA 30519
 D.) Contact for Permit/Zoning: Sharon Cook (Sharon.Cook@lawrencecounty.com)
 E.) Contact Telephone: 678-518-8000
 F.) Jurisdiction: City/Town: Lawrenceville, GA 30046
 or, County of: Gwinnett County

G.) Zoning Classification for property: C-3 / Mail of Georgia Overlay
 H.) Is there a Master Sign Plan: Yes No If yes, is copy available? Yes No
 I.) Permit application fee if known: \$150 per sign plus building permit. #
 J.) Permit documents required (Site Plan, LI info): Sign details, elevation plans, written consent of property owner Yes No
 K.) Permitting Process time frame: 2-3 weeks Yes No
 L.) Is a permit required if only relocating? Yes
 M.) Are temporary or "coming soon" banners allowed? Yes
 N.) Are freestanding temporary signs allowed? (ie. 4' x 8' Coming Soon) Yes
 O.) Do temporary signs require permit? Yes
 P.) Maximum size of Temporary banners? Per Sharon, no temporary banners are allowed
 Q.) How long can Temporary banners be displayed? Per Sharon, no temporary banners are allowed

1.) Note, there is no master sign plan, however not allowed to have any exposed neon or LED per Sharon.
 Formula for calculating wall sign square footage (Max Sq. Footage - Primary & Secondary signs):
 Per code, gross building space 0-2,500 SF, NTE 36 SF per building elevation & NTE 72 SF aggregate all wall signs.
 Gross building space 2,501-15,000 SF, NTE 60 SF per building elevation & NTE 120 SF aggregate all wall signs.
 Gross building space 15,001-50,000 SF, NTE 100 SF per building elevation & NTE 200 SF aggregate all wall signs.
 Gross building space 50,001 and greater SF, NTE 200 SF per building elevation & NTE 400 SF aggregate all wall signs.
 N/A
 2.) If sign area based on % of wall, facade, etc. Please define: N/A
 3.) Method of Measurement: Smallest square, rectangle, triangle, circle, or combination thereof
 4.) Sq Ft allowances for bldg sides / rear: Signs may not exceed 50% of the total permitted square footage on any building elevation.
 5.) Are allowances Transferable? See above
 6.) Total # Wall Signs allowed: Number signs not limited
 7.) May Signs be Internally Illuminated? Yes No List any restrictions under Misc. notes: _____
 8.) May Signs be replaced on a "like-for-like" basis? Yes No List any restrictions under Misc. notes: _____ Must meet code
 9.) Maximum height from top of building sign to ground: May not project more than 6" from the outside wall of building. Roof signs prohibited.
 10.) Special codes regarding Wall signs for this property: N/A
 11.) Special codes regarding storefront building colors: N/A
 12.) Window Graphics (SF allowed & count in overall % coverage, #, permit required, Per code, individual or aggregate window signs NTE 20% of the window area per building elevation.)

1.) Formula for calculating freestanding sign sq. footage (Max Sq Footage- Primary & Secondary signs):
 Site located within a shopping center which utilizes multi-tenant signage. Individual freestanding signage not permitted. Must contact landlord for representation on said signage.
 2.) # FIS Signs allowed: See above Internal illumination allowed: See above
 3.) Height Maximum: See above Clearance from grade to sign: See above
 4.) Are there any color restrictions for the panel face? See above
 5.) Are there regulations for translucent or opaque faces? See above
 6.) Set-back of sign from right-of-way or property line: See above
 7.) Permit Required?: See above
 8.) Number Allowed: Individual freestanding signage not permitted Maximum Square Footage: See above
 9.) Illumination Allowed? See above Maximum Height: See above
 10.) Permit Required?: See above Custom Logo Allowed: See above

1. Variance Meeting Date: Zoning Board of Appeals - 2nd Tuesday
 2. Application Deadline: Approx. 5 weeks prior to meeting
 3. Time required to process: 30-45 days
 4. Estimated Variance Fees: \$700
 5. Is an attorney or expeditor required? Yes No Not required, but must submit in person
 6. Permit denial required to proceed? Yes No
 7. Probability of obtaining variance? Low
 8. Documents Required for variance: Must be to scale Other: N/A
 Pict plan
 Engineering seal
 Building elevations
 Authorization by, from landlord
 UL number Property ID number

Sign orient is reported as presented to us as of the "Date Completed". This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretation, calculations or fees of local authorities. Where required by local authority, it is understood a permit will be obtained prior to manufacture.



BLAIR COMPANIES
SIGNS • FIXTURES • LIGHTING

address: 5107 Kissell Avenue
Allcoona, PA 16801
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

client: Party City
address: Mall of Georgia Crossing
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store #: TBD
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1. 01/16/18 - changed option 3 to 48"
- 2.
- 3.
- 4.
- 5.

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The Gwinnett County Unified Development Ordinance requires an R-100 zoned tract adjacent to have 50 ft. front building setback from a major thoroughfare. Per the Gwinnett County Long Range Road Classification Map, Hillside Drive is a major thoroughfare.

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

- 1. A House Location Plan shall be submitted for review and approval prior to issuance of a building permit.**
- 2. The minimum square footage shall be 2,833 sq. ft.**
- 3. The homes shall be built in accordance with the architectural elevations submitted with the application.**

S 105 240

2-11-18

VARIANCE CONSENT FORM

Original copy was sent to Radovic Permits, LLC 560 Pittman Mill Ct Loganville, GA 30052

To: Gwinnett County Department of Planning and Development One Justice Square 446 W Crogan Street Suite 150 Lawrenceville, GA 30046

Subject: Variance Request for Kingfem Investment Group Property Address: 896 Hillside Drive Grayson, Ga 30017 Subdivision /Property Name: Parcel Number: R5105 001

Description of Variance Request: Maximum 3.5 feet structure encroachment into the 40 feet building rear setback line (Tract 2)

ABUTTING PROPERTY OWNER(S):

I (We), Nelson Jeffery and Patricia, as owner(s) of 1100 Mount Mckinley Dr. in Grayson, located within Wellington Walk S/D Lot 11 Block A R5105 240, have no objections to the granting of the Variance as described above.

NO OBJECTION

Notary Public:

Jeffery Nelson 2-11-18 Signature Date

Signature Date

JEFFERY A. NELSON Printed Name

Expiration

Seal

Patricia Nelson Signature Date

Patricia Nelson Printed Name

Variance Case #:

5105239
1090 Mount McKinley

VARIANCE CONSENT FORM

To: Gwinnett County Department of Planning and Development
One Justice Square
446 W Crogan Street
Suite 150
Lawrenceville, GA 30046

Subject: Variance Request for Kingfem Investment Group
Property Address: 896 Hillside Drive Grayson, Ga 30017
Subdivision /Property Name:
Parcel Number: R5105 001

Description of Variance Request: Maximum 3.5 feet structure encroachment into the 40 feet building rear setback line (Tract 2)

ABUTTING PROPERTY OWNER(S):

I (We), Feckoury Grace, as owner(s) of 1090 Mount Mckinley Dr. in Grayson , located within Wellington Walk S/D Lot 12 Block A R5105 239, have no objections to the granting of the Variance as described above.

We object to the granting of this variance.

Notary Public:

Signature Date

Expiration

Seal

Variance Case #:

~~_____
Signature Date

Printed Name

Signature Date

Printed Name~~

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:	Radovic Permits, LLC.		
*Mailing Address:	560 Pittman Mill Court		
City, State, Zip Code:	Loganville, Ga 30052		
Contact Person:	Maja Radovic		
Telephone No. :		Mobile Telephone No:	404-717-4795
Email Address:	radovicpermits@gmail.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:	Ben Akrong, Strong Tower Realty		
Mailing Address:	2775 Cruse Road		
City, State, Zip Code:	Lawrenceville, GA 30044		
Telephone Number:	770-559-1321	Contact Person:	Ben Akrong

Property Information:

Subdivision or Project Name:	986 Hillside Drive , XPL2017-00060		
Address of Property:	966 Hillside Dr. Grayson, GA 30017		
District , Land Lot, Parcel:	R5105 353	Zoning:	R-100
Proposed Development:	new residential construction		
Building Permit Number (if construction has begun):	BLD N/A		

Variance Requested:

Maxium 4.9 feet encroachment into 50 feet front setback line

Case # ZV2018-00072

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.



Signature of Applicant: Maja Radovic, Date: 4/26/18
Typed or Printed Applicant Name: Maja Radovic
Signature of Notary Public: Michelle Alemany, Date: 4/26/18



Signature of Property Owner: Ben Akrong, Date: 4/26/18
Typed or Printed Owner Name: BEN AKRONG
Signature of Notary Public: Michelle Alemany, Date: 4/26/18

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: 5/3/18 Received By: Sharon Cook MRN: 5105353
Zoning District: R100 Hearing Date (for ZBA): 6/12/18 Commission District: 3
Variance Type: Front Setback Encroachment Code Section: UDO 230-10 Setback Yard
Related Cases & Applicable Conditions:
Variance Description: Allow Encroachment of 49 ft into the 50 FT Front Building Setback
Approval: Date:
(Administrative Variance only)
Conditions:

Case # ZVR2018-00072

To: Ms. Kathy Holland

Gwinnett County

Department of Planning and Development

446 West Crogan Street, Suite 150

Lawrenceville, GA 30046

Re: 966 Hillside Drive, Tract Two

Dear Ms. Holland,

We are seeking relief from the County and requesting an encroachment of maximum 4.9 feet into the 50 foot front setback line on the property owned by Ben Akrong w/Strong Tower Realty (per UDO Section 270-130.2 Code Provisions).

The variance if granted will not be materially detrimental or injurious to the adjacent properties.

Thank you for your time and consideration of our request. The applicant is opened to working with County staff to achieve the successful implementation of this project.

