

Zoning Board of Appeals

February 12, 2019



Gwinnett County Zoning Board of Appeals

Tuesday, February 12, 2019

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 (January 8, 2019)**
- 5. Announcements**
- 6. Old Business – ZVR2019-00013- ZVR2019-00016**
- 7. New Business – ZVR2019-00021 TO ZVR2019-00022**
- 8. Other Business**
- 9. Adjourn**

ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE: 2/12/2019

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER ZVR2019-00013
APPLICANT ADAM PRZYBYLSKI
LOCATION 3048 THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1002 015
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2)
COMMISSION DISTRICT 4

CASE NUMBER ZVR2019-00014
APPLICANT ADAM PRZYBYLSKI
LOCATION 3048 THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1002 015
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 2)
COMMISSION DISTRICT 4

CASE NUMBER ZVR2019-00015
APPLICANT ADAM PRZYBYLSKI
LOCATION 3048 THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1002 015
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3)
COMMISSION DISTRICT 4

ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30045
HEARING DATE: 2/12/2019
PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER ZVR2019-00016
APPLICANT ADAM PRZYBYLSKI
LOCATION 3048 THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1002 015
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 3)
COMMISSION DISTRICT 4

CASE NUMBER ZVR2019-00021
APPLICANT DONNA RILEY
LOCATION 129 SOUTH WOODLAND DR, DORAVILLE, GA 30340
ZONING R75
PARCEL 6247 106
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 2

CASE NUMBER ZVR2019-00022
APPLICANT BERTA RODRIGUEZ PEREZ
LOCATION 3295 STANFORD CIR, LAWRENCEVILLE, GA 30044
ZONING R75
PARCEL 6129 220
PROPOSED DEVELOPMENT Accessory Structure
VARIANCE TYPE Accessory Structure
VARIANCE REQUEST INCREASE SIZE OF ACCESSORY STRUCTURE FROM 500 SQ FT TO 600 SQ FT
COMMISSION DISTRICT 2

Department of Planning and Development

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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	ZVR2019-00013, ZVR2019-00014, ZVR2019-00015, ZVR2019-00016
ZONING	RA-200
LOCATION	3048 THOMPSON MILL ROAD
MAP NUMBER	1002 015
PROPOSED DEVELOPMENT	MINOR SUBDIVISION
VARIANCE REQUESTED	ZVR2019-00013 - REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2) ZVR2019-00014 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 2) ZVR2019-00015 - REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3) ZVR2019-00016 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 3)
COMMISSION DISTRICT	4 (FOSQUE)

APPLICANT: SKYLINE DEVELOPMENT
4850 GOLDEN PARKWAY, SUITE B310
BUFORD, GA 30518

CONTACT: ADAM PRZYBYLSKI PHONE: 404.603.6695

OWNER: ROSA MARTINEZ
3675 THOMPSON MILL ROAD
BUFORD, GA 30519

ZONING HISTORY:

The subject property is a 3.65 acre RA-200 zoned tract with an existing single-family dwelling located in the northeastern portion of the county. The adjacent properties are zoned RA-200 with existing single-family dwellings.

DEPARTMENT ANALYSIS:

This case was tabled from the January 8, 2019 meeting to the February 12, 2019 meeting to allow the applicant and adjacent property owners an opportunity to further discuss the proposed lots and driveway configuration.

The applicant is seeking approval of the variances described above in order to subdivide the property into three lots shown on the submitted survey. The property has 245.18 feet of frontage along a public road. The letter of intent states that Lot 2 and Lot 3 will be served by a 40 foot access easement across Lot 1.

The Unified Development Ordinance requires each RA-200 zoned tract to have a minimum of 200 feet of lot width at the required front setback line and a minimum of 40 feet of frontage along a public road.

The size of the existing dwellings in the area range from 2,000 to 3,500 heated square feet, and have various exterior finishes including brick, stone, shake, and fiber-cement siding.

Should the Board consider approval of these requests, staff would recommend the following conditions:

- 1. An exemption plat shall be submitted for review and recorded prior to issuance of any building permits.**
- 2. Dwellings shall be constructed with a primarily brick front façade with stone, shake, and/or fiber-cement siding on the sides and rear of dwelling.**
- 3. The minimum heated floor area per dwelling unit shall be 2,000 square feet.**
- 4. A "Hold Harmless Agreement" shall be signed and recorded for each lot at the time of approval of the exemption plat.**

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VARIANCE APPLICATION

FROM THE UNIFIED DEVELOPMENT ORDINANCE SIGN ORDINANCE

For Consideration of: BOARD OF APPEALS VARIANCE
 ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant:	Skyline Development (Adam Przybylski)		
*Mailing Address:	4850 Golden Pkwy Ste B310		
City, State, Zip Code:	Buford, GA 30518-5842		
Contact Person:	Adam Przybylski		
Telephone Number:	(404) 603-6695		
Mobile Telephone Number:	(404) 603-6695		
Email Address:	hisdevelopment@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:	ROSA MARTINEZ		
Mailing Address:	3675 Thompson Mill Rd		
City, State, Zip Code:	BUFORD, GA 30519		
Telephone Number:	678-622-0051		
Contact Person:	ROSA MARTINEZ		

Property Information:

Subdivision or Project Name:	
Address of Property:	3048 Thompson Mill Rd
District, Land Lot, Parcel:	R1002075 Lot #2
Zoning:	RA200
Proposed Development:	Combining parcels
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

Lack of road frontage. (Treaty)

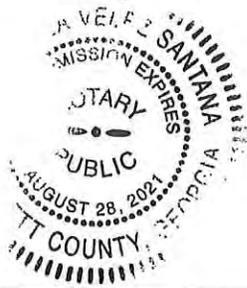
Case Number: ZVR2019-00013

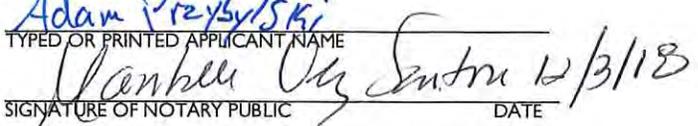
VARIANCE APPLICATION

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

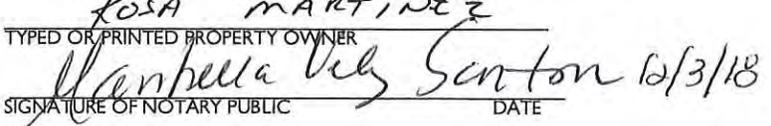
NOTARY SEAL



 2018/12/03
 SIGNATURE OF APPLICANT DATE
Adam Przybylski
 TYPED OR PRINTED APPLICANT NAME
 12/3/18
 SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL



 12/3/18
 SIGNATURE OF PROPERTY OWNER DATE
Rosa Martinez
 TYPED OR PRINTED PROPERTY OWNER
 12/3/18
 SIGNATURE OF NOTARY PUBLIC DATE

NOTE: Please submit the completed application and related documents to the Department of Planning and Development, 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: 11/21/18 Received By: Sharon Cook MRN: 1002 015
 Zoning District: BA200 Hearing Date (for ZBA): Jan. 8, 2019 Commission District: 4
 Variance Type: Road Frontage Reduction Code Section: UDO230-70. Road Frontage
 Related Cases & Applicable Conditions: _____
 Variance Description: Reduce Required Road Frontage From 40 ft to
0 FT

Approval: _____ Date: _____
 (Administrative Variance Only)

Conditions: _____

Case Number: ZVR2019-00013

Department of Planning and Development

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VARIANCE APPLICATION

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For Consideration of:

BOARD OF APPEALS VARIANCE
 ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant:	Skyline Development (Adam Przybylski)		
*Mailing Address:	4850 Golden Pkwy Ste B310		
City, State, Zip Code:	Buford, GA 30518-5840		
Contact Person:	Adam Przybylski		
Telephone Number:	(404) 603-6695		
Mobile Telephone Number:	(404) 603-6695		
Email Address:	hisdevelopment@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:	Rosa Martinez
Mailing Address:	3675 Thompson Mill Rd
City, State, Zip Code:	Buford, GA 30519
Telephone Number:	678-622-0051
Contact Person:	Rosa Martinez

Property Information:

Subdivision or Project Name:	
Address of Property:	3048 Thompson Mill Rd
District, Land Lot, Parcel:	R1002025 Lot #2
Zoning:	RA300
Proposed Development:	Combining parcels
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

Lot width, reduction 200 ft. to 0 ft.

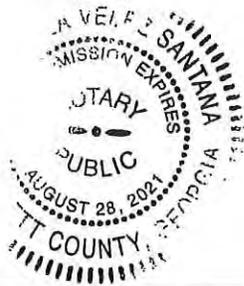
Case Number: ZVR2019-00014

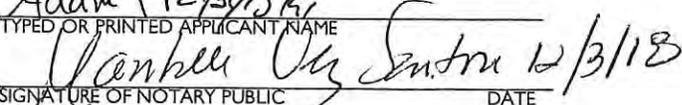
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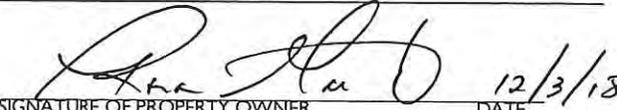
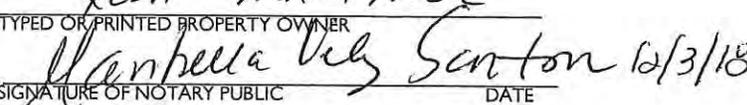
NOTARY SEAL



 20181203
 SIGNATURE OF APPLICANT DATE
Adam Przybylski
 TYPED OR PRINTED APPLICANT NAME
 12/3/18
 SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL



 12/3/18
 SIGNATURE OF PROPERTY OWNER DATE
ROSA MARTINEZ
 TYPED OR PRINTED PROPERTY OWNER
 12/3/18
 SIGNATURE OF NOTARY PUBLIC DATE

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

Date Received: 11/21/18 Received By: Sharon Cook MRN: 1002 015

Zoning District: RA200 Hearing Date (for ZBA): Jan. 8, 2019 Commission District: 4

Variance Type: Lot Width Code Section: UD02.30-10.1 Lot Width

Related Cases & Applicable Conditions: _____

Variance Description: Reduce Required Lot Width from 200 Ft to 8 Ft (Lot 2)

Approval: _____ Date: _____
(Administrative Variance Only)

Conditions: _____

Case Number: ZVR2019-00014

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Department of Planning and Development

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Applicant:	Skyline Development (Adam Przybylski)
*Mailing Address:	4850 Golden Pkwy Ste B310
City, State, Zip Code:	Buford, GA 30518-5842
Contact Person:	Adam Przybylski
Telephone Number:	(404) 603-6695
Mobile Telephone Number:	(404) 603-6695
Email Address:	hisdevelopment@gmail.com
Applicant is (check one):	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser

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Property Owner Information:

Name:	ROSA MARTINEZ
Mailing Address:	3675 Thompson Mill Rd
City, State, Zip Code:	Buford, GA 30519
Telephone Number:	678-622-0051
Contact Person:	ROSA MARTINEZ

Property Information:

Subdivision or Project Name:	
Address of Property:	3048 Thompson Mill Rd
District, Land Lot, Parcel:	R2002025 Lot #3
Zoning:	RA200
Proposed Development:	Combining parcels
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

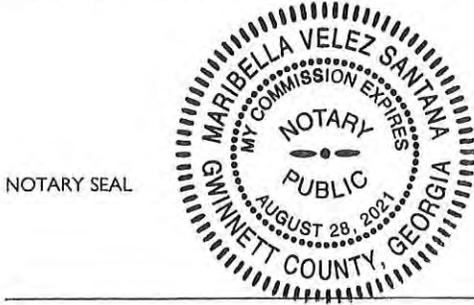
Lack of road frontage. (TRA#3)

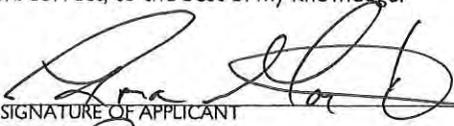
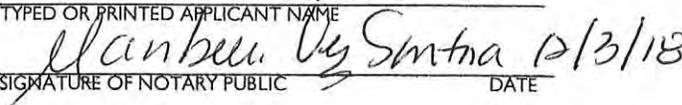
Case Number: ZVR2019-00015

VARIANCE APPLICATION

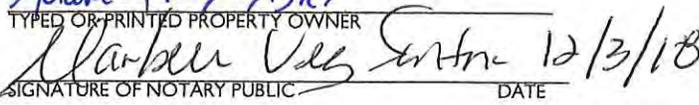
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 SIGNATURE OF APPLICANT 12/3/18
 DATE
Rosa MARTINEZ
 TYPED OR PRINTED APPLICANT NAME

 SIGNATURE OF NOTARY PUBLIC 12/3/18
 DATE




 SIGNATURE OF PROPERTY OWNER 2018/12/03
 DATE
Adam Preybylski
 TYPED OR PRINTED PROPERTY OWNER

 SIGNATURE OF NOTARY PUBLIC 12/3/18
 DATE

NOTE: Please submit the completed application and related documents to the Department of Planning and Development, 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: 11/22/18 Received By: Sharon Cook MRN: 1002015
 Zoning District: RA200 Hearing Date (for ZBA): Jan. 8, 2019 Commission District: 4
 Variance Type: Road Frontage Reduction Code Section: UDO 230.7.1 Road Frontage
 Related Cases & Applicable Conditions: _____
 Variance Description: Reduce Required Road Frontage from 40 Ft to
0 FT. (Lot 3)

Approval: _____ Date: _____
 (Administrative Variance Only)

Conditions: _____

Case Number: Z1/R2019-00015

Department of Planning and Development

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VARIANCE APPLICATION

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For Consideration of:

BOARD OF APPEALS VARIANCE
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Applicant Information:

Applicant:	Skyline Development (Adam Przybylski)		
*Mailing Address:	4850 Golden Pkwy Ste B310		
City, State, Zip Code:	Buford, GA 30518-5842		
Contact Person:	Adam Przybylski		
Telephone Number:	(404) 603-1095		
Mobile Telephone Number:	(404) 603-1095		
Email Address:	hisdevelopment@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:	Rosa Martinez
Mailing Address:	3675 Thompson Mill Rd
City, State, Zip Code:	Buford, GA 30519
Telephone Number:	678-622-0051
Contact Person:	Rosa Martinez

Property Information:

Subdivision or Project Name:	
Address of Property:	3048 Thompson Mill Rd
District, Land Lot, Parcel:	R2002015 Lot #3
Zoning:	RA200
Proposed Development:	Combining parcels
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

Lot Area Reduction from 200 ft to 0 ft

Case Number: ZVR2019-00016

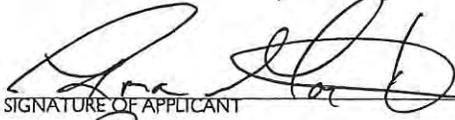
VARIANCE APPLICATION

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NOTARY SEAL

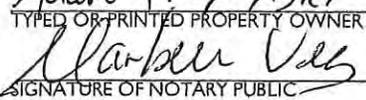



 SIGNATURE OF APPLICANT _____ DATE 12/3/18
Rosa MARTINEZ
 TYPED OR PRINTED APPLICANT NAME _____

 SIGNATURE OF NOTARY PUBLIC _____ DATE 12/3/18

NOTARY SEAL




 SIGNATURE OF PROPERTY OWNER _____ DATE 2018/12/03
Adam Preybylski
 TYPED OR PRINTED PROPERTY OWNER _____

 SIGNATURE OF NOTARY PUBLIC _____ DATE 12/3/18

NOTE: Please submit the completed application and related documents to the Department of Planning and Development, 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: 11/29/18 Received By: Sharon Cook MRN: 1002015

Zoning District: RA200 Hearing Date (for ZBA): Jan 8, 2019 Commission District: 4

Variance Type: lot width Code Section: _____

Related Cases & Applicable Conditions: _____

Variance Description: Reduce Required lot width from 200 ft to 0 ft (lot 3)

Approval: _____ Date: _____
(Administrative Variance Only)

Conditions: _____

Case Number: ZV12019-00016

Rosa Martinez
3675 Thompson Mill Road
Buford Georgia 30518
704-340-1160

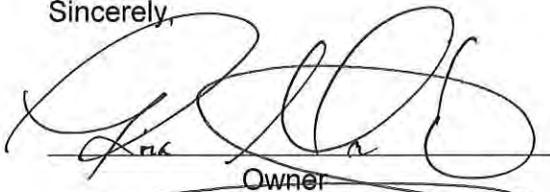
November 29, 2018
Re: Letter of Intent

Gwinnett County Department of Planning and Development
446 West Crogan Street
Lawrenceville, Georgia 30046
678-518-6000

To whom it may Concern,

The intent of this letter is to ask for variances for inadequate road frontages for lots 2 and 3 on the Property known as 3048 Thompson Mill Road, (see civil plan by Robbie Henderson Land Surveying dated November 15, 2018). These variances are needed do to the owner subdividing the original 3.609 acre lot referred to as Land Lot 2, 1st district, Gwinnett County as recorded in Plat Book 123 page 178 on 3-26-08 into three lots. The creation of these three lots will not infringe upon or be detrimental to the neighboring properties as these properties are not located in a subdivision.

Sincerely,


Owner

Enclosures: 1



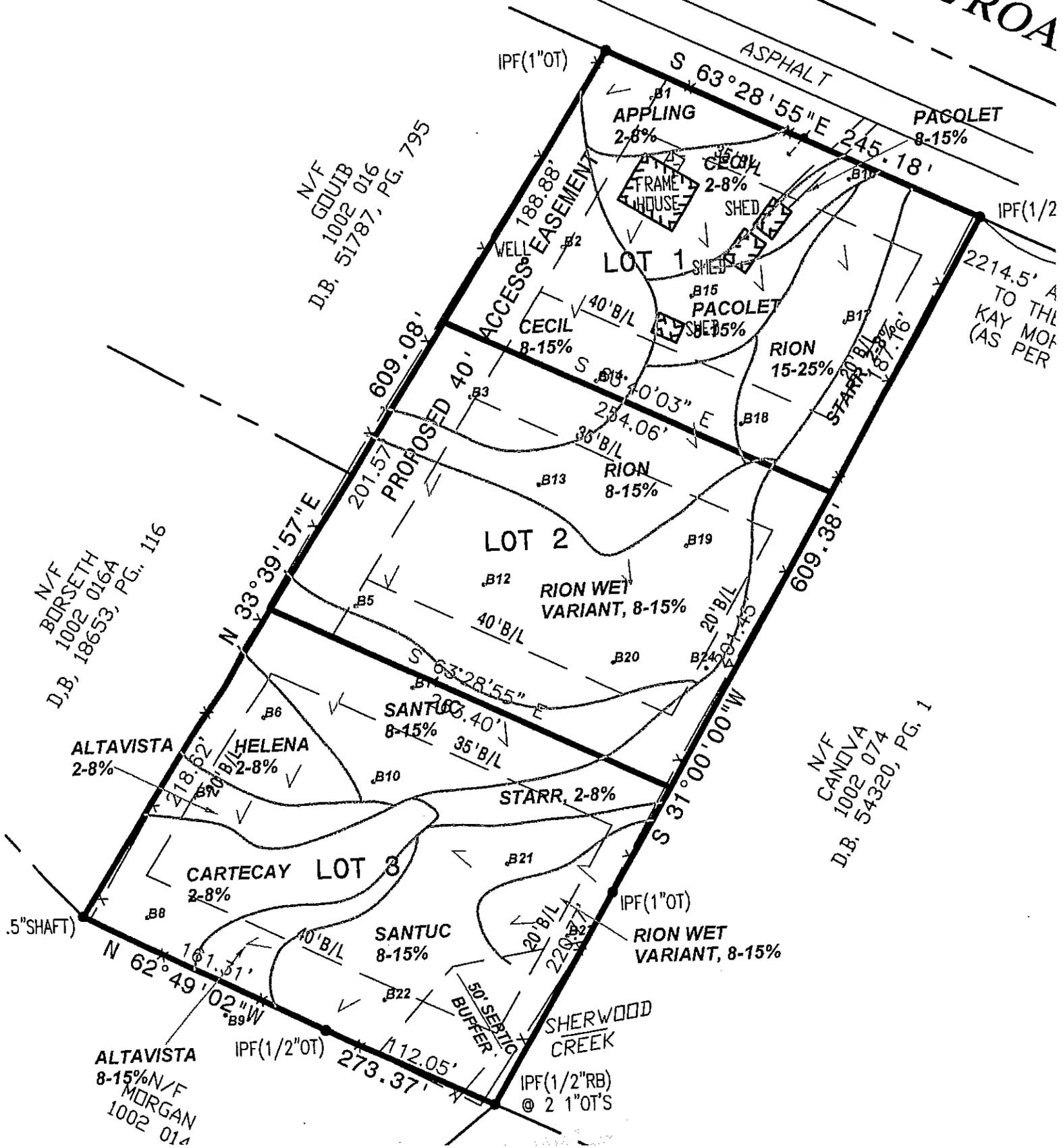


1.071 ACRES
1.190 ACRES
1.347 ACRES

BE FILLED IN

THOMPSON MILL ROAD

80' R/W



Exemption Plat Data	
Please Provide the following data on your plat in the listed format:	
General	
Covering	RA-200
Development Type	COMBINING PARCELS
Project Data	
Number of Lots	2
Acres	3.609 ACRES TOTAL
Sanitary Service	Sewer NO
Sectio	YES
Related Classes	
Type Case #	XPL2018-XXXX
Approval Date	

PLAT REFERENCES:

1) SURVEY FOR WANDA LOVE BRENDEL PREPARED BY GEORGIA PREMIER LAND SERVICES, INC. DATED MARCH 9, 2018.

Final plat approval:
The Director of the Department of Planning and Development certifies that this plat complies with Title 2 and Title 3 of the Gwinnett County Unified Development Ordinance (UDO) and that it has been approved by all other operational County departments, as appropriate. This plat is approved.

DATED THIS ____ DAY OF _____, 20 ____.

DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT

Public Notice - Drainage:

NOTE: Gwinnett County assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat. Gwinnett County does not assume responsibility for the maintenance of pipes in drainage easements beyond the County right-of-way. Stream Buffer Easements are to remain in a natural and undisturbed condition.

NOTE: Structures are not allowed in drainage easements

Owners Acknowledgment and Declaration:

STATE OF GEORGIA, COUNTY OF GWINNETT
The owner of the land shown on this plat and whose name is subscribed herein, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

OWNER/DEVELOPER
GRNC ENTERPRISES, LLC
3675 THOMPSON MILL ROAD
BUFORD, GA 30518
DZWARD ZEAS
704-340-1160

SIGNATURE OF SUBDIVIDER DATE SIGNED _____

PRINTED OR TYPED NAME OF SUBDIVIDER _____

SIGNATURE OF OWNER DATE SIGNED _____

Final Registered Land Surveyor's Certificate (LOGAL)

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has closure precision of 1 foot in 67,263 feet and an angular error of 01 per angle point, and was adjusted using COMPASS rule. This plat has been calculated for closure and is found to be accurate within 1 foot in 10,000,000+ feet, and contains a total of 4.182 acres. The equipment used to obtain the linear and angular measurements herein was LEICA ROBOTTICS TS12.

By: _____

REGISTERED GEORGIA LAND SURVEYOR

REG NO L5002985 DATE OF EXPIRATION 12/31/2018

SURVEYOR'S CERTIFICATE (STATE)

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Further, the undersigned land surveyor certifies that this map, plat or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

RLS #2985

LEGEND

- I.P.F. = IRON PIN FOUND
- I.P.S. = IRON PIN SET
- RB = RE-BAR
- R/W = RIGHT OF WAY
- CON MON = CONCRETE MONUMENT
- USCOR = UNITED STATES CORPS OF ENGINEERS
- L.L. = LAND LOT
- L.L.L. = LAND LOT LINE
- N/P = NOW OR FORMERLY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- P.C. = PAGE
- WM = WATER METER
- WV = WATER VALVE

SURVEY NOTES:

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, R/W'S, ETC., OF RECORD OR NOT OF RECORD, ABOVE OR BELOW GROUND. ALL MATTERS OF TITLE ARE EXCEPTED.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NONEXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

ACCORDING TO F.I.R.M. MAP NO. 13135C 00180 DATED 03/04/2013, THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

THE NORTH MERIDIAN SHOWN HEREON IS BASED ON MAGNETIC NORTH (REF. #1).

TAX PARCEL R1002 015

NO WETLANDS EXIST ON THIS SITE

STATE WATERS EXIST ON THIS SITE

FRONT SETBACK: 35'

SIDE SETBACK: 20'

REAR SETBACK: 40'

THE LOTS SHOWN HEREON MAY NOT BE RESUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE IN EFFECT AT THAT TIME.

ZONING: RA-200

MAX BUILDING HEIGHT IS 35'

MINIMUM DWELLING SIZE TO BE 1,400 SF

LEVEL 3 SOILS PROVIDED BY KEVIN HERNDON

TOTAL NUMBER OF LOTS 3



CASE NUMBER: XPL2018-XXXX
TOTAL AREA=3.609 ACRES

National Flood Hazard Layer FIRMette



Legend

USFS REPORT REDESIGNED USING AND NEEDS W/SP FOR FIRM AND LAYERS

SPECIAL FLOOD HAZARD AREAS

- 0.2% Annual Chance Flood Elevation (AF) (1% A.P. or 100 Year Flood) (see notes on 0.2% Annual Chance Flood)
- 1% Annual Chance Flood Elevation (AF) (1% Annual Chance Flood) (see notes on 1% Annual Chance Flood)
- 100 Year Flood Elevation (AF) (100 Year Flood)
- Area with Reduced Flood Risk due to Levees or Flood Walls (see notes)
- Area with Flood Risk due to Levees or Flood Walls (see notes)

OTHER AREAS OF FLOOD HAZARD

- Area of Minimal Flood Hazard (see notes)
- Other Areas (see notes)
- Area of Undetermined Flood Hazard (see notes)

GENERAL STRUCTURES

- Other: Cultural or Steam Generators (see notes)
- Levees, Dikes, or Floodwalls (see notes)
- Draw Systems with 1% Annual Chance Flood Elevation (see notes)
- Coastal Transport (see notes)
- Non-Flood Elevation Lines (NFEL) (see notes)
- Line of Sight (see notes)
- Intermittent Runways (see notes)
- Channel Stream Easements (see notes)
- Profile Baseline (see notes)
- Hydrographic Features (see notes)

UTILITIES FEATURES

- Digital Data Available (see notes)
- No Digital Data Available (see notes)
- Unsurveyed (see notes)

The pin displayed on the map is an approximate point selected by the user and does not represent an authorized property location.