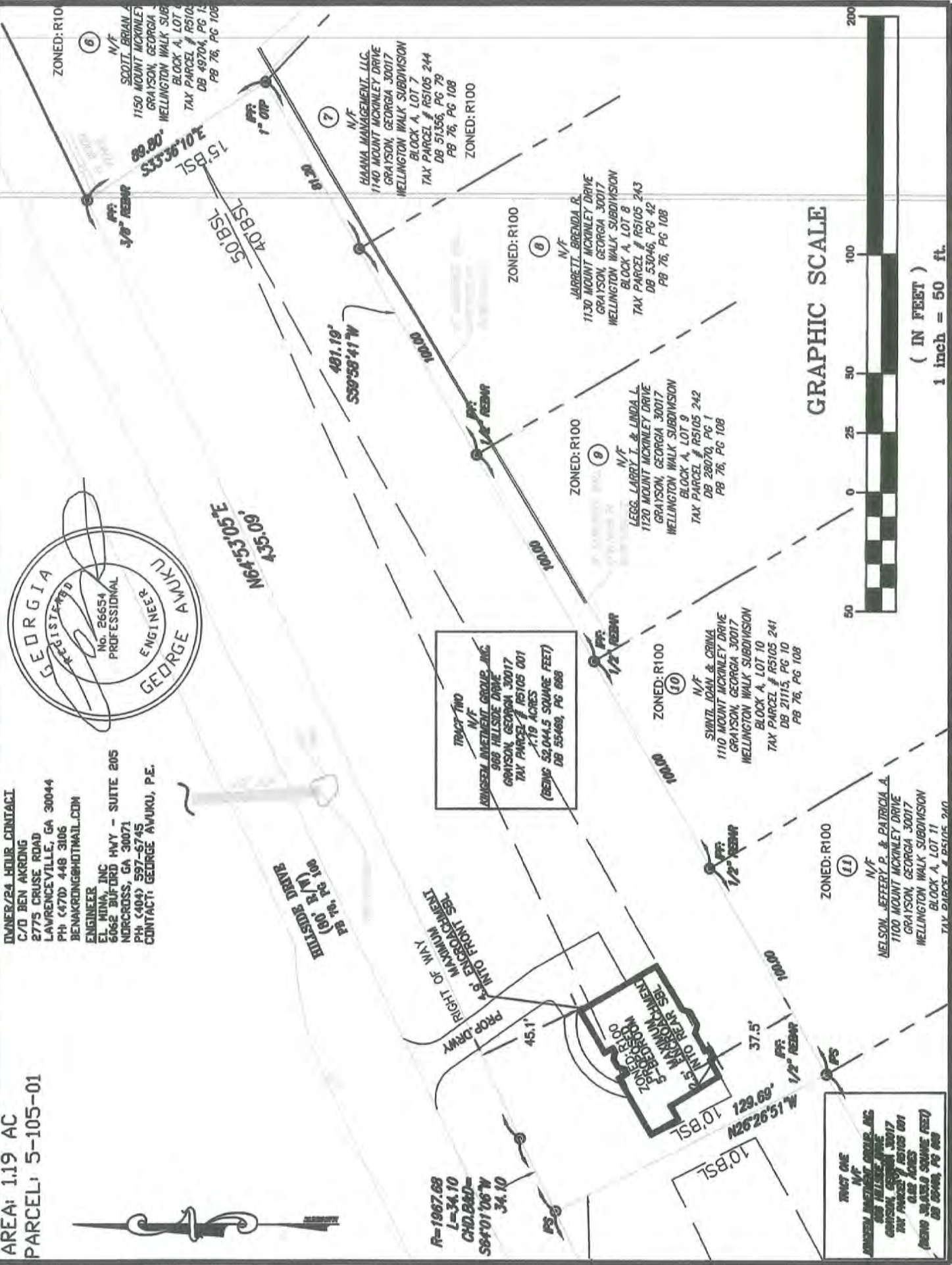
Respectively Submitted,

Maya Radovic

Radovic Permits, LLC.

AREA: 1.19 AC
 PARCEL: 5-105-01

DIVNER/24 HOUR CONTACT
 C/O BEN AKRONG
 2775 CRUISE ROAD
 LAWRENCEVILLE, GA 30044
 PH (470) 448 3106
 BENAKRONG@HOTMAIL.COM
 ENGINEER
 EL HUNA, INC
 6062 BUFORD HWY - SUITE 205
 NORCROSS, GA 30071
 PH (404) 597-5745
 CONTACT: GEORGE AWUKU, P.E.



GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

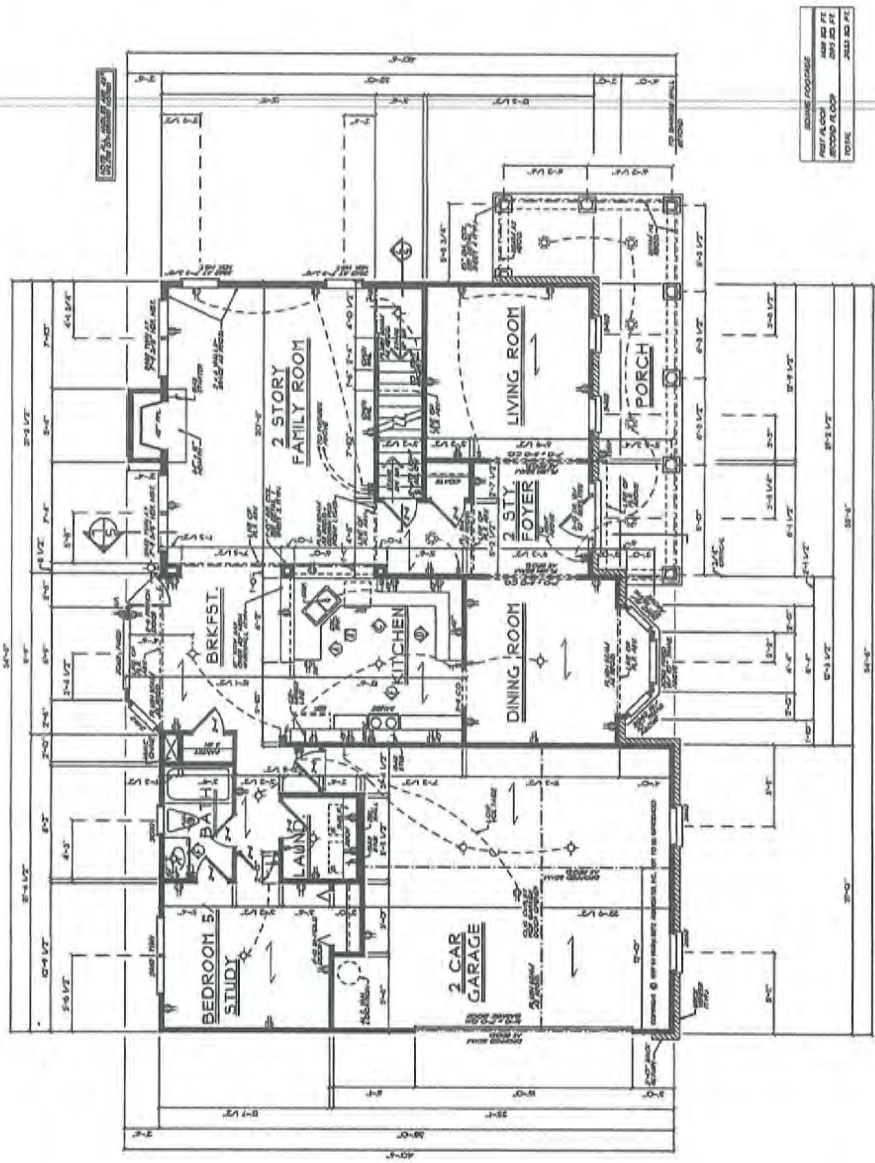
DATE	BY

www.frankbetz.com
HOMEPANS
Designed for Today's Homeowners

THE STILESBORO
 FIRST FLOOR PLAN

FRANK BETZ ASSOCIATES, INC.
 DIVISION OF CATHLAMET STOCK HOLDINGS
 3550 GRANDE ALBERE PARKWAY
 SUITE 110
 BENTLEY, OREGON 97104
 503-637-0888 888-273-1000

DATE: 11/11/11
 SHEET: 3
 OF: 5



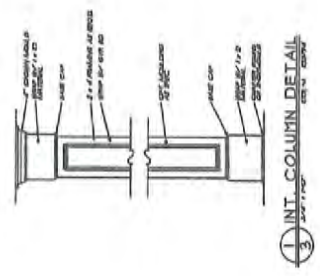
FIRST FLOOR PLAN
 11/11/11
 FOR THE HOMEOWNER, SEE SHEET 2 FOR ALL CHANGES OR ADDITIONS MADE TO THIS PLAN IN CASE.

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL FINISHES ARE TO BE INDICATED BY THE ARCHITECT.
3. ALL WORK IS TO BE ACCORDING TO THE 2011 IRC AND 2011 IBC.
4. ALL WORK IS TO BE ACCORDING TO THE 2011 IRC AND 2011 IBC.
5. ALL WORK IS TO BE ACCORDING TO THE 2011 IRC AND 2011 IBC.
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10. ALL WORK IS TO BE ACCORDING TO THE 2011 IRC AND 2011 IBC.

GENERAL FINISHING NOTES:

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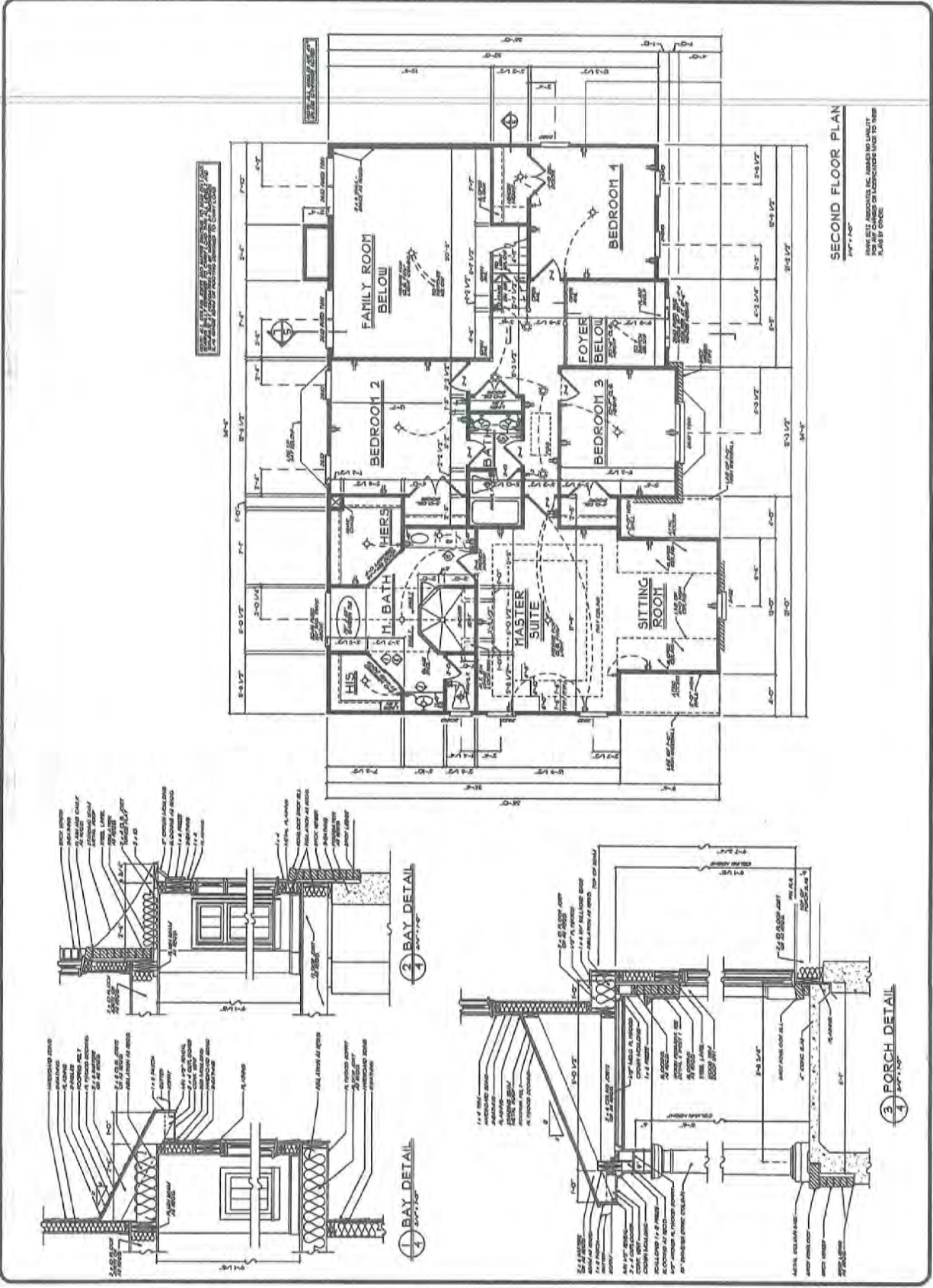
REVISION	DATE	BY

www.frankbetz.com
HOMEPANS
Designed for Frank's Homes

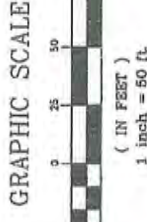
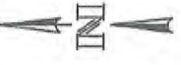
THE STILESBORO
 SECOND FLOOR PLAN