This map complies with FEMA standards for the use of digital flood elevation data for the purpose of flood hazard mapping. The accuracy shown is based on FEMA's benchmarking standards.

The flood hazard information is derived from the National Flood Hazard Layer (NFHL) and is subject to change. This map was produced on 03/11/2018 at 10:00 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and other information may change or become updated by new data over time.

This map is valid if there are no reports of the following flood elevation data errors: missing data, incorrect data, or data that does not match the NFHL. If you have any questions or concerns, please contact the National Flood Hazard Layer (NFHL) at 1-800-452-5862.

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,855 FEET AND AN ANGULAR ERROR OF .02 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000,000+ FEET.

TYPE OF EQUIPMENT: LEICA TS12 ROBOTTIC

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-67, 43-15-19, 43-15-22.

GRNC ENTERPRISES, LLC

FIELD DATE: November 2, 2018
PLAT DATE: November 15, 2018

JOB # 18/070
DISTRICT 1st

SCALE 1"=100'
LAND LOT 2

STATE GEORGIA
COUNTY GWINNETT

SUBDIVISION PLAT FOR:

Surveyed by:

ROBBIE HENDERSON
Surveying & Planning

2690 HOLTZCLAW ROAD
CUMMINGS, GA 30041
PH: 706-664-2015
COALSH00042
hendersonsurveying@gmail.com

You shall not remove the neighbor's landmark, which they of old time have set in their inheritance, which you shall inherit in the land that the Lord thy God giveth thee to possess it.

Deuteronomy 16:14

GEORGIA REGISTERED LAND SURVEYOR

No. 2985 PROFESSIONAL

JUSTICE R. HENDERSON

SH.1 OF 2

ENVIRONMENTAL HEALTH NOTES:

*AEROBIC TASKS OR OTHER ALTERNATIVE SEPTIC SYSTEM WILL BE REQUIRED ON LOTS AT THE DISCRETION OF THE GCHEHD AS DEEMED APPROPRIATE FOR GROUNDWATER PROTECTION. *NO GRADING SHALL BE DONE ON ANY LOT UNTIL SITE APPROVAL HAS BEEN ISSUED BY THE GCHEHD.

*ENVIRONMENTAL HEALTH NOTE 1 - THIS LOT MAY SUPPORT UP TO A 3 BEDROOM HOUSE

*ENVIRONMENTAL HEALTH NOTE 2 - AT THE TIME OF REPAIR OF EXISTING SEPTIC SYSTEM AN ALTERNATIVE SYSTEM MAY BE REQUIRED.

*ENVIRONMENTAL HEALTH NOTE 3 - ANY ADDITIONS OR CHANGES TO THE PROPERTY MAY REQUIRE A SITE PLAN (SPEH)



SUITABLE SOILS AREA:

LOT 1 40,026 SF
 LOT 2 47,125 SF
 LOT 3 41,604 SF

GA CODE 511-3-1-.03(1) REQUIRES THAT SEWAGE DISPOSAL FACILITIES BE PROVIDED WITHIN 200 FEET OF A WORK SITE

LOT 1 46,671 SF 1.071 ACRES
 LOT 2 51,845 SF 1.190 ACRES
 LOT 3 58,677 SF 1.347 ACRES

ALL EXISTING STRUCTURES TO BE FILLED IN
 WELL TO BE FILLED IN

SOIL UNIT	PRED. SLOPE GRADIENT %	DEPTH TO BEDROCK (in)	DEPTH TO HIGH WATER TABLE INDICATORS (in)	INSTALLATION ZONE (in)	ESTIMATED PERC RATE (min/in)	SOIL SUITABILITY CODE
Altavista	2-8	>72	18-22	NR	NR	F
Altavista	8-15	>72	18-24	NR	NR	F
Appling	2-8	>72	>72	48-60	60	A
Cartecay	2-8	>72	10-18	NR	NR	F
Cecil	2-8	>72	>72	48-60	60	A
Cecil	8-15	>72	>72	48-60	60	A
Helena	2-8	>72	24	8-12*	---	CI
Pacolet	2-8	>72	>72	36-48	45	A
Pacolet	8-15	>72	>72	36-48	45	A
Rion	8-15	>72	>72	36-48	45	A
Rion	15-25	>72	>72	36-48	45	A
Rion Wet Var.	8-15	>72	48-66	18-30	60	P
Santuc	8-15	>72	30-40	12-18*	60	C
Starr	2-8	>30	>30	NR	NR	F

NR = Not Recommended for septic installation
 * advanced treatment required

NOTES:

- If the area proposed for septic system construction is graded or filled twelve inches or more, this report and the recommendations herein are void. Note that grading soils that require shallow installation could adversely affect suitability for septic system installation.
- Soil borings were located using a Trimble PROXH global positioning system. Henderson Land Survey provided the survey. This firm assumes no responsibility for the accuracy of the survey. All property line and as-built features are shown as surveyed and provided to this firm.
- Gwinnett County GIS topographical information was used to assist in defining drainage features along with field notations.
- The well shown on the property is assumed to be filled and capped prior to development. If not, there will be a required 100-foot setback for septic installation.
- Ensure that any area proposed for septic system installation, including future reserve area, is properly landscaped such that surface water drainage and ponding does not occur. This includes ensuring that runoff from driveway, hardscape and gutters is diverted away from any component of the septic system.

SOIL SUITABILITY CODES:

- These soils are considered suitable for installation of a conventional septic system and should function satisfactorily given proper design, installation and maintenance.
- These soils have evidence of seasonal high or perched water table at a depth too shallow to accommodate a conventional septic system. These soils can be considered for a shallow installation of an alternative drain field product type with advanced treatment. If a drip emitter system is proposed, a loading rate of 0.15 gpd/sqft is recommended.
- These soils have evidence of a seasonal high or perched water table at a depth too shallow to accommodate a conventional septic system. Additionally, these soils are located in a lower landscape adjacent to wetter soils. These soils should only be considered for a drip emitter system with a loading rate of 0.10 gpd/sqft. Advanced treatment is required.
- These soils are not considered suitable for septic system installation. These soils are located in a drainage area that is susceptible to surface and subsurface groundwater on a frequent basis, or located in very low-lying areas with very shallow seasonal high water table indicators.
- These soils have evidence of a seasonal high water table at a depth sufficient to accommodate a conventional septic system installed at a shallow depth. The installation depth range must be maintained. Grading of these soils could result in installation with insufficient separation above the water table indicators.

Final Registered Land Surveyor's Certificate: (LOCAL)

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has closure precision of 1 foot in 67,283 feet and an angular error of 01 per angle point, and was adjusted using COMPASS rule. This plat has been calculated for closure and is found to be accurate within 1 foot in 110,000,000 feet, and contains a total of 4.182 acres. The equipment used to obtain the linear and angular measurements herein was LEICA ROBOTICS TS12.

By: REGISTERED GEORGIA LAND SURVEYOR
 REG NO LS002985 DATE OF EXPIRATION 12/31/2018

Owners Acknowledgment and Declaration:

STATE OF GEORGIA, COUNTY OF GWINNETT
 The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

SIGNATURE OF SUBDIVIDER DATE SIGNED _____

PRINTED OR TYPED NAME OF SUBDIVIDER _____

SIGNATURE OF OWNER DATE SIGNED _____

SURVEYOR'S CERTIFICATE (STATE)

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submission and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel. Further, the undersigned land surveyor certifies that this map, plat or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

RLS #2985

TITLE _____



Final plat approval: The Director of the Department of Planning and Development certifies that this plat complies with Title 2 and Title 3 of the Gwinnett County Unified Development Ordinance (UDO) and that it has been approved by all other operational County departments, as appropriate. This plat is approved.

DATED THIS _____ DAY OF _____, 20____

DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT

GRNC ENTERPRISES, LLC

FIELD DATE: November 2, 2018
 JOB # 18070
 SCALE 1"=100'
 STATE GEORGIA
 COUNTY GWINNETT
 DISTRICT Jkt
 LAND LOT 2

Subdivision Plat For:

Surveyed by:
ROBBIE HENDERSON
 Surveying & Planning
 2990 HOLTZCLAW ROAD
 CUMMING, GA 30041
 PH: 706-654-2015
 COA LSW #001242

You shall not remove thy neighbor's landmark, which they of old time have set in thine inheritance, which thou shalt inherit in the land that the Lord thy God giveth thee to possess it.
 Deuteronomy 19:14



SH.2 of 2

Hall County

BRASELTON

1-3

1-2

1-1

3-7



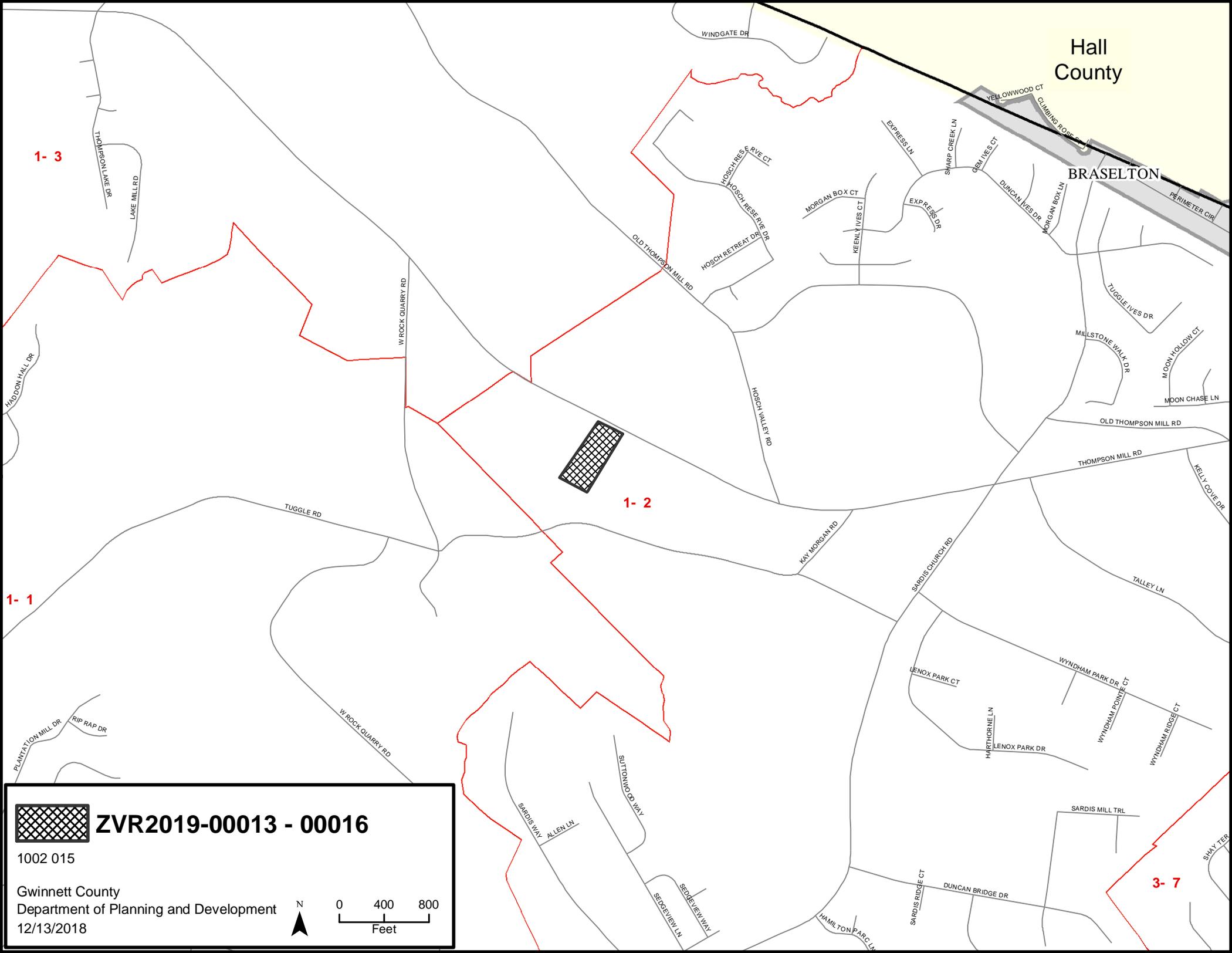
ZVR2019-00013 - 00016

1002 015

Gwinnett County
Department of Planning and Development
12/13/2018



0 400 800
Feet





THOMPSON MILL RD

 **ZVR2019-00013 - 00016**

1002 015

Gwinnett County
Department of Planning and Development
12/13/2018



0 50 100
Feet



W ROCK QUARRY RD

OLD THOMPSON MILL RD

THOMPSON MILL RD

HOSCH VALLEY RD

TUGGLE RD



ZVR2019-00013 - 00016

1002 015

Gwinnett County
Department of Planning and Development
12/13/2018



0 150 300
Feet

1- 3

1- 2

RA200

THOMPSON MILL RD

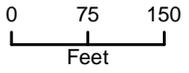
TUGGLE RD



ZVR2019-00013 - 00016

1002 015

Gwinnett County
Department of Planning and Development
12/13/2018



NEW BUSINESS

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

CASE NUMBER	ZVR2019-00021
ZONING	R-75
LOCATION	129 SOUTH WOODLAND DRIVE
MAP NUMBER	6247 106
PROPOSED DEVELOPMENT	FENCE
VARIANCE REQUESTED	INCREASE FENCE HEIGHT FROM 4 FT TO 6 FT IN A FRONT SETBACK
COMMISSION DISTRICT	2 (KU)

APPLICANT: DONNA RILEY
129 SOUTH WOODLAND DRIVE
DORAVILLE, GA 30340

CONTACT: DONNA RILEY PHONE: 470.378.7861

OWNER: BILL & BARBARA MESSER
1985 HOLLAND PARK DRIVE
BUFORD, GA 30519

ZONING HISTORY:

The subject property is a 0.26 acre R-75 zoned lot with an existing single-family dwelling in Windsor Heights subdivision off of Pleasantdale Road located in the northwestern portion of the county. The lot is located at the end of South Woodland Drive adjacent to Lake Windsor which is owned by Gwinnett County. The adjoining property to the northeast is an R-75 zoned lot with an existing single-family dwelling and to the southeast is an M-1 zoned property with existing mini-warehouses.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of the variance described above.

The letter of intent states the fence was installed more than 20 years ago. One third of the existing fence across the property frontage is six feet in height while the fence across the remaining frontage is four feet in height. The applicant has submitted a letter from the next door neighbor and from the neighbor across the street, both stating they do not object to the fence.

The Unified Development Ordinance requires that a fence within the front setback not exceed four feet in height.

This variance application is the result of Code Enforcement case CEU2018-05334 for property maintenance violations. While on site the Code Enforcement officer noted the height and location of the fence.

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

- 1. Fence shall not exceed six feet in height.**

Department of Planning and Development

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



gwinnettcounty

VARIANCE APPLICATION
 FROM THE UNIFIED DEVELOPMENT ORDINANCE [] SIGN ORDINANCE

For Consideration Of:

- BOARD OF APPEALS VARIANCE
- ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant:	DONNA RILEY		
*Mailing Address:	129 SOUTH WOODLAND DR		
City, State, Zip Code:	DORAVILLE GA 30340		
Contact Person:	Donna Riley		
Telephone Number:	470.378.7861		
Mobile Telephone Number:	" "		
Email Address:	donnariley6000@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:	Bill/Barbara Messer		
Mailing Address:	1985 HOLLAND PARK DR		
City, State, Zip Code:	BUFORD GA 30519		
Telephone Number:	770.682.6175		
Contact Person:	Barbara or Bill		

Property Information:

Subdivision or Project Name:	Lake Windsor Heights Spillway
Address of Property:	129 SOUTH WOODLAND DR / DORAVILLE 30340
District, Land Lot, Parcel:	6247-106-129
Zoning:	2
Proposed Development:	Keep fence - (20 years built)
Building Permit Number (if construction has begun):	IS intact (since 1999)

Variance Requested:

Be allowed to keep protective fence - gated driveway to prevent (or help prevent) further trespasses.

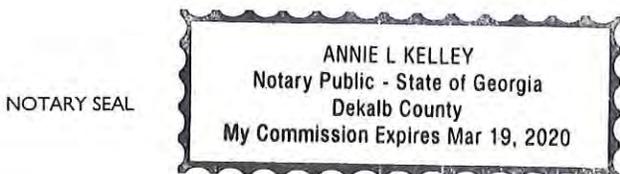
Case Number: CEU 2018 - 05334

ZVR2019-00021

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 form date of the last action (UDO section 270-70.1). Authorized administrative variances are not subject to this time lapse requirements (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.



Donna Riley 1-7-19
 SIGNATURE OF APPLICANT DATE
Donna Riley
 TYPED OR PRINTED APPLICANT NAME
Annie L. Kelley 1/7/19
 SIGNATURE OF NOTARY PUBLIC DATE



Donna Riley 1-7-19
 SIGNATURE OF APPLICANT DATE
Donna Riley
 TYPED OR PRINTED APPLICANT NAME
Melanie Meader 1/7/19
 SIGNATURE OF NOTARY PUBLIC DATE

NOTE: Please submit the completed application and related documents to the Department of Planning and Development, 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: 1/7/19 Received By: Sharon Cook MRN: 6247106
 Zoning District: R75 Hearing Date (for ZBA): 2-12-19 Commission District: 2
 Variance Type: Fence Height Increase Code Section: 400230-80.1 Fence and Wall Height
 Related Cases & Applicable Conditions: CEU 2018-05334
 Variance Description: Increase Fence Height From 4 FT. to 6 FT in Front Setback

Approval: _____ Date _____ Administrative Variance Only)

Conditions: _____

Case Number: ZV2019-00021

Letter of Intent

01/02/2019

The requested variance is to allow a 20 year old fence to remain intact. It is in good condition and is approx. 30 feet wide, 6 ft. tall, covering about a third of my front yard- set back from the street is over 5 feet past the drainage ditch.

I am at a historically dangerous dead end where numerous drug activities occur weekly as well as dumping, lurking, sexual activity and robbery. It is next to a non-recreational lake used as a spillway, and many people make themselves at home here because they know they can do whatever they want to.

The section of 6 ft. high fence simply aids to protect my home from people who come there to hide. My home is not quite as visible and vulnerable as it would be otherwise.

In the time I have lived here I have witnessed people coming to the dead end to do and sell drugs, sexual activity, fight, rob a cab driver (the police took flash drive of the video camera I have) and even rob my own home 3 times and hook up to and help themselves to my electricity. There have been people hopping the 4 foot high part of the fence taking anything they want from my yard, once when a church friend and her children were there with me.

I have been told by Gwinnett County police to call 911 every time someone comes here. I am not always home and have installed a camera but it only helps after the fact and only if a tag is recorded

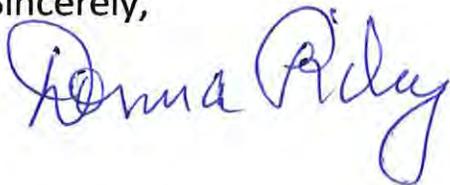
if the persons are unknown.

I am a single woman and need all the protection I can get as it has become more crime laden in recent years on this dead end street. The whole street on one side is duplexes from the 1960's (not up to current code) which are cheap rentals resulting in illicit activity and the slum lords having an anything goes attitude. There are 3 drug dealing duplex renters that I know of because they have approached me. It is not something new as many have lived there and moved over the years.

This has been a hardship from way back when raising my daughter here and her finding drug and sexual paraphenalia- she is 27, and the situation is currently still so.

Thank you for hearing my variance.

Sincerely,

A handwritten signature in blue ink that reads "Donna Riley". The signature is written in a cursive style with a large initial "D" and "R".

Donna Riley

resident

To it may concern:

My home being at 125 South Woodland Dr./Doraville/GA/30340 is next to 129 South Woodland Dr./Doraville/GA/30340. I have no problem with the 6 ft. partial front fence next door to me at 129 South Woodland Dr. to help make the neighborhood dead end safer.

signed



Jan 7, 2019

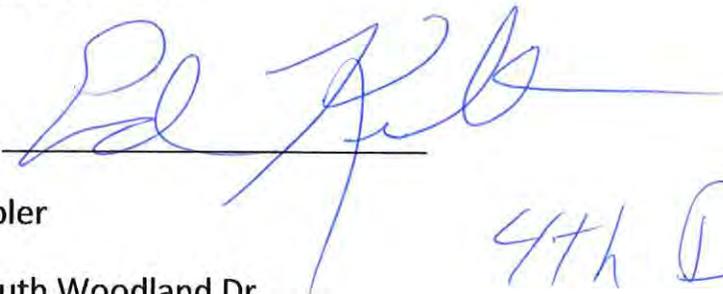
Jan Neto

125 South Woodland Dr.

Doraville, GA 30340

My home being at 119 South Woodland Dr./Doraville/GA/30340 is on the other side of the street to 129 South Woodland Dr./Doraville/GA/30340. I have no problem with the 6 ft. partial front fence there helping Donnas' safety and privacy.