FRANK BETZ ASSOCIATES, INC.
 PROVIDER OF CUSTOM ARCHITECTURAL PLANS
 1350 GEORGE MARISS PARKWAY
 SUITE 150
 ROSEMONT, GEORGIA 30014
 770-871-8888 FAX 770-513-003

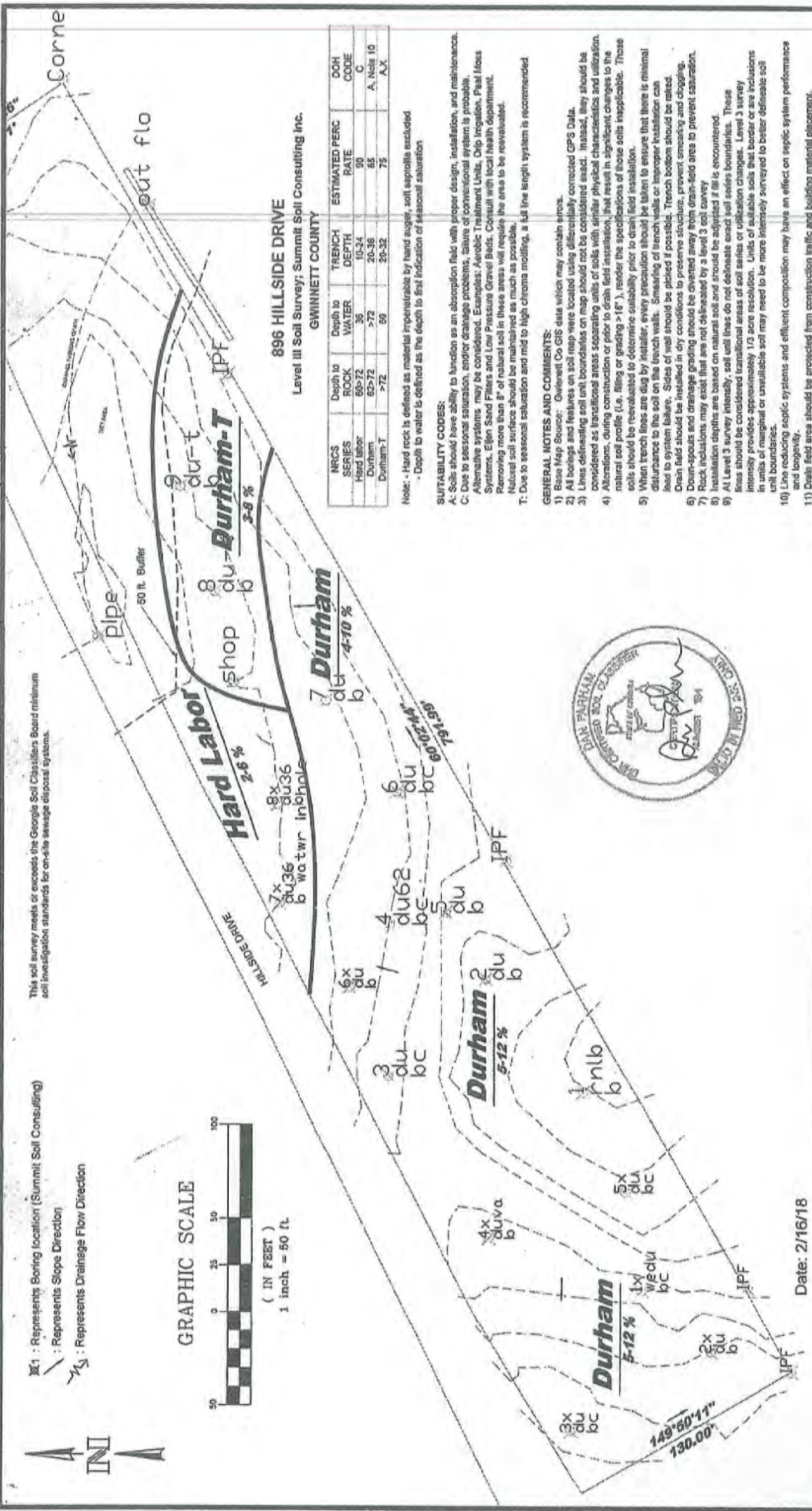
PROJECT: **4**
 DATE: 11/11/10
 BY: JMB, GIB, AWB



- ⊠ 1 : Represents Boring location (Summit Soil Consulting)
- - - : Represents Slope Direction
- ↙ : Represents Drainage Flow Direction



This soil survey meets or exceeds the Georgia Soil Classifiers Board minimum soil investigation standards for on-site sewage disposal systems.



896 HILLSIDE DRIVE
Level III Soil Survey; Summit Soil Consulting Inc.
GWINNETT COUNTY

NRCS SERIES	Depth to ROCK	TRENCH WATER	TRENCH DEPTH	ESTIMATED PERC RATE	DCH CODE
Hard Labor	60-72	36	10-24	90	C
Durham	60-72	>72	20-36	65	A, Note 10
Durham-T	>72	00	20-32	75	A, X

Note: - Hard rock is defined as material impermeable by hand auger, soil samples excluded
- Depth to water is defined as the depth to first indication of seasonal saturation

SUITABILITY CODES:

- A: Soils unsuitable to leach as an absorption field with proper design, installation, and maintenance.
- B: Soils unsuitable to leach as an absorption field with proper design, installation, and maintenance. Alternative systems may be considered. Examples: Alternate Trench and Lines, Drop Inlets, Plastic Systems, Ejector Sand Filters and Low Pressure Gravel Beds. Consult with local health department.
- C: Removing more than 2" of natural soil in these areas will require the area to be revegetated.
- D: Natural soil surface should be maintained as much as possible.
- T: Due to seasonal saturation and mid to high chroma mottling, a full line length system is recommended

GENERAL NOTES AND COMMENTS:

- 1) Base Map Source: Gwinnett Co GIS data which may contain errors.
- 2) All bearings and features on soil map were located using differentially corrected GPS data.
- 3) Lines delineating soil unit boundaries on map should not be considered exact. Instead, they should be considered approximate and used only for general orientation.
- 4) Alterations during construction shall be noted on the map. The location of any changes to the natural soil profile (i.e. filling or grading > 1") under the specifications of the soils report. Those soils should be re-evaluated to determine suitability prior to drain field installation.
- 5) When trench lines are dug by installer, every precaution should be taken to ensure that there is minimal disturbance to the soil on the trench walls. Smearing of trench walls or improper installation can lead to system failure. Sides of wall should be placed if possible. Trench bottom should be leveled.
- 6) Down-spouts and drainage grading should be oriented away from drain-field area to prevent saturation.
- 7) Rock inclusions may exist that are not delineated by a level 3 soil survey.
- 8) Installation depths are based on natural soil and should be adjusted if fill is encountered.
- 9) All Level 3 survey intensity, soil unit lines do not delineate exact soil series boundaries. These lines should be considered transitional areas of soil series or utilization changes. Level 3 survey intensity provides approximately 1/2 acre resolution. Units of suitable soils that border or are inclusions are marginal or unsuitable soil may need to be more intensively surveyed to better delineate soil unit boundaries.
- 10) Line reducing septic systems and effluent composition may have an effect on septic system performance and longevity.
- 11) Drain field area should be protected from construction traffic and building material placement.



Client Data
Ben Akrong

**LEVEL 3
SOIL SURVEY**

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Summit Soil Consulting Inc.
Soil Surveying Six Phits Welland Definition Septic Design Consulting
(770) 965-1617
6558 Bluerivers Dr Phenix Branch Ga 30542
Web: summitsoil.com Fax: 1-866-294-3526

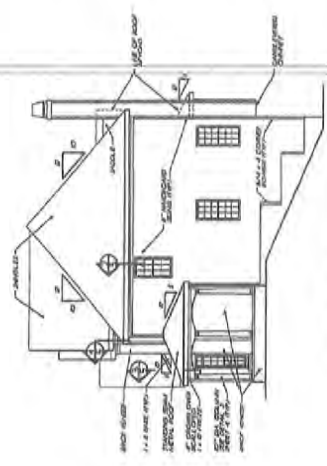
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

www.frankbetz.com
HOMEPLANS
Designed for Today's Markets

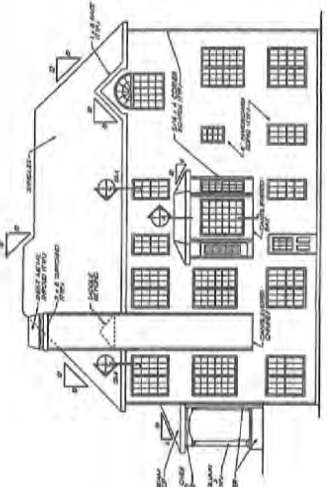
THE STILESBORO
 ELEVATIONS / ROOF PLAN

FRANK BETZ ASSOCIATES, INC.
 3430 GEORGE WALKER HWY
 SUITE 100
 NEWTON, MASS 02459
 781-552-1000

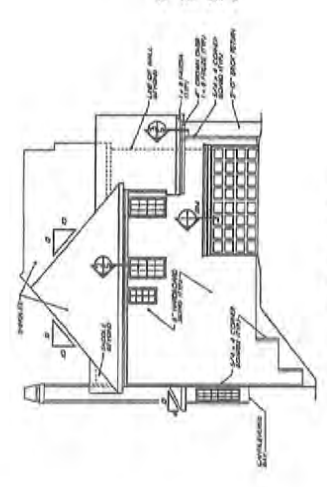
DATE: 01/10/10
 SHEET: 5 OF 5



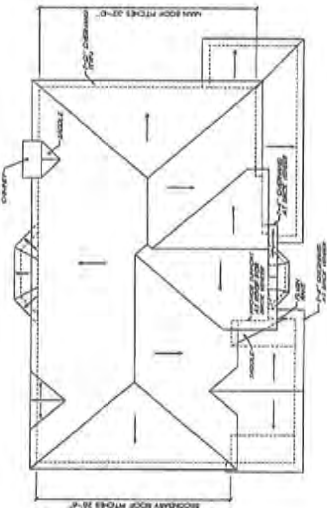
RIGHT ELEVATION
 1/4" = 1'-0"



REAR ELEVATION
 1/4" = 1'-0"



LEFT ELEVATION
 1/4" = 1'-0"

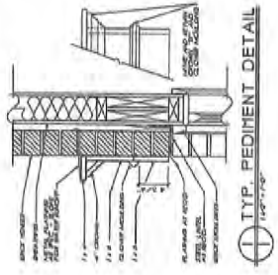


ROOF PLAN
 1/4" = 1'-0"

NOTE: ELEVATIONS REFLECT A BASEMENT FOUNDATION. ANOTHER FOUNDATION TYPE SHOULD BE SPECIFIED FOR NON-CONCRETE FOUNDATION.
 NOTE: WHEN TWO ROOFS INTERSECT WITH STEEP WALLS AS SHOWN, TO LINE UP PARASOLS AT A MINIMUM OF 1'-0" OVERHANG.
 NOTE: ATTIC VENTILATION PER LOCAL CODES AND REQUIREMENTS.

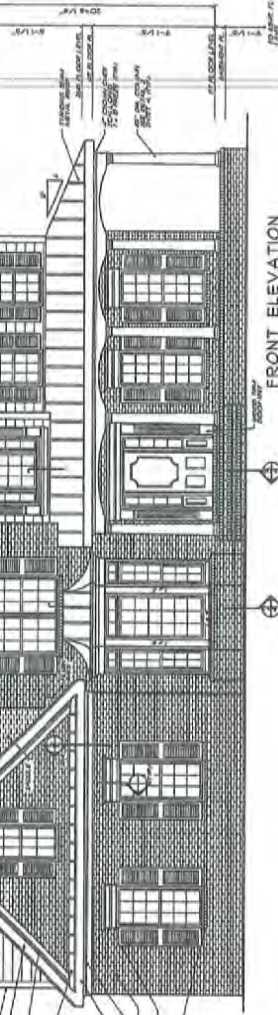
NOTE: FINISHES ARE TO BE SPECIFIED ON ALL EXTERIOR SURFACES. SEE DETAILS.

NOTE: FINISHES ARE TO BE SPECIFIED ON ALL EXTERIOR SURFACES. SEE DETAILS.



TYP. PEDIMENT DETAIL
 1/4" = 1'-0"

FRONT ELEVATION
 1/4" = 1'-0"
 MAKE SURE ANNOTATE ALL FINISHES AND QUALITY. PLEASE REFER TO ALL OTHER SHEETS FOR FINISHES.



**Gwinnett County Environmental Health
Site Approval**

Subdivision _____ Lot 1 Block _____ Tax ID 5105 001

Street Address 986 HILLSIDE DRIVE City GRAYSON 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 5 Gallons Per Day _____ Garbage Disposal (Yes or No) Yes

Site Evaluation Type New-Small Residential

Soil Type from Soil Report:

Type	Classifier	Percolation Rate
Durham	Dan Parham	85 min/in

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):

NEW CONSTRUCTION 5 BEDROOM HOME.

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 04/26/2018

Applicant Signature  Applicant Name RADOVIC PERMITS LLC/MAYA RADOVIC Phone (404) 717-4795

Owner's Name STRONG TOWER REALTY/ BEN AKRONG

OFFICIAL USE ONLY:

Status (Approved or Disapproved): Approved Date: 05/01/2018

Inspector (Name): Ryan Radosti Signature: 

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

CASE NUMBER	ZVR2018-00072, ZVR2018-00073
ZONING	R-100
LOCATION	986 HILLSIDE DRIVE, GRAYSON
MAP NUMBER	5105 353
PROPOSED DEVELOPMENT	SINGLE FAMILY
VARIANCE REQUESTED	ZVR2018-00073 – ALLOW ENCROACHMENT OF 3.7 FT INTO THE 40 FT REAR BUILDING SETBACK
COMMISSION DISTRICT	3 (HUNTER)

APPLICANT: RADOVIC PERMITS, LLC
560 PITTMAN MILL COURT
LOGANVILLE, GA 30052

CONTACT: MAJA RADOVIC PHONE: 404.717.4795

OWNER: BEN AKRONG
STRONG TOWER REALTY
2775 CRUSE ROAD
LAWRENCEVILLE, GA 30044

ZONING HISTORY:

The subject property is a 0.92 acre R-100 zoned tract with undeveloped property located on Hillside Drive. The adjacent properties are zoned R-100 with existing single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to allow an encroachment of 3.7 ft. into the 40 ft. rear building setback.

The letter of intent states the variance would allow them to build the proposed dwellings with a minimum of 2,833 sq. ft. The applicant has provided architectural elevations showing the front façade will be primarily brick with minor accents of fiber-cement siding with the remaining sides of fiber-cement siding. The applicant has an approved Gwinnett County Environmental Health Department permit.

The Planning and Development department has received written correspondence (attached) from neighbors from the adjacent subdivision, Wellington Walk, in opposition to the variance request.

There is an approved exemption plat (XPL2017-00060) for this tract.

The Gwinnett County Unified Development Ordinance requires an R-100 zoned tract adjacent to have 50 ft. front building setback from a major thoroughfare. Per the Gwinnett County Long Range Road Classification Map, Hillside Drive is a major thoroughfare.

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

- 1. A House Location Plan shall be submitted for review and approval prior to issuance of a building permit.**
- 2. The minimum square footage shall be 2,833 sq. ft.**
- 3. The homes shall be built in accordance with the architectural elevations submitted with the application.**

S 105 240

2-11-18

VARIANCE CONSENT FORM

Original copy was sent to Radovic Permits, LLC 560 Pittman Mill Ct Loganville, GA 30052

To: Gwinnett County Department of Planning and Development One Justice Square 446 W Crogan Street Suite 150 Lawrenceville, GA 30046

Subject: Variance Request for Kingfem Investment Group Property Address: 896 Hillside Drive Grayson, Ga 30017 Subdivision /Property Name: Parcel Number: R5105 001

Description of Variance Request: Maximum 3.5 feet structure encroachment into the 40 feet building rear setback line (Tract 2)

ABUTTING PROPERTY OWNER(S)

I (We), Nelson Jeffery and Patricia, as owner(s) of 1100 Mount Mckinley Dr. in Grayson, located within Wellington Walk S/D Lot 11 Block A R5105 240, have no objections to the granting of the Variance as described above.

NO OBJECT

Notary Public:

Signature: [Handwritten Signature] Date: 2-11-18

Signature _____ Date _____

JEFFERY P. NELSON Printed Name

Expiration

Seal

Signature: [Handwritten Signature] Date

Patricia Nelson Printed Name

Variance Case #:

Department of Planning and Development



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

VARIANCE APPLICATION
FROM THE UNIFIED DEVELOPMENT ORDINANCE

For Consideration Of:

- BOARD OF APPEALS VARIANCE
- ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant:	Radovic Permits, LLC.		
*Mailing Address:	560 Pittman Mill Court		
City, State, Zip Code:	Loganville, Ga 30052		
Contact Person:	Maja Radovic		
Telephone No. :		Mobile Telephone No:	404-717-4795
Email Address:	radovicpermits@gmail.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:	Ben Akrong, Strong Tower Realty		
Mailing Address:	2775 Cruse Road		
City, State, Zip Code:	Lawrenceville, GA 30044		
Telephone Number:	770-559-1321	Contact Person:	Ben Akrong

Property Information:

Subdivision or Project Name:	986 Hillside Drive , XPL2017-00060		
Address of Property:	986 Hillside Dr. Grayson, GA 30017		
District , Land Lot, Parcel:	R5105 001	Zoning:	R-100
Proposed Development:	new residential construction		
Building Permit Number (if construction has begun):	BLD N/A		

Variance Requested:

Maxium 3.7 feet encroachment into 40 feet rear setback line

Case # ZVR2018 - 00073

gwinnettcountry

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.



Maia Roudic 4/26/18
 SIGNATURE OF APPLICANT DATE
MAIA ROUDIC
 TYPED OR PRINTED APPLICANT NAME
Michelle Alemany 4/26/18
 SIGNATURE OF NOTARY PUBLIC DATE



BEN AKRONG 4/26/18
 SIGNATURE OF PROPERTY OWNER DATE
BEN AKRONG
 TYPED OR PRINTED OWNER NAME
Michelle Alemany 4/26/18
 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: 5/3/18 Received By: Sharon Cook MRN: 5105001
 Zoning District: R100 Hearing Date (for ZBA): 6/12/18 Commission District: 3
 Variance Type: Rear Setback Encroachment Code Section: UDO220-10 Setback Yard
 Related Cases & Applicable Conditions: _____
 Variance Description: Allow Encroachment of 3.7 Ft into the 40 FT rear building Setback
 Approval _____ Date: _____
 (Administrative Variance only)
 Conditions: _____

Case # ZVR2018-00013

To: Ms. Kathy Holland

Gwinnett County

Department of Planning and Development

446 West Crogan Street, Suite 150

Lawrenceville, GA 30046

Re: 986 Hillside Drive, Tract One

Dear Ms. Holland,

We are seeking relief from the County and requesting an encroachment of maximum 3.7 feet into the 40 foot rear setback line on the property owned by Ben Akrong w/Strong Tower Realty (per UDO Section 270-130.2 Code Provisions).

The variance if granted will not be materially detrimental or injurious to the adjacent properties.

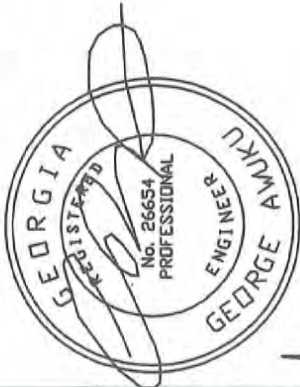
Thank you for your time and consideration of our request. The applicant is opened to working with County staff to achieve the successful implementation of this project.

Respectively Submitted,

Maya Radovic

Radovic Permits, LLC.

AREA: 0.92 AC
PARCEL: 5-105-00



DWNER/24 HOUR CONTACT
C/O BEN AKRONG
2775 CRUISE ROAD
LAWRENCEVILLE, GA 30044
PH: (478) 448 3106
BENAKRONG@HOTMAIL.COM
ENGINEER
EL. MINA, INC.
6066 BUFORD HWY - SUITE 205
MDCROSS, GA 30071
PH: (404) 597-6745
CONTACT: GEORGE AWUKU, P.E.

R=1967.68
L=321.11
CHD.B&D=
S58°50'48"W
320.76

TRACT ONE
N/F
ARMSTRONG INVESTMENT GROUP, INC.
906 HILLSIDE DRIVE
GRAYSON, GEORGIA 30017
TAX PARCEL # R5105 001
0.02 ACRES
(BEING 30,933.8 SQUARE FEET)
DB 55469, PG 606