signed

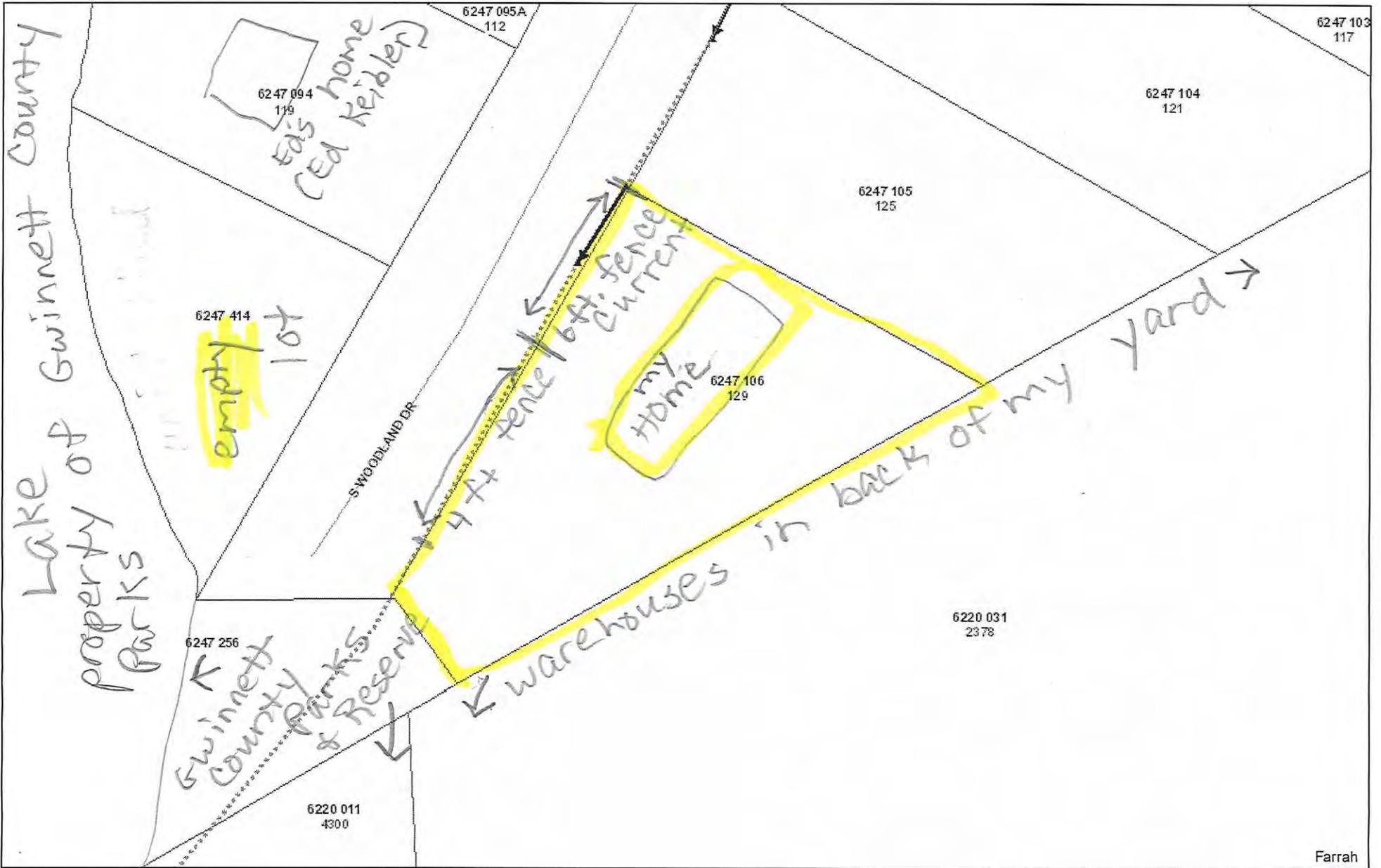


4th Dec 2019

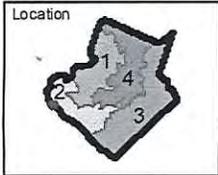
Ed Keibler

119 South Woodland Dr.

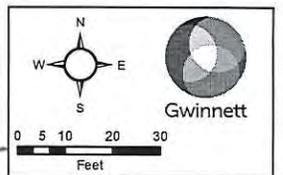
Doraville, GA 30340

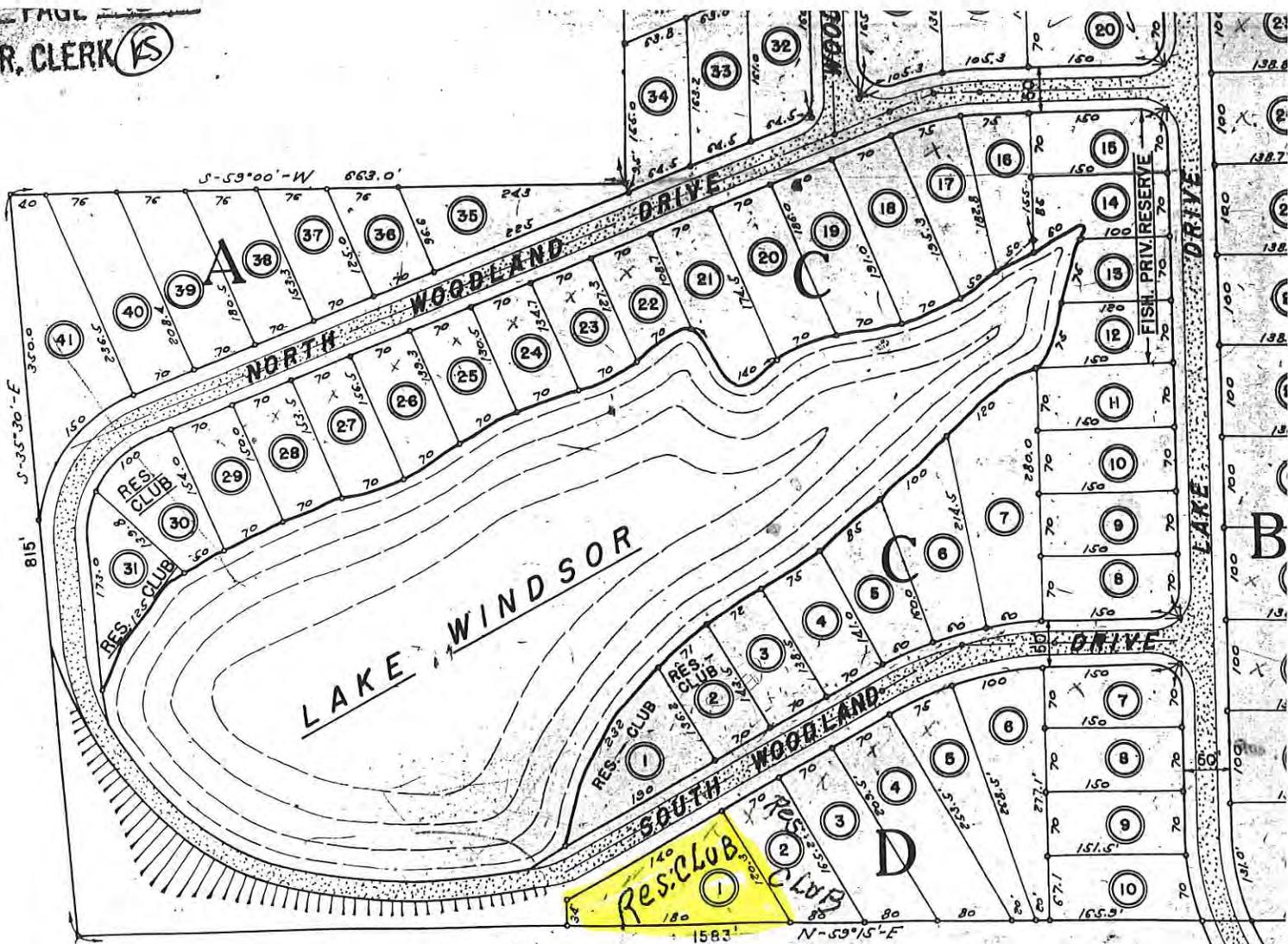


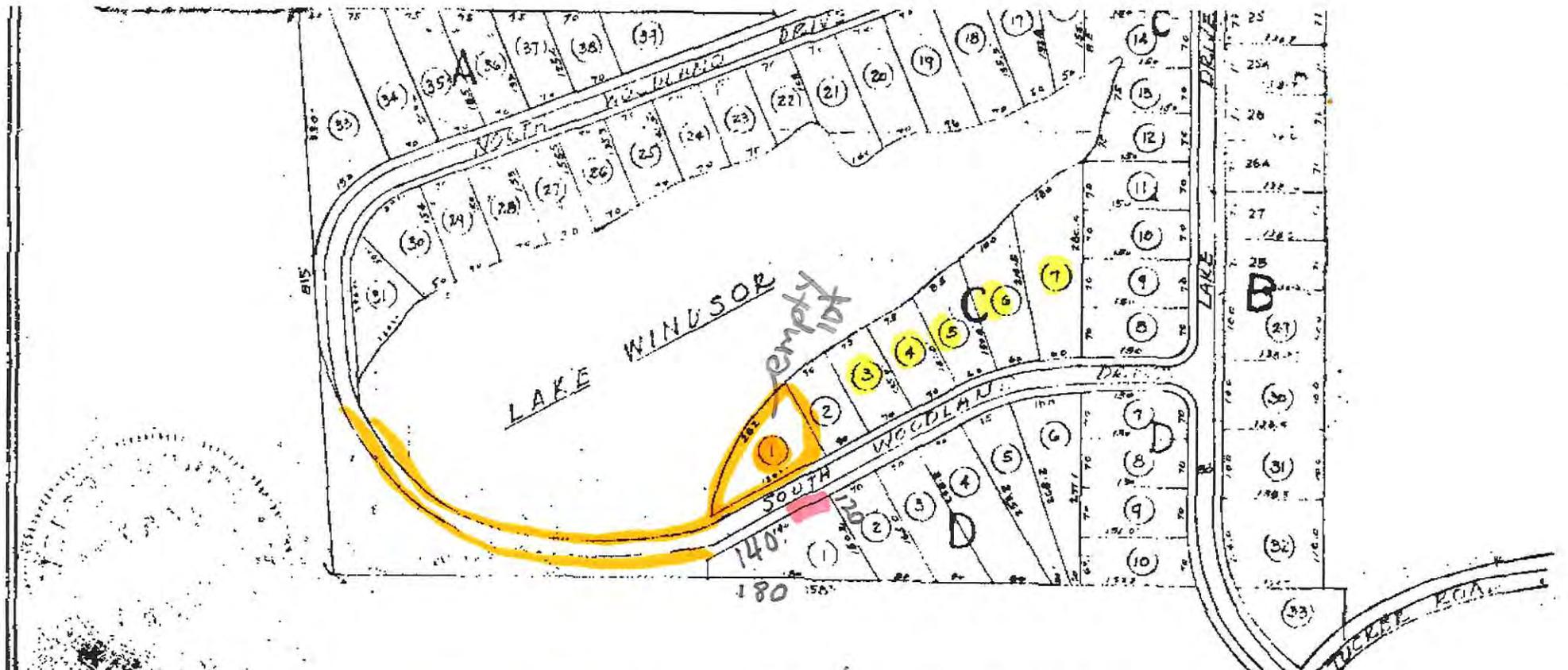
Farrah



Project Name: Keep fence at 129 SOUTH WOODLAND DR.
 GCID: (in existence 20 years) approx. 30 feet is 6 ft
 Commission District: 6247-106-129 high

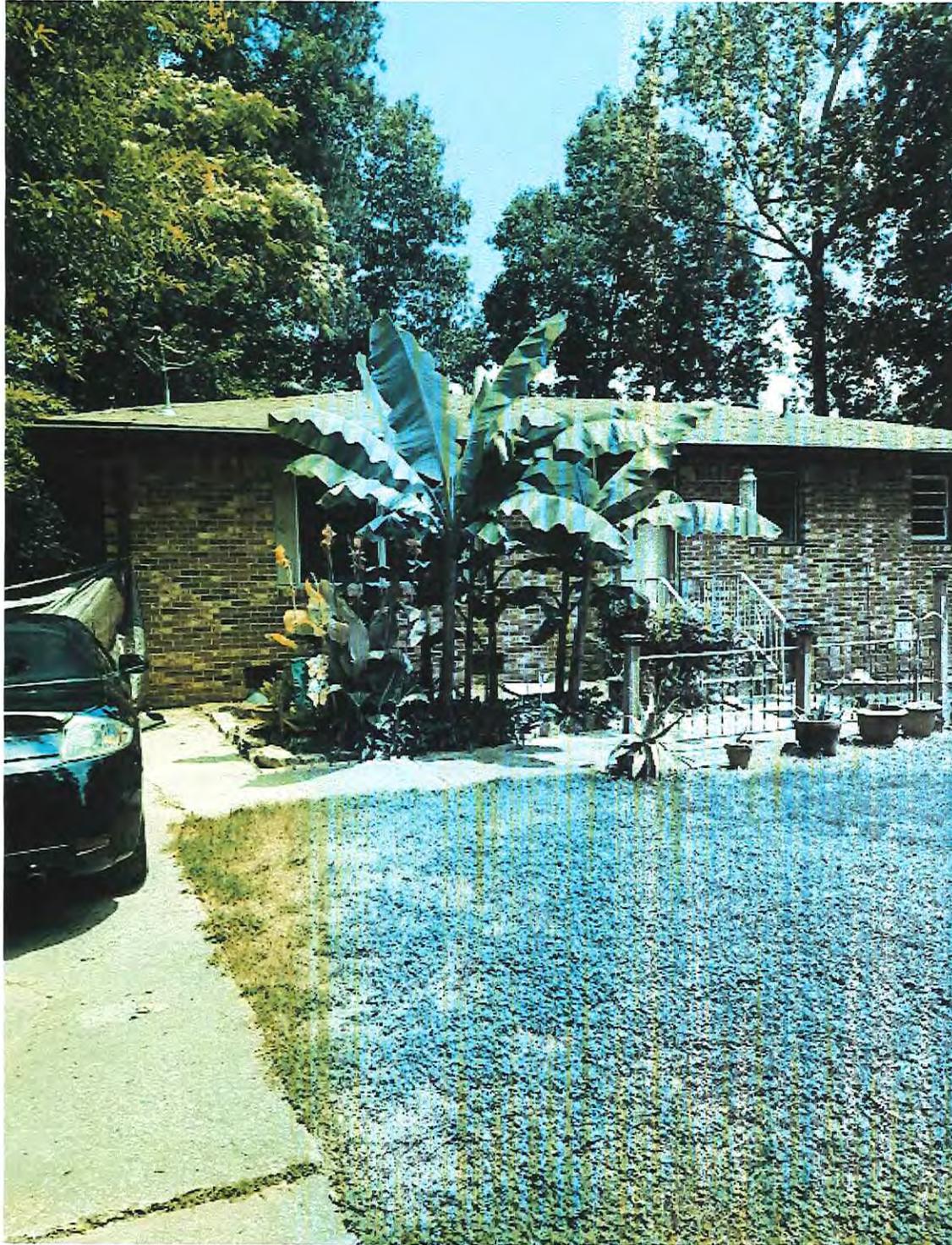






- 3-7 are 1960's duplexes - rentals
 no one lives on lot across the street. Empty lot.
- As you can see, there is access to the lake at the dead end for strangers who regularly park there.
- my 6 ft. high part of the fence to discourage strangers from staking out my home, parking in front of my home and drug use, theft, sexual activity - rampant the last 20 years





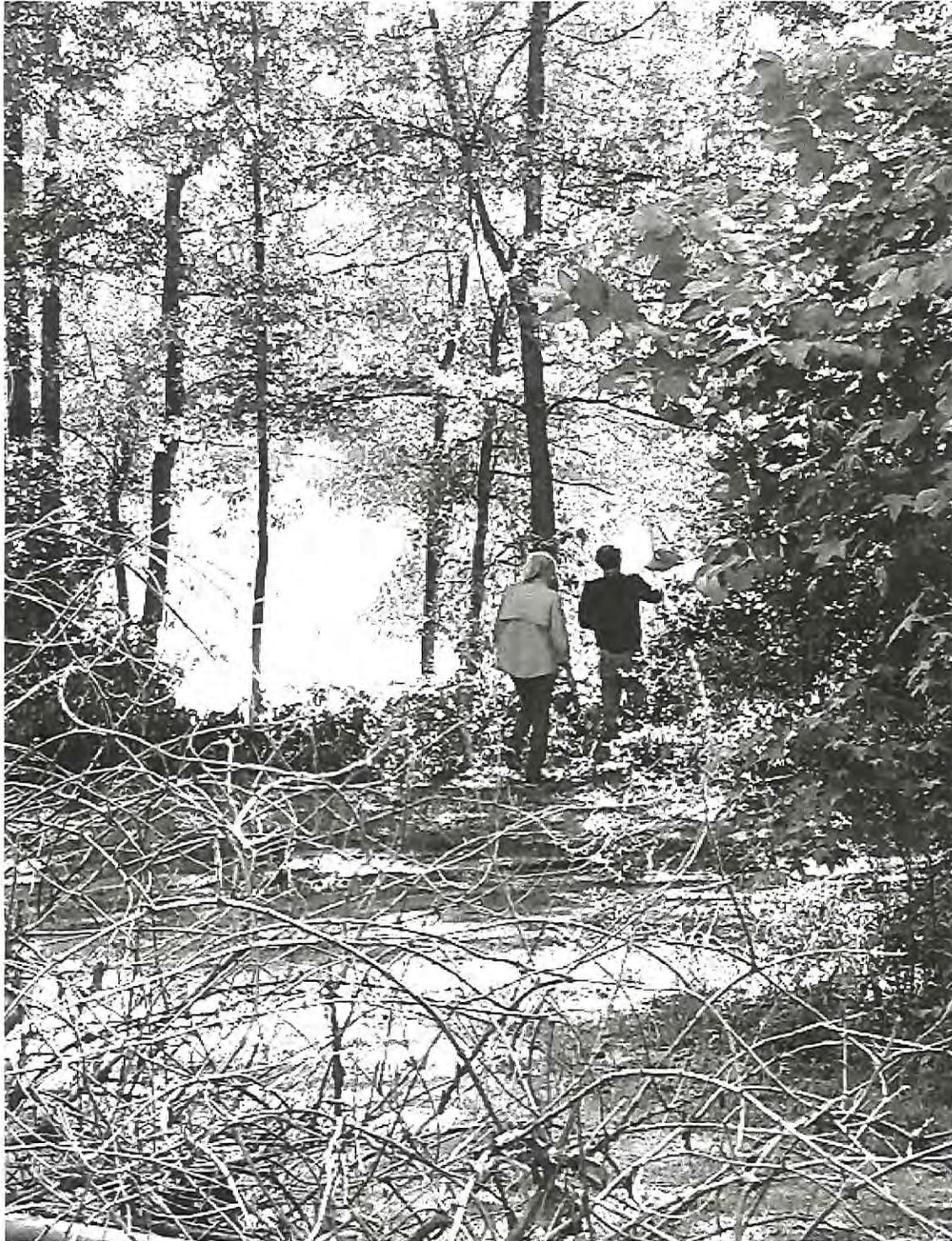
my home.

The following pages are cars, people, etc. parked at the end of my street where I live. (This is only the last 6 months- when I was able to get the picture.)

1/2/2019

Photo - Google Photos





1/2/2019

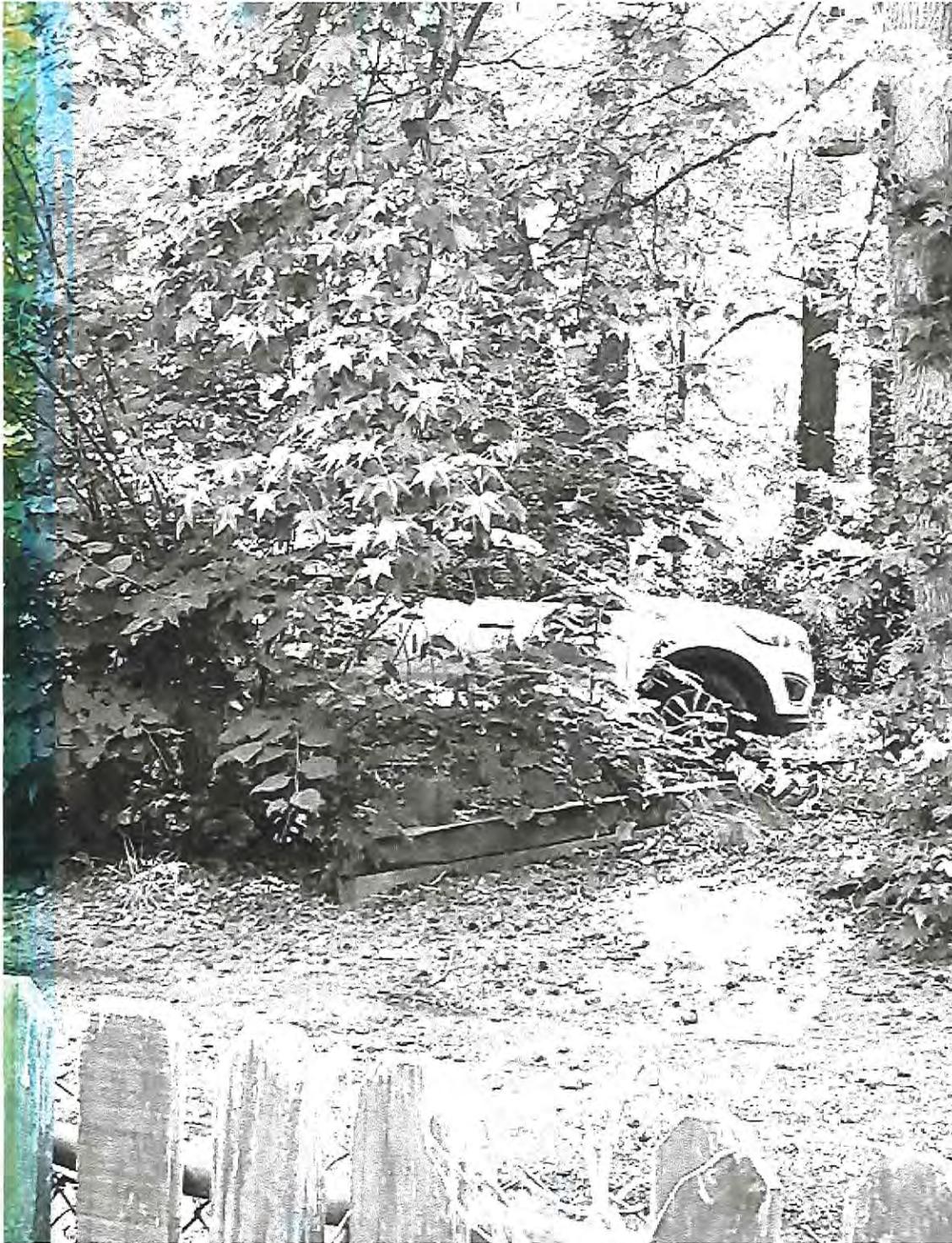
Photo - Google Photos



<https://photos.google.com/photo/AF1QipO0hxXkk2qj3N9tepWR4zqIqIPSDtVGQ0chDDHE>

1/2/2019

Photo - Google Photos



https://photos.google.com/photo/AF1QipPOwynf_dg_5Q1VynCVzl4ubP0PoRBZ1-F5qlhU

1/2/2019

Photo - Google Photos



wrecker

(parked a week)