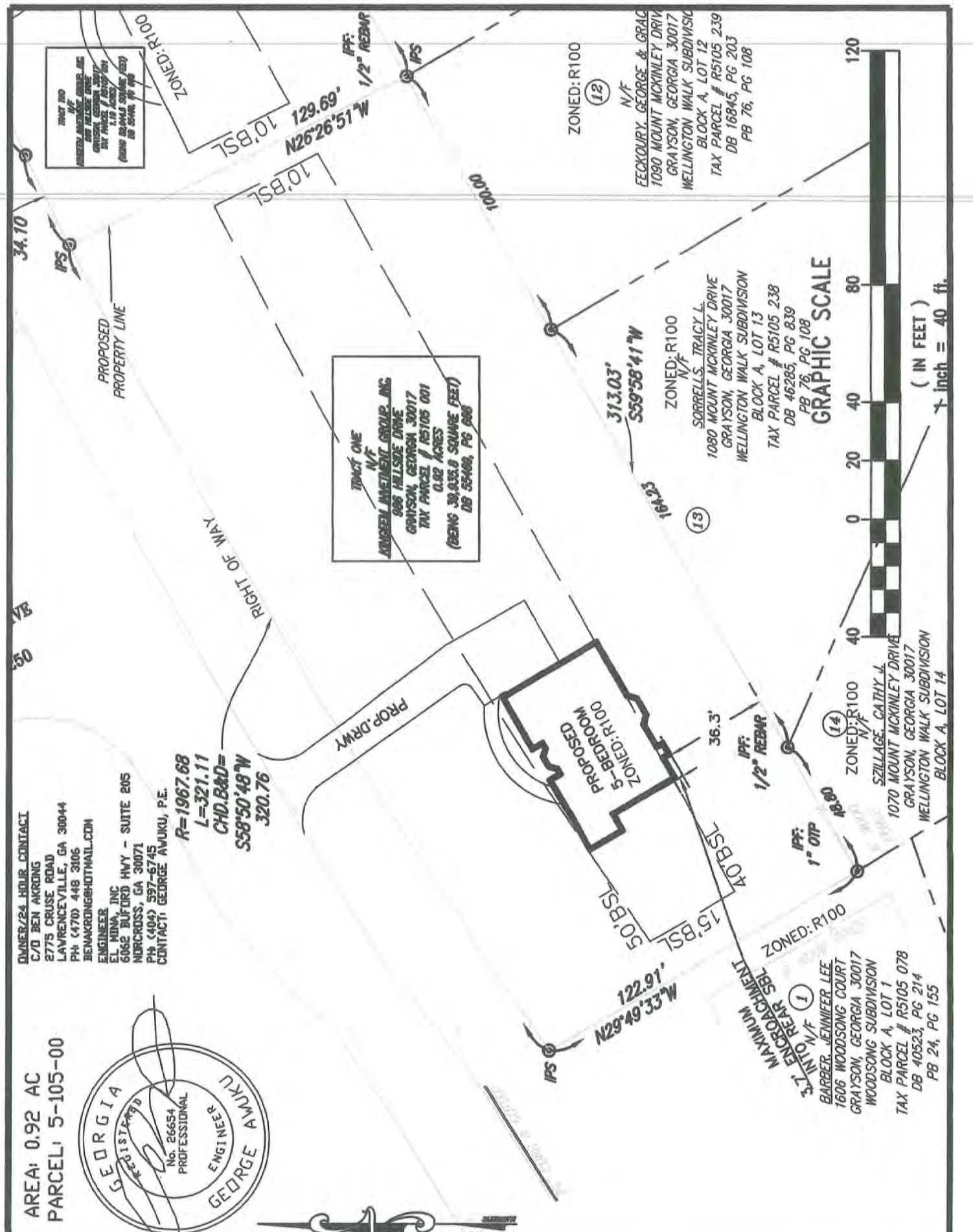
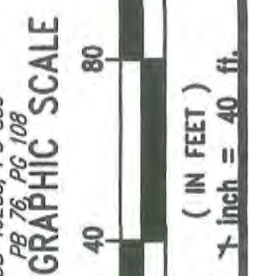
PROPOSED
5-BEDROOM
ZONED: R100

37. MAXIMUM
N/F
INTO REAR SE
BARBER, JENNIFER LEE
1606 WOODSONG COURT
GRAYSON, GEORGIA 30017
WOODSONG SUBDIVISION
BLOCK A, LOT 1
TAX PARCEL # R5105 078
DB 40523, PG 214
PB 24, PG 155

40 BSL
15' BSL
30' BSL
ZONED: R100
SZILLAGE, CATHY J
1070 MOUNT MCKINLEY DRIVE
GRAYSON, GEORGIA 30017
WELLINGTON WALK SUBDIVISION
BLOCK A, LOT 14

36.3'
1/2" REBAR
1/2" OTP
ZONED: R100
SORRELLS, TRACY L.
1080 MOUNT MCKINLEY DRIVE
GRAYSON, GEORGIA 30017
WELLINGTON WALK SUBDIVISION
BLOCK A, LOT 13
TAX PARCEL # R5105 238
DB 46285, PG 839
PB 76, PG 108

12
ZONED: R100
N/F
ECKOURY, GEORGE & GRAC
1090 MOUNT MCKINLEY DRIVE
GRAYSON, GEORGIA 30017
WELLINGTON WALK SUBDIVISION
BLOCK A, LOT 12
TAX PARCEL # R5105 239
DB 16845, PG 203
PB 76, PG 108



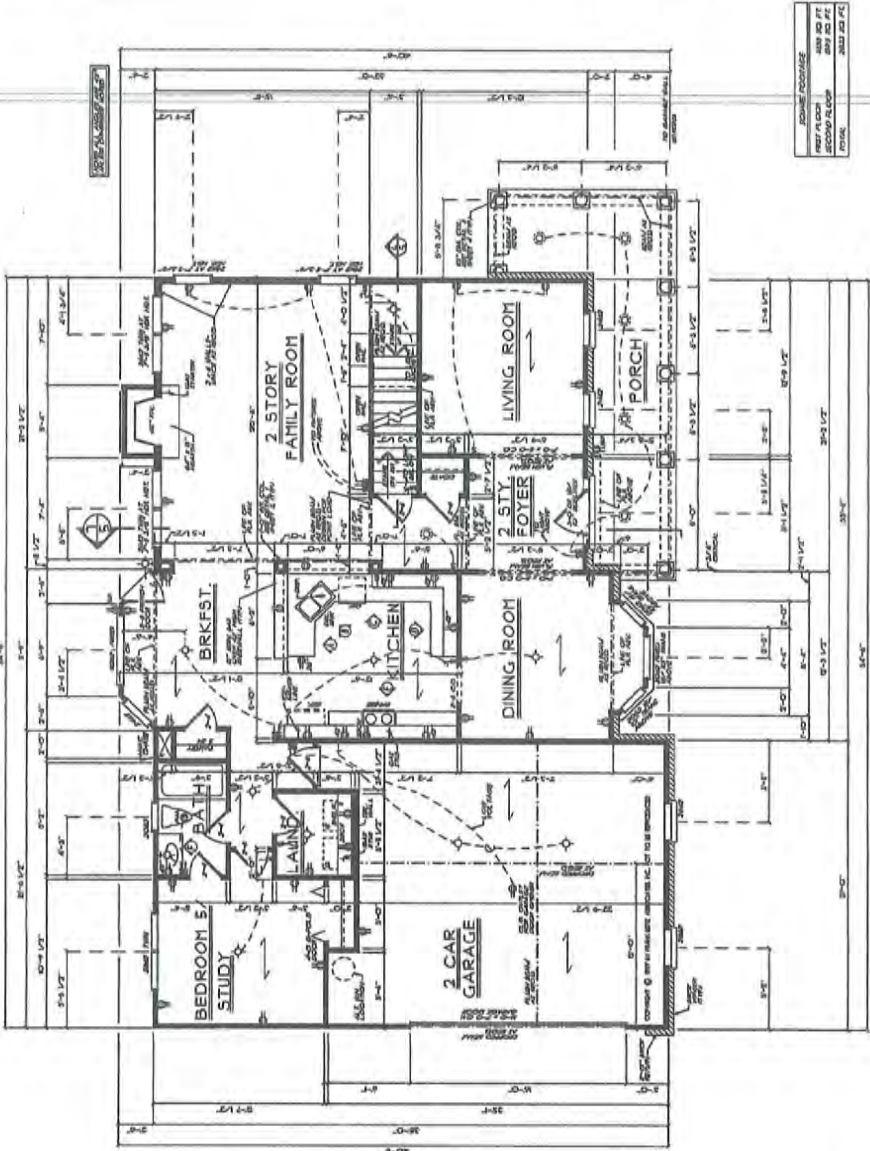
NO.	DATE	REVISIONS

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THE STILESBORO
 FIRST FLOOR PLAN

FRANK BETZ ASSOCIATES, INC.
 DIVISION OF CLAYTON AND RICH HOLDINGS
 1350 CHICAGO BLVD. SUITE 100
 KENNESAW, GEORGIA 30144
 770-631-0288 FAX: 770-320-2022

DATE: 11/11/11
 SHEET: 11111
 PROJECT: 11111

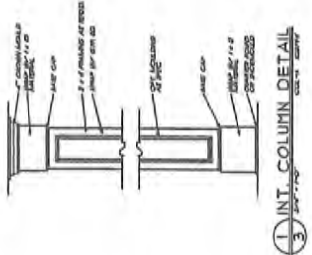


POOR FOOTAGE	
NET FLOOR	
NET FLOOR	
TOTAL	

FIRST FLOOR PLAN
 11/11/11
 11111
 11111

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL WALLS ARE 1/2" THICK UNLESS OTHERWISE NOTED.
3. ALL FLOORS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
4. ALL CEILING ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
5. ALL ROOF ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
6. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
7. ALL INTERIOR WALLS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
8. ALL FLOORS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
9. ALL CEILING ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
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14. ALL CEILING ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
15. ALL ROOF ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
16. ALL EXTERIOR WALLS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
17. ALL INTERIOR WALLS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
18. ALL FLOORS ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
19. ALL CEILING ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.
20. ALL ROOF ARE TO BE FINISHED WITH 1/2" GYP BOARD UNLESS OTHERWISE NOTED.



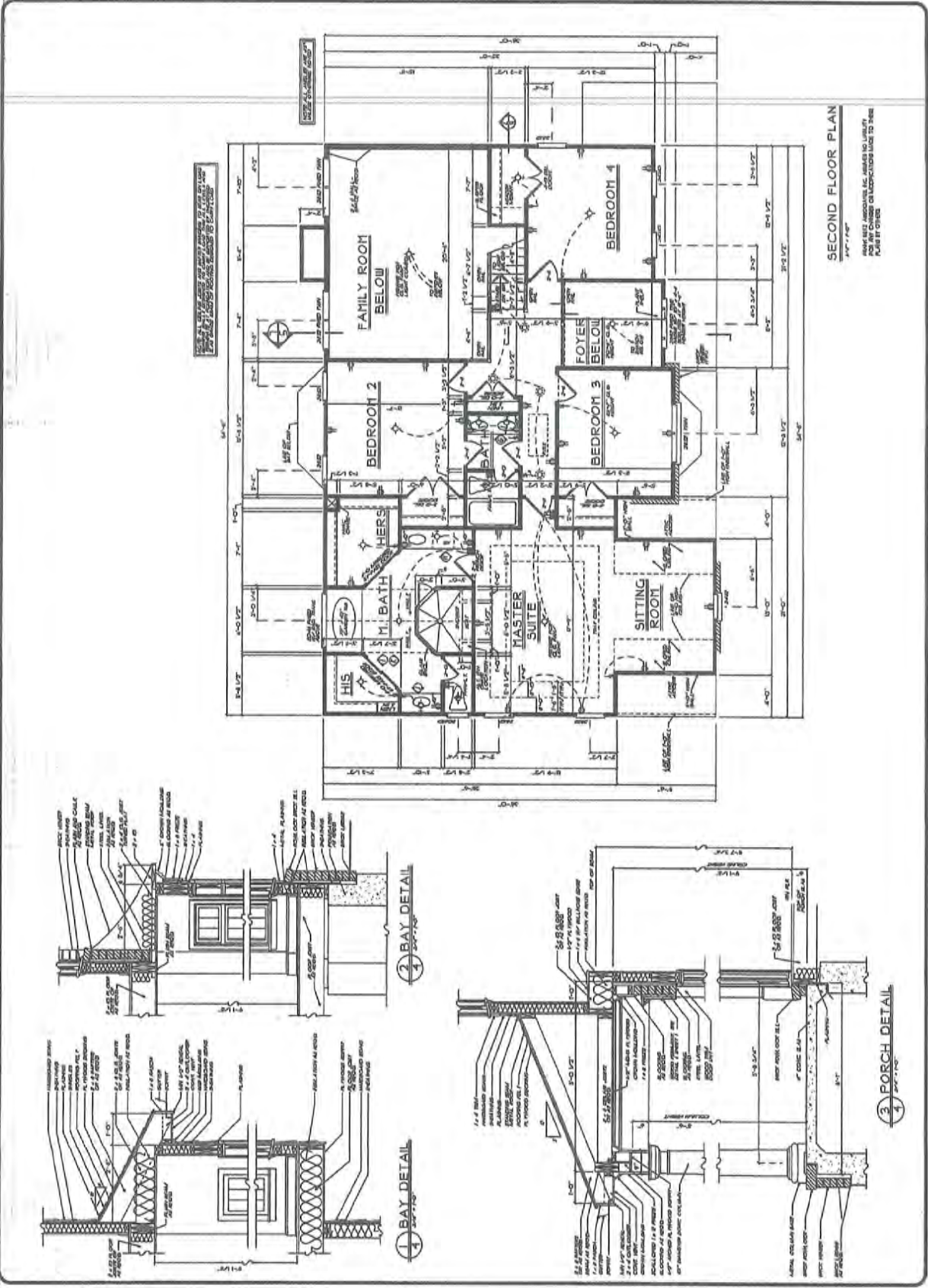
NO.	DATE	BY

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Designs for Today's Homes

THE STILESBORO
 SECOND FLOOR PLAN

FRANK BETZ ASSOCIATES, INC.
 ARCHITECTS
 1350 GROUND LEVEL PARKWAY
 SUITE 100
 DEWESVILLE, GEORGIA 30144
 770-571-0555 FAX 770-571-3003