1/2/2019

Photo - Google Photos



Wrecker

1/2/2019

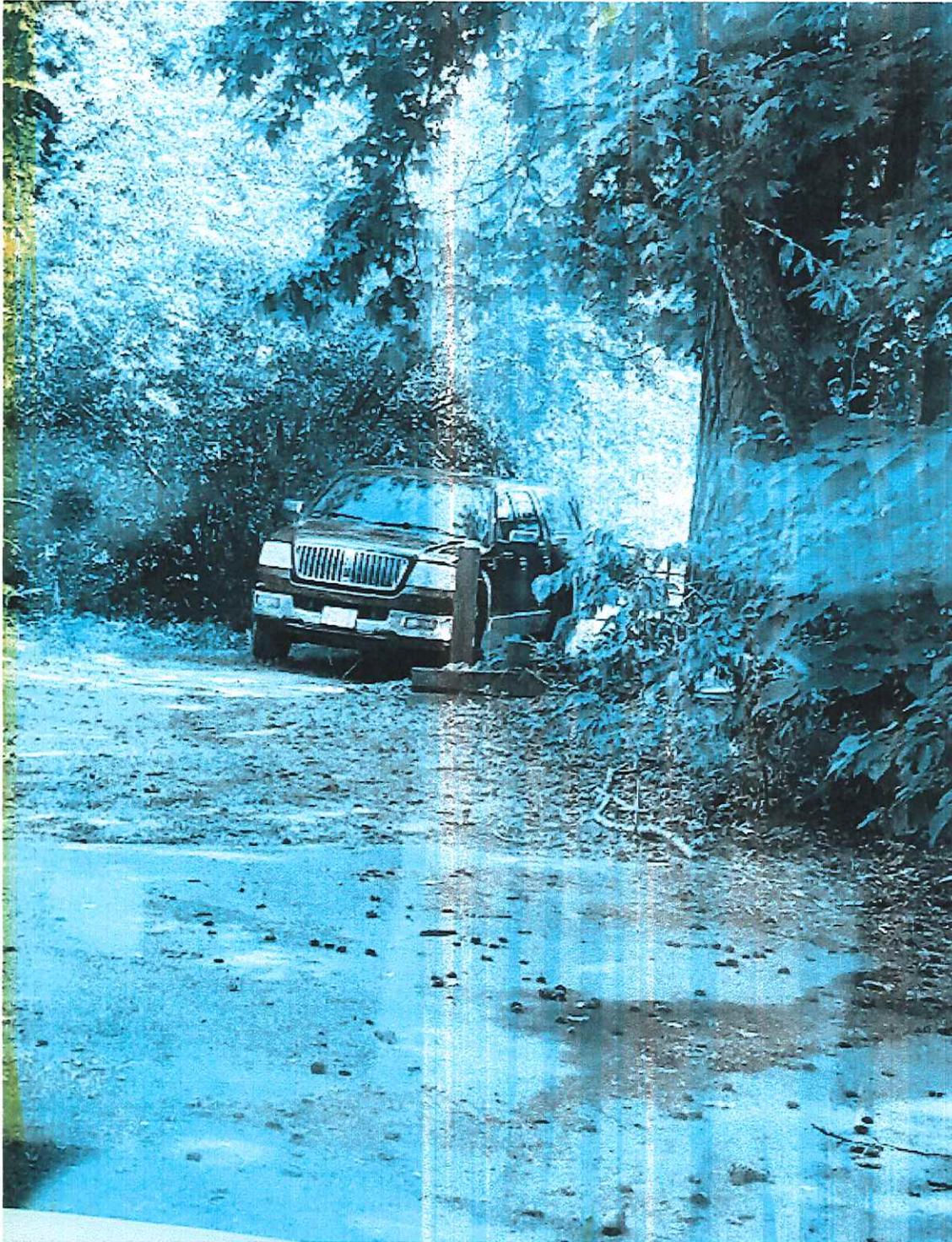
Photo - Google Photos



https://photos.google.com/photo/AF1QipOr4oZjYx5dJFoLD5aBBGzw14Lsw2_kwkONKgZc

1/2/2019

Photo - Google Photos

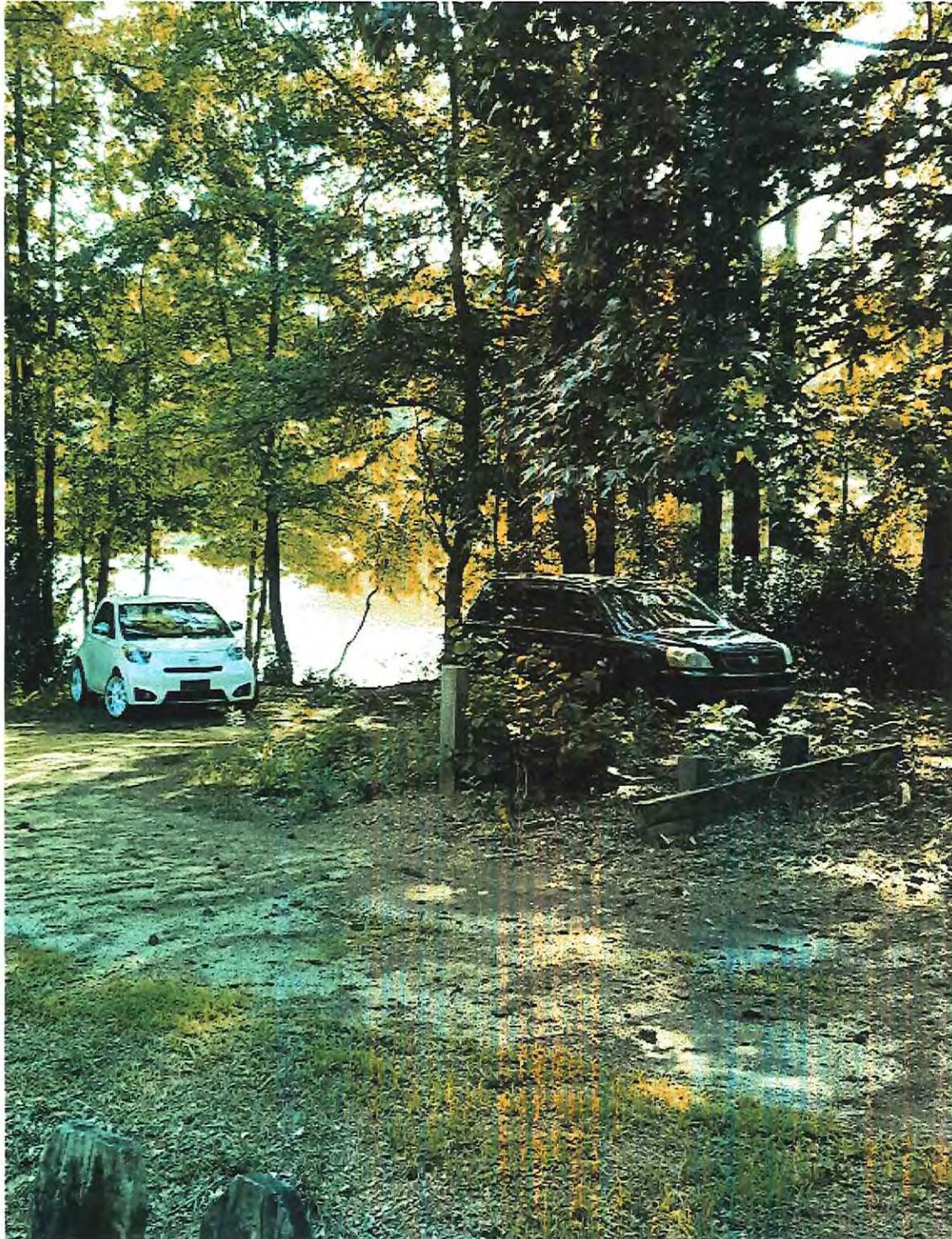


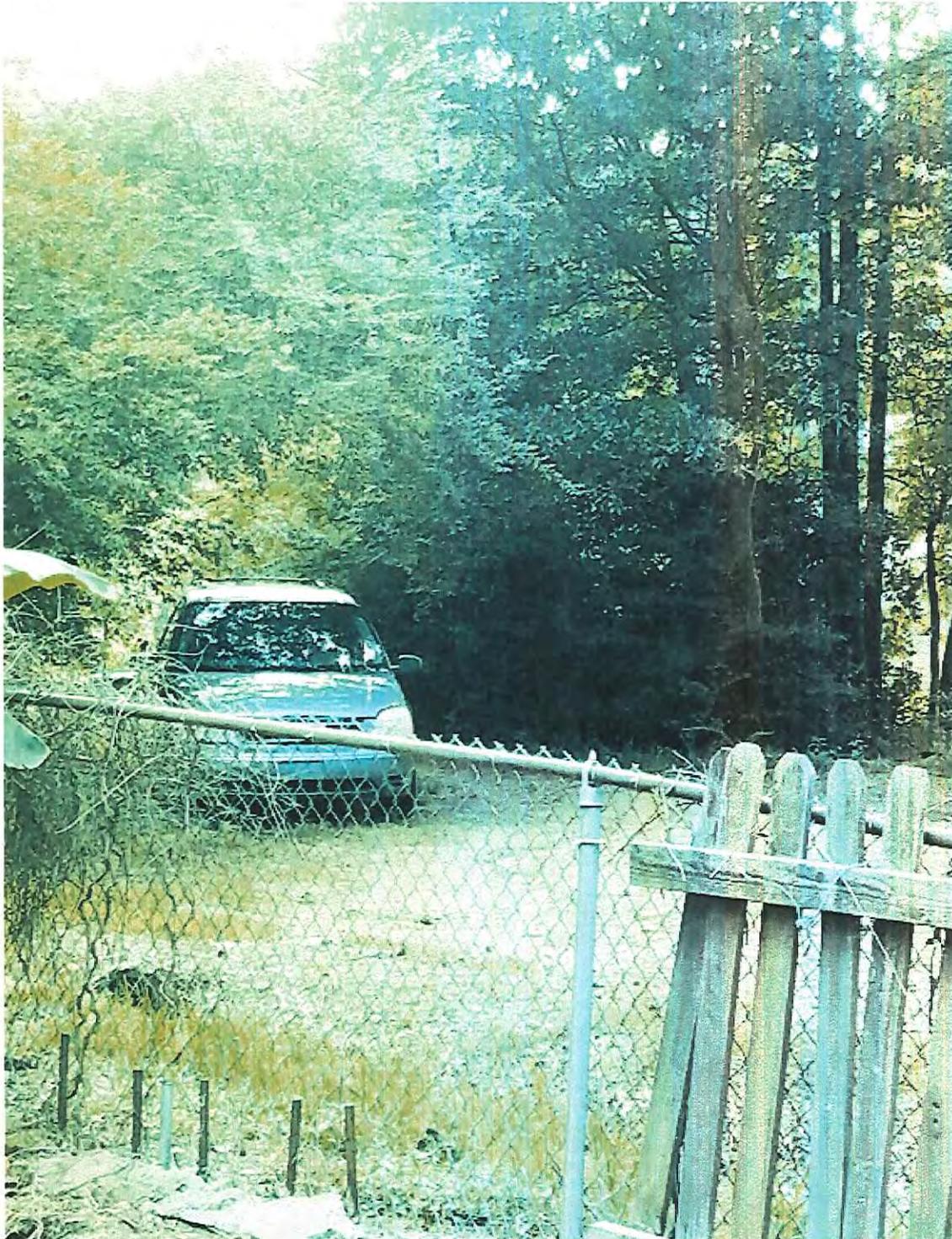
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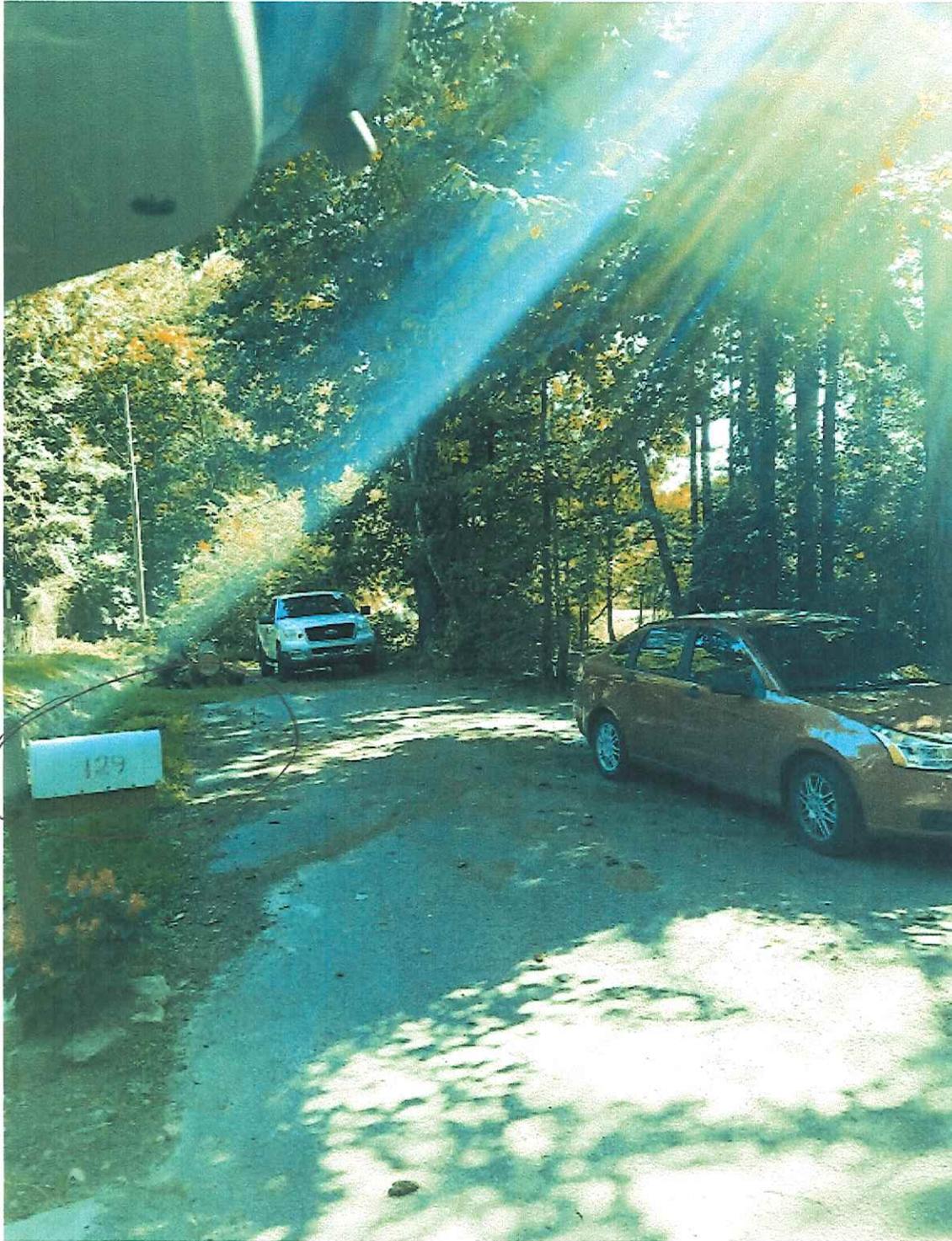