DATE: 08/14/07
 SHEET: 4
 OF: 5



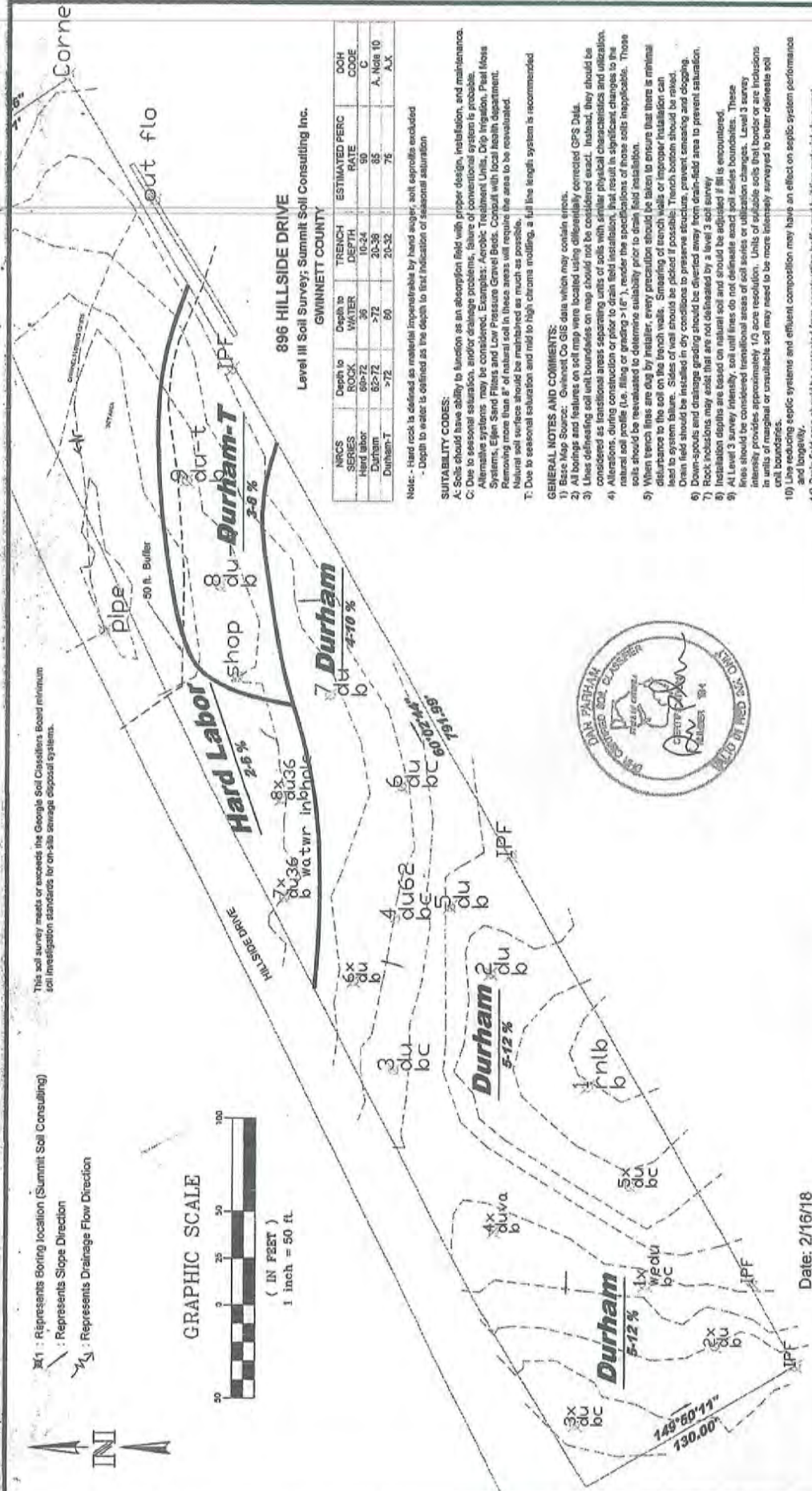
NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 2. FINISHES TO BE DETERMINED AT THE TIME OF CONSTRUCTION. 3. SEE NOTES ON OTHER SHEETS FOR MATERIALS AND METHODS.

X11 : Represents Boring location (Summit Soil Consulting)
 --- : Represents Slope Direction
 --- : Represents Drainage Flow Direction

This soil survey meets or exceeds the Georgia Soil Classification Board minimum
 soil investigation standards for on-site leachate disposal systems.



GRAPHIC SCALE



896 HILLSIDE DRIVE
 Level III Soil Survey; Summit Soil Consulting Inc.
 GWINNETT COUNTY

NRCS SERIES	Depth to ROCK	TRENCH DEPTH	ESTIMATED PERC RATE	DOH CODE
Hard Labor	60-72	10-24	90	C
Durham	62-72	20-36	85	A, Note 10
Durham-T	>72	20-32	76	A, X

Note: - Hard rock is defined as material impermeable to hand auger, soil exfiltrate excluded
 - Depth to water is defined as the depth to first indication of seasonal saturation

SUITABILITY CODES:

- A: Soils should have ability to function as an absorption field with proper design, installation, and maintenance.
- C: Due to seasonal saturation, and/or drainage problems, failure of conventional system is probable.
- Alternative systems may be considered. Examples: Aerobic Treatment Units, Drip Irrigation, Plant Mass Systems, Eject Sand Filters and Low Pressure Gravel Beds. Consult with local health department.
- Removing more than 8" of natural soil in these areas will require the area to be reevaluated.
- Natural soil surface should be maintained as much as possible.
- T: Due to seasonal saturation and mild to high chroma mottling, a full line length system is recommended.

GENERAL NOTES AND COMMENTS:

- 1) See Map Source: Gwinnett Co GIS data which may contain errors.
- 2) All elevations are based on the immediately corrected GPS Data.
- 3) These delineating soil wet boundaries, color key should not be used for site selection. Instead, they should be considered as transitional areas separating sets of soils with similar physical characteristics and utilization.
- 4) Alterations during construction or prior to drain field installation, that result in significant changes to the natural soil profile (i.e. filling or grading > 1"), render the specifications of those soils inapplicable. Those soils should be reevaluated to determine suitability prior to drain field installation.
- 5) When trench lines are dug by installer, every precaution should be taken to ensure that there is minimal disturbance to the soil on the trench walls. Smearing of trench walls or improper installation can lead to system failure. Sides of wall should be picked if possible. Trench bottom should be raised.
- 6) Drain field should be installed in dry conditions to preserve structure, prevent smearing and clogging.
- 7) Down-spoils and drainage grading should be diverted away from drain-field area to prevent saturation.
- 8) Rock inclusions may exist that are not delineated by a level 3 soil survey.
- 9) Installation depths are based on natural soil and should be adjusted if fill is encountered.
- 10) At Level 3 survey intensity, soil utility lines do not delineate exact soil series boundaries. These lines should be considered transitional areas of soil series or utilization changes. Level 3 survey intensity is not intended to be used for design purposes. Utility or pipeline soils left to be used for design purposes may need to be more thoroughly surveyed to better delineate soil boundaries.
- 11) Line reducing septic systems and effluent composition may have an effect on septic system performance and longevity.
- 12) Drain field area should be protected from construction traffic and building material placement.

LEVEL 3 SOIL SURVEY

The information contained in this report is based on the professional
 opinion and judgment of Summit Soil Consulting, Inc. The soil
 information is for informational purposes only and does not constitute
 a warranty of performance of any septic system.

Client Data
Ben Akrong

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Summit Soil Consulting Inc.
 Soil Surveying Site Plans Wetlands Delineation Septic Design Consulting
 (770) 965-1617
 6568 Blumensaat Dr. Flowery Branch Ga 30542
 Web: summitsoil.com Fax: 1-866-344-3035

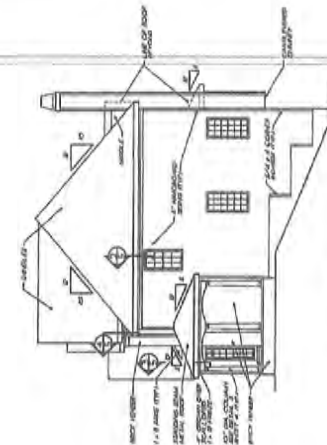
NO.	DATE	BY

HOMEPANS
Designed for Today's Markets
 www.frankbetz.com

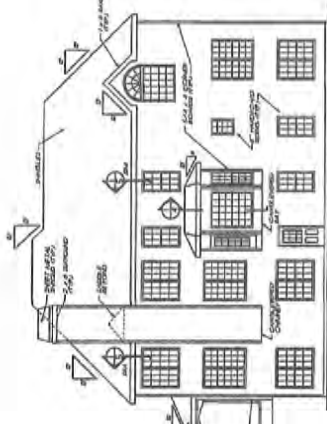
THE STILESBORO
 ELEVATIONS / ROOF PLAN

FRANK BETZ ASSOCIATES, INC.
 DIVISION OF CLIFTON AND BUCK HORNWAY
 1500 CENTRE BUSSE HWY
 SUITE 100
 WILMINGTON, OHIO 46182
 771-431-0888 771-431-0889

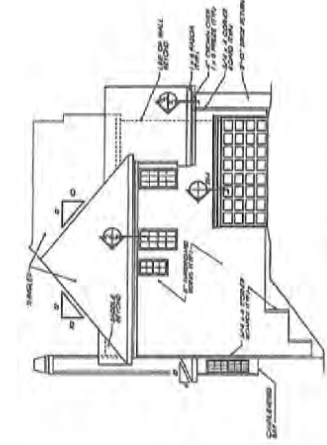
DATE: 11-11-11
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT: 11-11-11



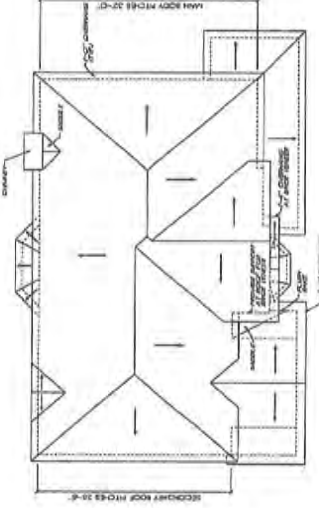
RIGHT ELEVATION
 11/11/11



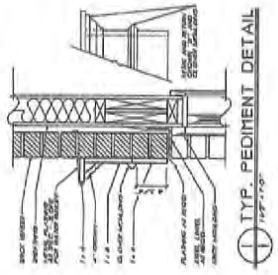
REAR ELEVATION
 11/11/11



LEFT ELEVATION
 11/11/11



ROOF PLAN
 11/11/11



TYP. PEDIMENT DETAIL
 11/11/11

NOTE: ELEVATIONS ARE SET A MINIMUM FOUNDATION OF ANOTHER FOOTING WITH 12" MINIMUM DOWNWARD SLOPE TO DRAIN.

NOTE: WITH TWO ROOFS INTERSECT, WITH STEEP WALLS AS SHOWN, TO LINE UP FASCIA AT A MINIMUM OF TWO OVERLAPS.

NOTE: ATIC VENTILATION PER LOCAL CODES AND REQUIREMENTS.

NOTE: BARRIERS ARE REQUIRED AT ALL ROOF CHANGES. SEE DETAILS.

NOTE: BARRIERS ARE REQUIRED AT ALL ROOF CHANGES. SEE DETAILS.

FRANK BETZ ASSOCIATES, INC. ASSURES QUALITY. PLEASE REFER TO SPECIFICATIONS AND TO THESE PLANS BY OTHERS.

Gwinnett County Environmental Health Site Approval

Subdivision _____ Lot 2 Block _____ Tax ID 5105 353

Street Address 966 HILLSIDE DRIVE City GRAYSON 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 5 Gallons Per Day _____ Garbage Disposal (Yes or No) Yes

Site Evaluation Type New-Small Residential

Soil Type from Soil Report:

Type	Classifier	Percolation Rate
Durham	Dan Parham	85 min/in
Durham-T	Dan Parham	75 min/in
Hard Labor	Dan Parham	90 min/in

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

Item	Location
Creeks, Streams <u>X</u>	CREEK-LEFT SIDE OF PROPERTY
Ponds, Lakes _____	
Wells, Springs, Sink Holes _____	
Embankments _____	
Topographical Concerns _____	

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

NEW CONSTRUCTION 5 B EDROOM HOME .

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 04/26/2018

Applicant Signature  Applicant Name RADOVIC PERMITS LLC/MAYA RADOVIC Phone (404) 717-4795

Owner's Name STRONG TOWER REALTY/BEN AKRONG

OFFICIAL USE ONLY:

Status (Approved or Disapproved): Approved Date: 05/01/2018

Inspector (Name): Ryan Radosti Signature: 

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

CASE NUMBER **ZVR2018-00074, ZVR2018-00075, ZVR2018-00076**
ZONING RA-200
LOCATION 2647 SARDIS WAY, BUFORD
MAP NUMBER 1002 088
PROPOSED DEVELOPMENT SINGLE FAMILY
VARIANCE REQUESTED **ZVR2018-00074** – REDUCE REQUIRED LOT
WIDTH FROM 200 FT TO 172 FT (LOT 4)
ZVR2018-00075 – REDUCE REQUIRED LOT
WIDTH FROM 200 FT TO 66 FT (LOT 5)
ZVR2018-00074 – REDUCE REQUIRED LOT
WIDTH FROM 200 FT TO 195 FT (LOT 3)
COMMISSION DISTRICT 4 (HEARD)

APPLICANT: ADRIAN BURCIU
691 FAIRMONT PARK DRIVE
DACULA, GA 30019

CONTACT: ADRIAN BURCIU PHONE: 404.328.6356

OWNER: LARRY MCNALLY
3955 ALLEN LANE
BUFORD, GA 30519

ZONING HISTORY:

The subject property is a 6.47 acre RA-200 zoned tract with a single-family dwelling located on Sardis Way. The adjacent properties are zoned RA-200 with single-family dwellings or undeveloped property and R-100 CSO to the eastern property line with existing single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is proposing to subdivide the subject property into four lots and is seeking approval of the variances described above for the construction of a single-family dwelling on each lot.

The applicant is proposing to subdivide the property for family and the current owner of the property. The letter of intent states to the geometric location existing house and it access along Allen Lane property prevents the proposed lots to meet the lot width requirements for development. The applicant has provided level three soil studies for septic systems for the entire property. The proposed dwellings will be 2,800 heated sq. ft. and will be constructed with 100% brick and/or stone on the front façade and all other sides will be of fiber-cement siding.

The Unified Development Ordinance requires lots within the RA-200 zoning districts to have 200 ft. of lot width at the front building setback.

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

- 1. An exemption plat shall be submitted for review prior to issuance of any building permits.**
- 2. Dwellings shall be a minimum 2,800 heated sq. ft.**
- 3. Homes shall be constructed with front of 100% brick and/or stone with the remaining side to be fiber-cement siding.**

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: ADRIAN BURCIU	
*Mailing Address: 691 FAIRMONT PARK DR.	
City, State, Zip Code: Dacula, GA 30019	
Contact Person: ADRIAN BURCIU	
Telephone No. : 404 328 6356	Mobile Telephone No: 404 328 6356
Email Address: europflooratp@gmail.com	
Applicant is (check one): <input type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Contract Purchaser	

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

Property Owner Information:

Name:	LARRY MENALLY	
Mailing Address:	3955 ALLEN LANE	
City, State, Zip Code:	BUFORD, GA 30519	
Telephone Number:	404 358 6449	Contact Person: LARRY MENALLY

Property Information:

Subdivision or Project Name:	SARDIS ESTATES LOT 2-A PLAT REV.	
Address of Property:	2647 SARDIS WAY, BUFORD, GA 30519	
District, Land Lot, Parcel:	1-002-088	Zoning: RA-200
Proposed Development:	SINGLE FAMILY RESIDENTIAL	
Building Permit Number (if construction has begun):	BLD	Subdividing A Lot (Lot 4)

Variance Requested:

PROPOSED LOT 4 WITH FRONT WIDTH AT P.L. TO BE 172'

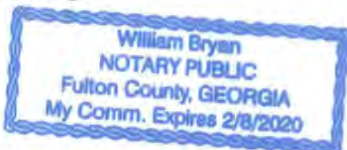
Case # ZVR2018-00074

gwinnettcounty

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).

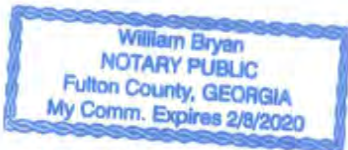
I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.



NOTARY SEAL

[Signature] 4-30-18
 SIGNATURE OF APPLICANT DATE
ARRY BURCIV
 TYPED OF PRINTED APPLICANT NAME

William Bryan 4-30-18
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

[Signature] 4-30-18
 SIGNATURE OF PROPERTY OWNER DATE
LARRY McNALLY
 TYPED OR PRINTED OWNER NAME

William Bryan 4-30-18
 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: 5/3/18 Received By: Sharon Cook MRN: 1002 088
 Zoning District: R200 Hearing Date (for ZBA): 4/12/18 Commission District: 4
 Variance Type: Lot Width Code Section: UDO230-10.1 Lot Width

Related Cases & Applicable Conditions: _____
 Variance Description: Reduce Required lot width from 200 FT to 172 FT (Lot 4)
 Approval: _____ Date: _____

(Administrative Variance only)

Conditions: _____

Case # ZVR2018-00074

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: <u>ADRIAN BURCIU</u>	
*Mailing Address: <u>691 FAIRMONT PARK DR.</u>	
City, State, Zip Code: <u>Dacula, GA. 30019</u>	
Contact Person: <u>ADRIAN BURCIU</u>	
Telephone No. : <u>404 328 6356</u>	Mobile Telephone No: <u>404 328 6356</u>
Email Address: <u>euroflooratp@gmail.com</u>	
Applicant is (check one): <input type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Contract Purchaser	

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

Property Owner Information:

Name:	<u>LARRY McNALLY</u>		
Mailing Address:	<u>3955 ALLEN CANE</u>		
City, State, Zip Code:	<u>Buford, GA. 30519</u>		
Telephone Number:	<u>404 358 6149</u>	Contact Person:	<u>LARRY McNALLY</u>

Property Information:

Subdivision or Project Name:	<u>SARDIS ESTATES LOT 2-A PLAT B.V.</u>		
Address of Property:	<u>2647 SARDIS WAY, BUFORD, GA 30519</u>		
District, Land Lot, Parcel:	<u>1-002-088</u>	Zoning:	<u>RA-200</u>
Proposed Development:	<u>SINGLE FAMILY RESIDENTIAL</u>		
Building Permit Number (if construction has begun):	BLD	<u>—</u>	<u>Subdividing A lot (lot 5)</u>

Variance Requested:

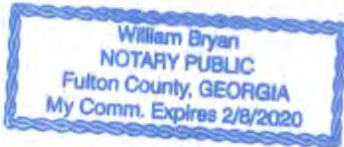
PROPOSED LOT 5 WITH FRONT WIDTH AT B.L. TO BE 66'

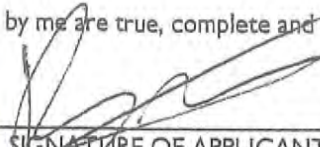
Case # ZVR2018-00075

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).

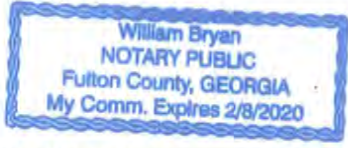
I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.

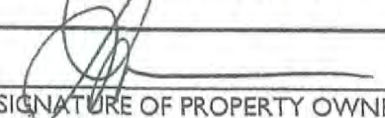



 SIGNATURE OF APPLICANT _____ DATE 4-30-18
 TYPED OF PRINTED APPLICANT NAME ABRIAM BORCIV


NOTARY SEAL


 SIGNATURE OF NOTARY PUBLIC _____ DATE 4-30-18




 SIGNATURE OF PROPERTY OWNER _____ DATE 4-30-18
 TYPED OR PRINTED OWNER NAME LARRY McNAULY

NOTARY SEAL


 SIGNATURE OF NOTARY PUBLIC _____ DATE 4-30-18

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: 5/3/18 Received By: Sharon Cook MRN: 1002 088
 Zoning District: R200 Hearing Date (for ZBA): 4/12/18 Commission District: A
 Variance Type: Lot Width Code Section: UDO230-10.1 Lot Width
 Related Cases & Applicable Conditions: _____
 Variance Description: Reduce Required Lot Width From 200 Ft to 60 FT Lots
 Approval _____ Date: _____
 (Administrative Variance only)
 Conditions: _____

Case # ZVR2018-00075

Rev. April 2015

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: <u>ADRIAN BURCIU</u>	
*Mailing Address: <u>691 FAIRMONT PARK DR.</u>	
City, State, Zip Code: <u>Dacula, GA. 30019</u>	
Contact Person: <u>ADRIAN BURCIU</u>	
Telephone No.: <u>404 328 6356</u>	Mobile Telephone No: <u>404 328 6356</u>
Email Address: <u>europflooratl@gmail.com</u>	
Applicant is (check one): <input type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Contract Purchaser	

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

Property Owner Information:

Name:	<u>LARRY McNALLY</u>		
Mailing Address:	<u>3955 ALLEN LANE</u>		
City, State, Zip Code:	<u>Buford, GA. 30519</u>		
Telephone Number:	<u>404 358 6149</u>	Contact Person:	<u>LARRY McNALLY</u>

Property Information:

Subdivision or Project Name:	<u>SARDIS ESTATES LOT 2-A PLAT REV.</u>		
Address of Property:	<u>2647 SARDIS WAY, BUFORD, GA. 30519</u>		
District, Land Lot, Parcel:	<u>1-002-088</u>	Zoning:	<u>RA-200</u>
Proposed Development:	<u>SINGLE FAMILY RESIDENTIAL</u>		
Building Permit Number (if construction has begun):	BLD	<u>—</u>	<u>Subdividing a lot Lot 3</u>

Variance Requested:

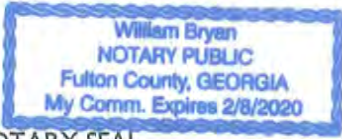
PROPOSED LOT 3 WITH FRONT WIDTH AT B.L. TO BE 195'

Case # ZVR2018-00076

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).

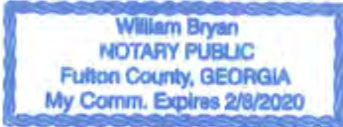
I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.



NOTARY SEAL

[Signature] 4-30-18
SIGNATURE OF APPLICANT DATE
FORIAN BURCIV
TYPED OF PRINTED APPLICANT NAME

[Signature] 4-30-18
SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

[Signature] 4-30-18
SIGNATURE OF PROPERTY OWNER DATE
LARRY McNALLY
TYPED OR PRINTED OWNER NAME

[Signature] 4-30-18
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: 5/3/18 Received By: Sharon Cook MRN: 1002088

Zoning District: R200 Hearing Date (for ZBA): 10/12/18 Commission District: A

Variance Type: Lotwidth Code Section: 200230-101 lotwidth

Related Cases & Applicable Conditions: _____

Variance Description: Reduce Required Lotwidth from 200 Ft to 105 FT (Lot 3)

Approval _____ Date: _____
(Administrative Variance only)

Conditions: _____

Case # ZVR2018-00076

Mansur Engineering, Inc.

1810 Peachtree Industrial Blvd.

Suite 140

Duluth, Ga. 30097

Phone: 770 476 7014

Fax: 770 476 7363

mansreng@bellsouth.net

Department of Planning and Development
446 West Crogan Street, Suite 150,
Lawrenceville, Ga. 30046

Subject: LOT FRONT WIDTH AT B.L.VARIANCE REQUEST
2647 SARDIS WAY (ID#1-002-088)
L.L. 2, 1ST Dist. Gwinnett County, Georgia.

Dear Sir or Madam,

On behalf of my client, Mr. Adrian Burciu, the future owner of the property located at 2647 Sardis Way, parcel ID# 1-002-088 in Gwinnett County,

Mr. Burciu wishes to subdivide the property into 4 lots in order to have an additional lots for his family and one lot for the present owner. Ms. Larry McNally..

Mr. Burciu is intending to build the houses as follows:

- 1: homes shall be constructed of brick, stone or combination along the front side of the building, All other 3 sides will be of fiber cement siding.
- 2: the heated floor area will be 2,800 sq. ft.

We at Mansur Engineering Inc., do hereby submit an application to reduce the width at the front Building Lines at Allen Lane, from 200 ft. to 66.0 ft. for lot 5 (for the existing house), and from 200 ft. to 172.0 ft. for lot 4. And from 200 ft. to 195.0 ft. for lot 3, in order make the division.

Unless otherwise provided for in the UDO, the Zoning Board of Appeals shall have the authority to grant a variance from the requirements of Title 2, in accordance with the standards and procedures as set forth in (Section 270-100)

B- Note the Following:

- a. The requested variance is a front width at B.L.
- b. The length of the northern property line AT Allen Lane is not enough due to the existing access to the existing residence in the back of the property. .
- c. The proposed lots will properly work with the variance and this is forced by the geometric shape of the existing house and its access..
- d. As shown on the attached site plan, the proposed tract is adequate to be Sub-divided due to the available area as well as the good frontage along the R/W. moreover, a field study was done for level 3 soil study to confirm the Soil suitability for an onsite septic system.

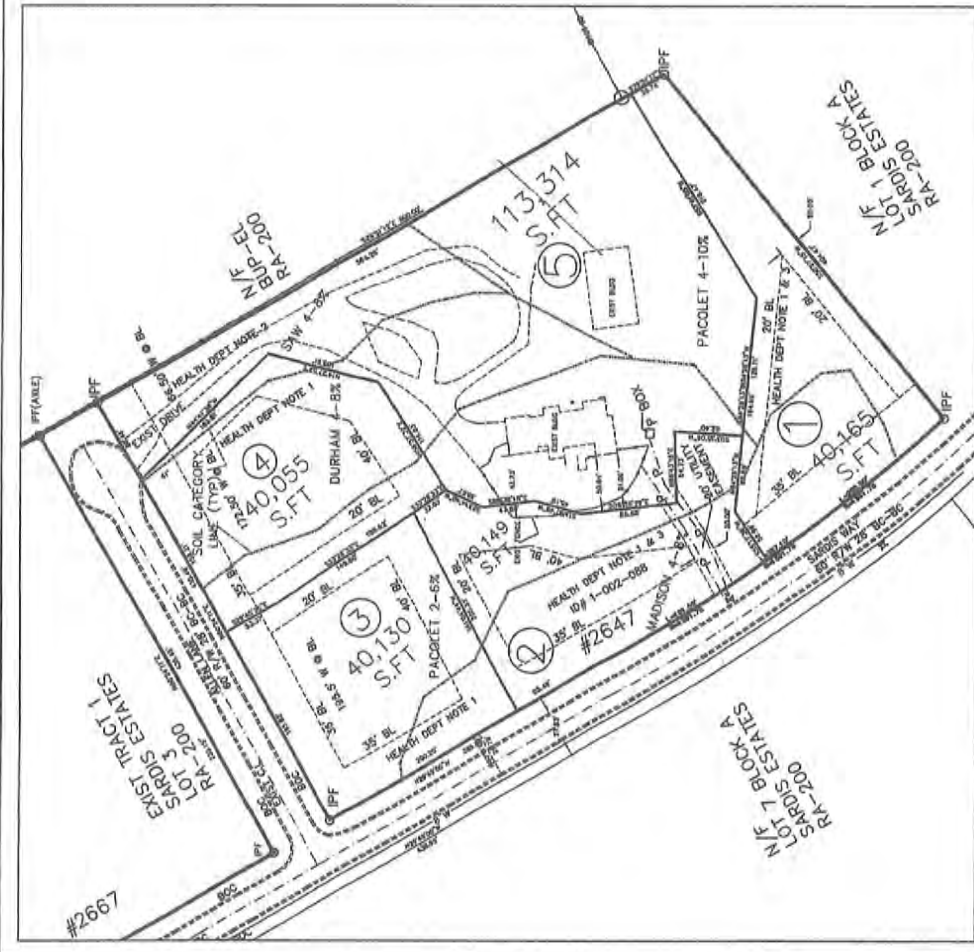
We hope that the attached plans will help approve the request.

Best Regards,

P.O.S. 5.14.18
Ayad M. Mansur, P.E.
For Mansur Engineering Inc.

Attachments: a- Site plan





Soil Investigation Report

PREPARED BY: [Firm Name]

DATE: [Date]

PROJECT: [Project Name]

DEPTH (FT)	SOIL TYPE	WATER TABLE (FT)	REMARKS
0-1	Topsoil	3.5	
1-2	CLAY	3.5	
2-3	CLAY	3.5	
3-4	CLAY	3.5	
4-5	CLAY	3.5	
5-6	CLAY	3.5	
6-7	CLAY	3.5	
7-8	CLAY	3.5	
8-9	CLAY	3.5	
9-10	CLAY	3.5	

SCHEDULE OF LOT WIDTH AT BL.

LOT#	WIDTH AT BL
3	195 FT
4	172 FT
5	66 FT

- The following notes must be clearly shown on the final plat within the lot lines:
 - Lot 1 must be labeled - Note 1 and 2
 - Lot 2 must be labeled - Note 1
 - Lot 3 must be labeled - Note 1
 - Lot 4 must be labeled - Note 1
 - Lot 5 must be labeled - Note 1
- The following notes must be shown on the final plat:
 - Note 1 - This lot is used for up to 750 sq ft of residential use.
 - Note 2 - This lot is used for up to 750 sq ft of residential use.
 - Note 3 - This lot may require a site plan at time of approval due to its irregular shape.
 - As-built notes will be required on lots at the time of the GCEDD or subsequent plat.
 - No grading shall be done on any lot until site approval has been issued by the GCEDD.
 - On lots with existing slab construction, the GCEDD may require that the existing slab be removed and replaced with a new slab and approved prior to final approval of the plat.

REF PLAT RECORDED
IN PLAT BOOK II
PAGE 1
8-7-1979



ID#: 1-002-088

PROPERTY: 2000-000-000
 AREA: 4.27 ACRES
 ZONING: RA-200
 COUNTY: GWINNETT
 CITY: LAWRENCEVILLE
 PREPARED BY: MANSUR ENGINEERING, INC.
 DATE: 08/27/79

NO.	DATE	REVISIONS	BY	PROJECT NO.	DATE
1	08/27/79		AM	1-002-088	08/27/79
2	08/27/79		AM	1-002-088	08/27/79
3	08/27/79		AM	1-002-088	08/27/79
4	08/27/79		AM	1-002-088	08/27/79
5	08/27/79		AM	1-002-088	08/27/79
6	08/27/79		AM	1-002-088	08/27/79
7	08/27/79		AM	1-002-088	08/27/79
8	08/27/79		AM	1-002-088	08/27/79
9	08/27/79		AM	1-002-088	08/27/79
10	08/27/79		AM	1-002-088	08/27/79

BUILDER/DEVELOPER	EUROPEAN CONSTRUCTION COMPANY LLC 875 PARKWAY PARK DR MARIETTA, GA 30067 PHONE: (404) 744-2979 CELL
PREPARED BY	MANSUR ENGINEERING, INC. 1880 PINEHURST DRIVE MARIETTA, GEORGIA 30067 Phone: (770) 475-7884 Fax: (770) 476-7363 MANSUR@BELL.SOUTHNET
VARIANCE APPLICATION PLAT	LOT 1, LOT 2, LOT 3, LOT 4, LOT 5 FOR LOT 3, LOT 4, LOT 5, BLOCK A, 2647 SARDS ESTATES, 1ST DISTRICT, GWINNETT COUNTY, GEORGIA
SCALE	1" = 50'
SHEET NO.	1/1
FILE NO.	300319

NOTES:
 1- THIS IS A PRELIMINARY PLAT. THE PROPERTY FROM A WATER COURSE WITHIN THE PLAT AREA IS NOT BEING PLATED.
 2- THE LOTS SHOWN IN THIS PLAT ARE SUBJECT TO THE EXISTING PLAT FOR LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, BLOCK A, 2647 SARDS ESTATES, 1ST DISTRICT, GWINNETT COUNTY, GEORGIA.
 3- THE LOTS SHOWN IN THIS PLAT ARE SUBJECT TO THE EXISTING PLAT FOR LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, BLOCK A, 2647 SARDS ESTATES, 1ST DISTRICT, GWINNETT COUNTY, GEORGIA.
 4- THE LOTS SHOWN IN THIS PLAT ARE SUBJECT TO THE EXISTING PLAT FOR LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, BLOCK A, 2647 SARDS ESTATES, 1ST DISTRICT, GWINNETT COUNTY, GEORGIA.
 5- THE LOTS SHOWN IN THIS PLAT ARE SUBJECT TO THE EXISTING PLAT FOR LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, BLOCK A, 2647 SARDS ESTATES, 1ST DISTRICT, GWINNETT COUNTY, GEORGIA.
 6- THE LOTS SHOWN IN THIS PLAT ARE SUBJECT TO THE EXISTING PLAT FOR LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, BLOCK A, 2647 SARDS ESTATES, 1ST DISTRICT, GWINNETT COUNTY, GEORGIA.
 7- UNLESS SHOWN BY LOCATED INDICATORS.