1/2/2019

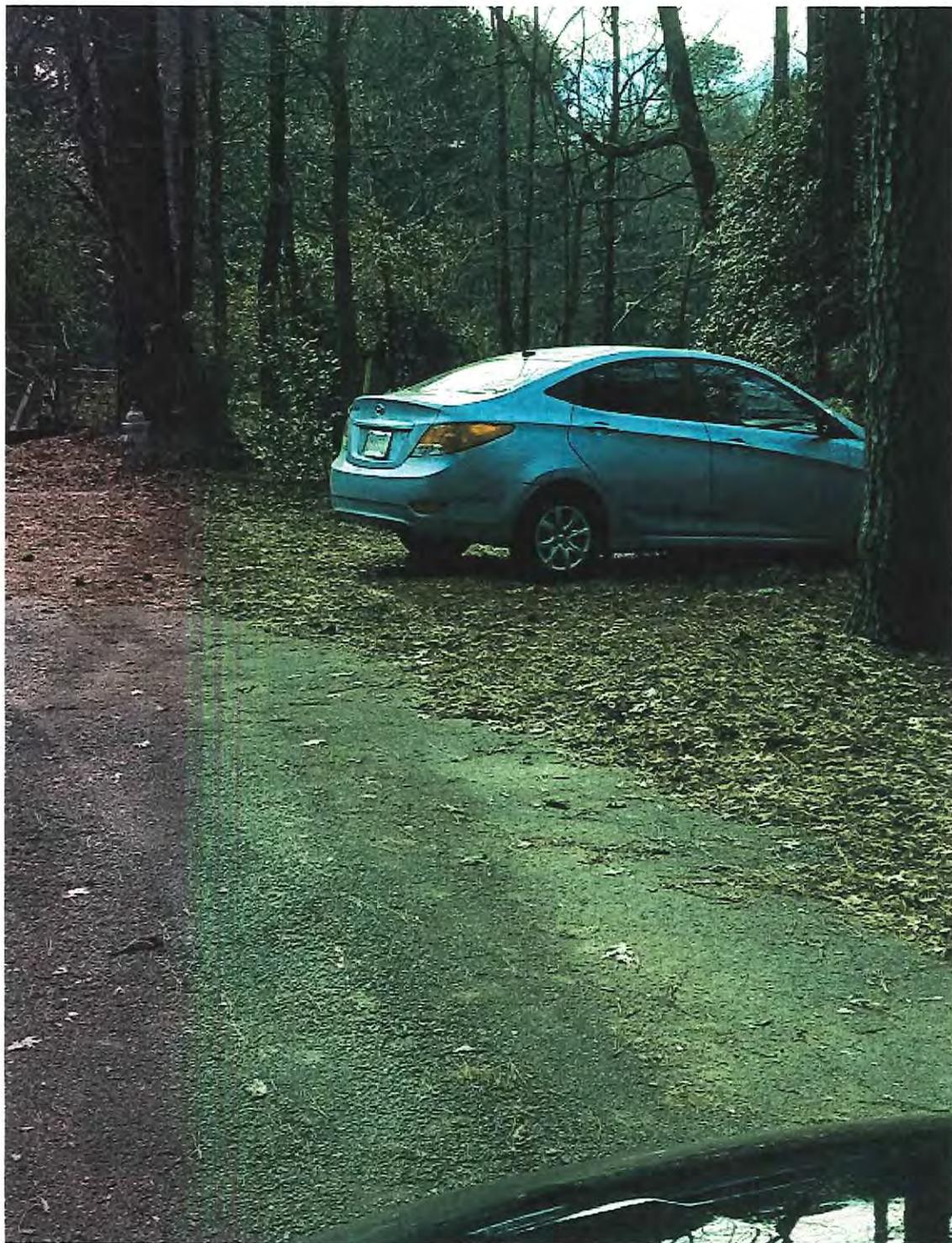
Photo - Google Photos



https://photos.google.com/photo/AF1QipPLEJ6Nm7G0yfrIEVJt_8Ex5JauNLtrB30cY_cN

1/2/2019

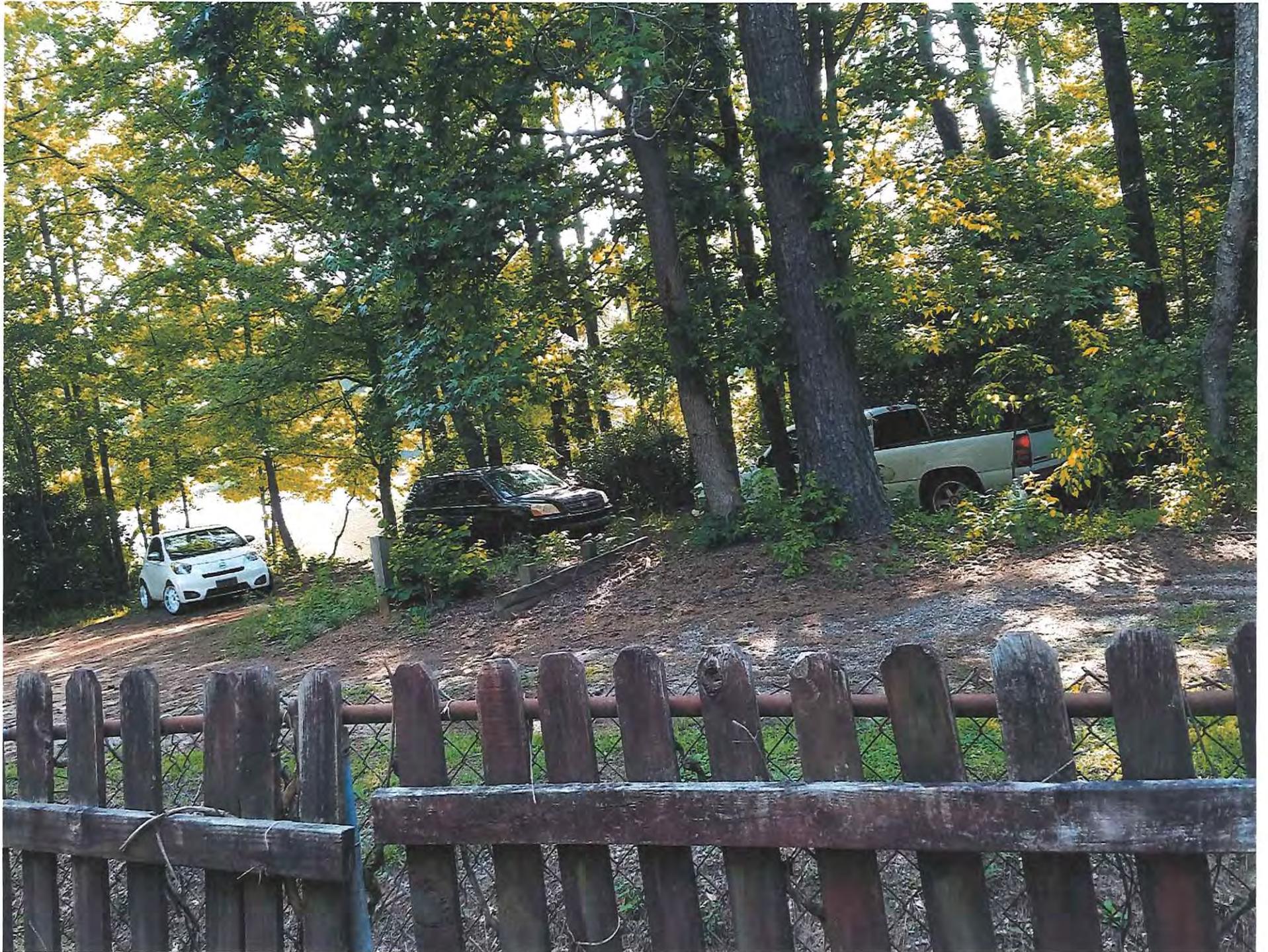
Photo - Google Photos



<https://photos.google.com/photo/AF1QipPLF0Xav0WDfsAvpqvXZwtlkt8Egzn0oQbqvqn>









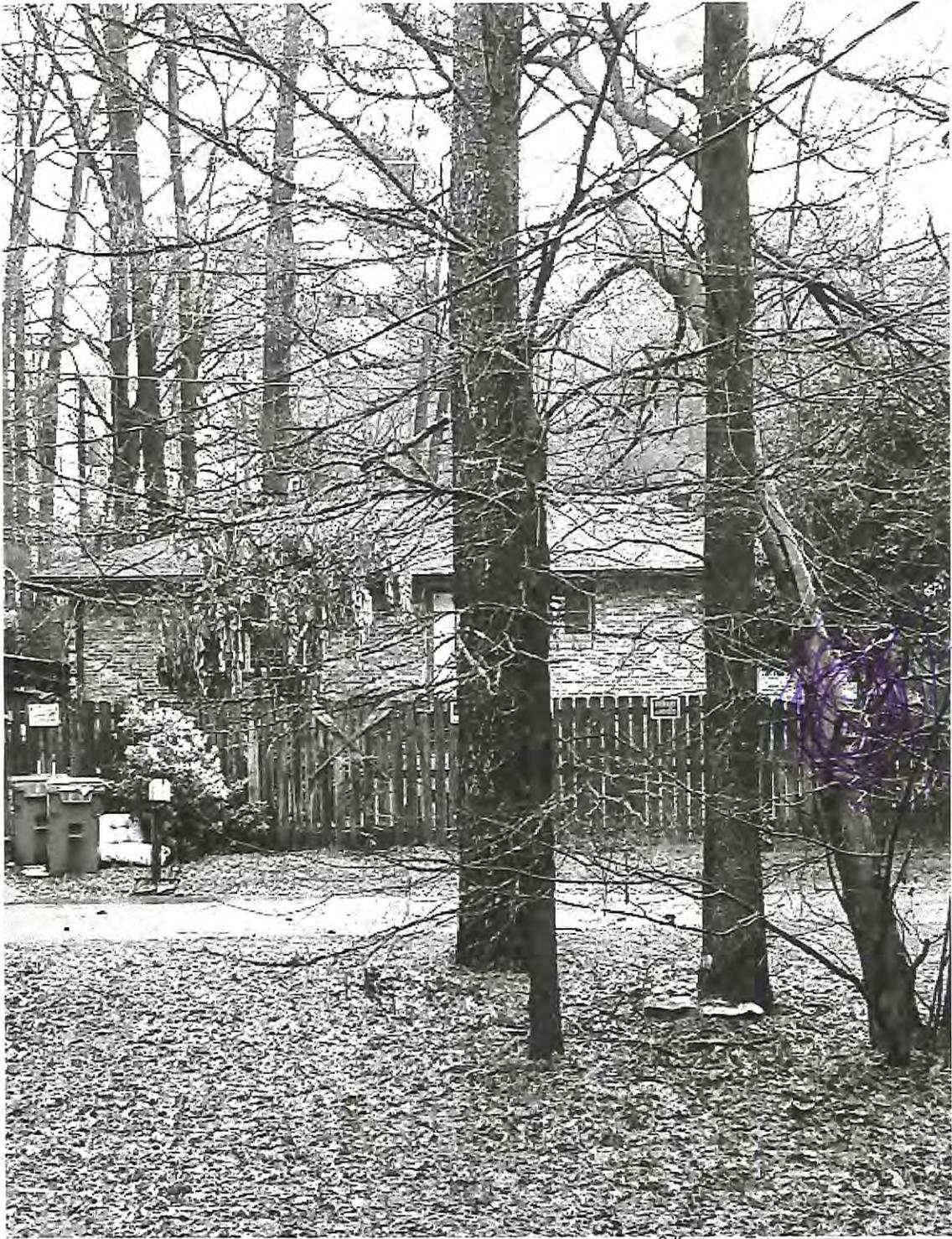


* dumped in front of my home.

Vacant lot across from my home



* dumped in front of my home.



my home! attractive fence-
you can see the slope where
it goes from 6' to 4'



my front yard
as seen from across
the street.

4 ft. starts
6 ft.

Hardships

- I am disabled and do not have a gun to protect myself.
- I make 867.00 a month
- It is common knowlwdge in my neighborhood that i am single female living there.
- My parents are in their 80's and going through health problems to which this is causing undue stress.

Bill M
birthday
camera
con
Dele
dep
gro
gwi
hea
hila
hon
it
Jesu
joh
Jun
Kia
Lake
lock
me
Myr
Notes
one pair of hands
orders
pastorfrank
pets
phone block list

From: Bette.Conaway@gwinnettcounty.com <Bette.Conaway@gwinnettcounty.com>
Subject: Lake Windsor
To: scorpioblu@yahoo.com
Cc: Grant.Guess@gwinnettcounty.com, Sharon.Plunkett@gwinnettcounty.com
Date: Tuesday, July 7, 2009, 3:41 PM

(hardships)
ongoing
problems

Ms. Riley,

Please see the attachments. I reviewed this area earlier today and found the parked camper on County R.O.W. and not on the recreation setaside parcel. The recreation setaside parcel property line begins at the existing/intact guardrail barricade. Information on the parked camper will be forwarded to the police for their review and action. Please call me at the number listed below if you have any questions or need additional information regarding the recreation setaside parcel.

Thank you.
Bette Conaway

emails
Bette Conaway
(forwarded
to current
code)

Bette Conaway
Sr. Park Planner

Community Services
Parks & Recreation Project Administration
75 Langley Drive
Lawrenceville, GA 30045
770 822-8874



Find messages, documents, photos or people



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...

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RE: Lake Windsor

Donnalyn/ gwinnet...

Bette.Conaway@gwinnettcounty.com

Jul 8, 2009 at 8:13 AM

To: scorpioblu@yahoo.com

From: Scorpioblu [mailto:scorpioblu@yahoo.com]**Sent:** Tuesday, July 07, 2009 4:56 PM**To:** Conaway, Bette**Subject:** Re: Lake Windsor

Mrs. Conaway,

Thank you so much for your prompt attention to this matter. Can you forward the situation to code enforcement so that they can maintain if this is against code?

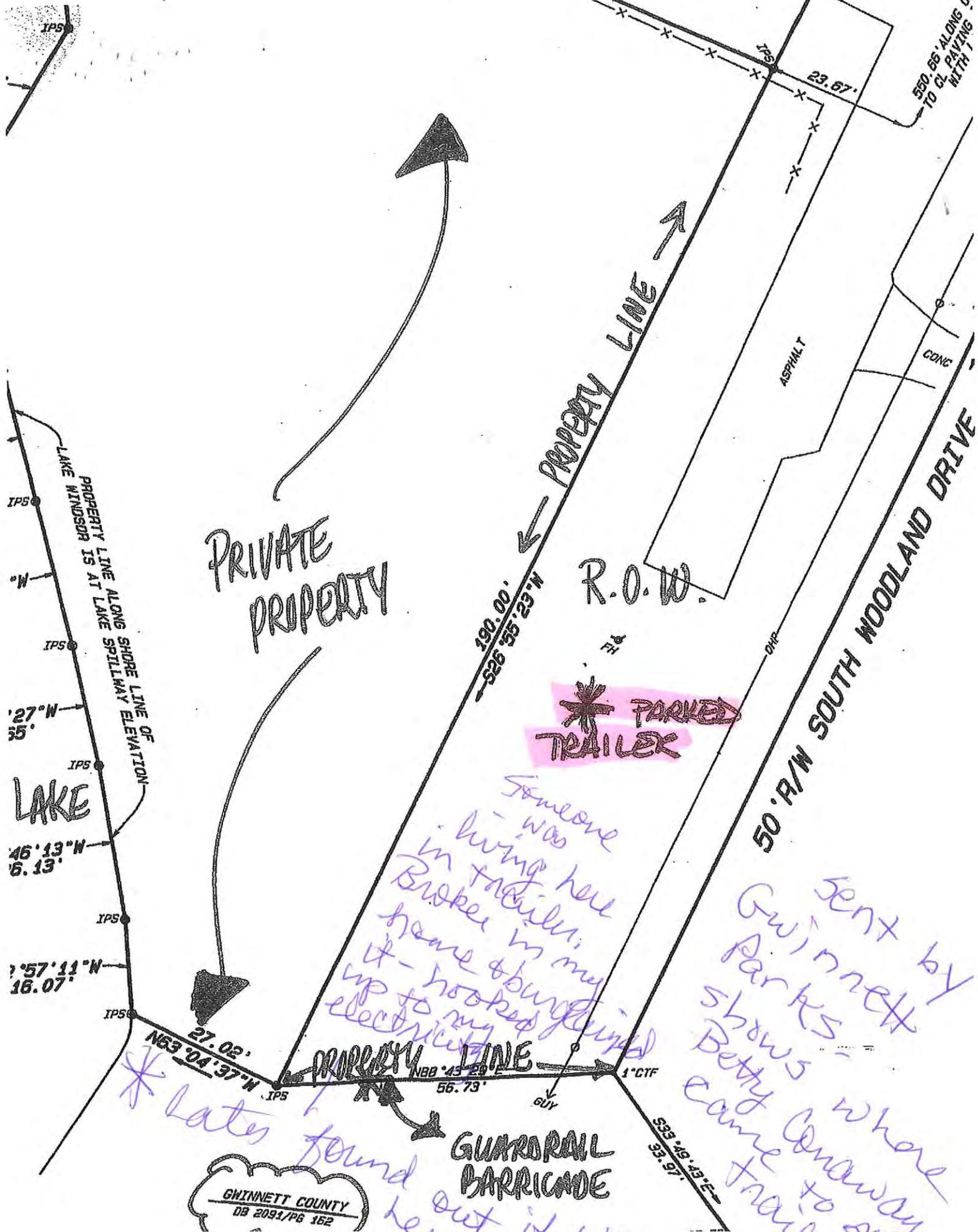
Thanks again for your help- we have had problems as I stated in the past with this known drug user letting people "live" on this small lot who then stold from various residents in the neighborhood... one of them was actually a felony fugitive in another county who had charges of cruelty to children and possession of heroin.

Donna Riley

love- the most powerful force on earth-***Do not be conformed to this world, but be transformed by the renewal of your mind" (Romans 12:1b, 2b)***

--- On Tue, 7/7/09, Bette.Conaway@gwinnettcounty.com <Bette.Conaway@gwinnettcounty.com> wrote:

- Inbox
- Unread
- Starred
- Drafts
- Sent
- Archive
- Spam
- Trash
- Less
- Views Hide
- Photos
- Documents
- Deals
- Purchases
- Groceries
- Travel
- Tutorials
- Folders Hide
- + New Folder
- Bank



PRIVATE PROPERTY

PARKED TRAILER

Someone living here in trailer; Broker in my home & brought up to my place & hooked up electricity

GUARDRAIL BARRICADE

sent by Gwinnett Parks; shows where Betty Conway came to set trailer

* Later found out it was heroin dealer.

GWINNETT COUNTY DB 2091/PG 162

Dead End



Bill M
 birthday
 camera
 contact lenses
 Deleted Items 5
 deploy
 groupons
 gwinnett parks
 health
 hilarious!!!
 home again microc
 it
 Jesus
 johnny b s
 Junk
 Kia
 Lake Windsor Heig...
 lock
 me want COOKIE
 Myrtle beach
 Notes
 one pair of hands
 orders
 pastor frank
 pets
 phone block list

J. Michael Levensgood | Partner
McKenna Long & Aldridge LLP
303 Peachtree Street | Suite 5300 | Atlanta, GA 30308
Tel: 404.527.4830 | Fax: 404.527.4198 | Direct Fax: 404.527.4831 |

Please consider the environment before printing this e-mail.

From: Scorpioblu [mailto:scorpioblu@yahoo.com]
Sent: Sunday, July 05, 2009 6:22 PM
To: Levensgood, Mike
Subject: RE: Lake Windsor

Yes- it is one of the forgotten areas still under Gwinnett County Parks... unfortunately- it has become a drug haven because it IS forgotten.

please see what can be done- there are alot of small kids in the neighborhood next to- and around the lake.

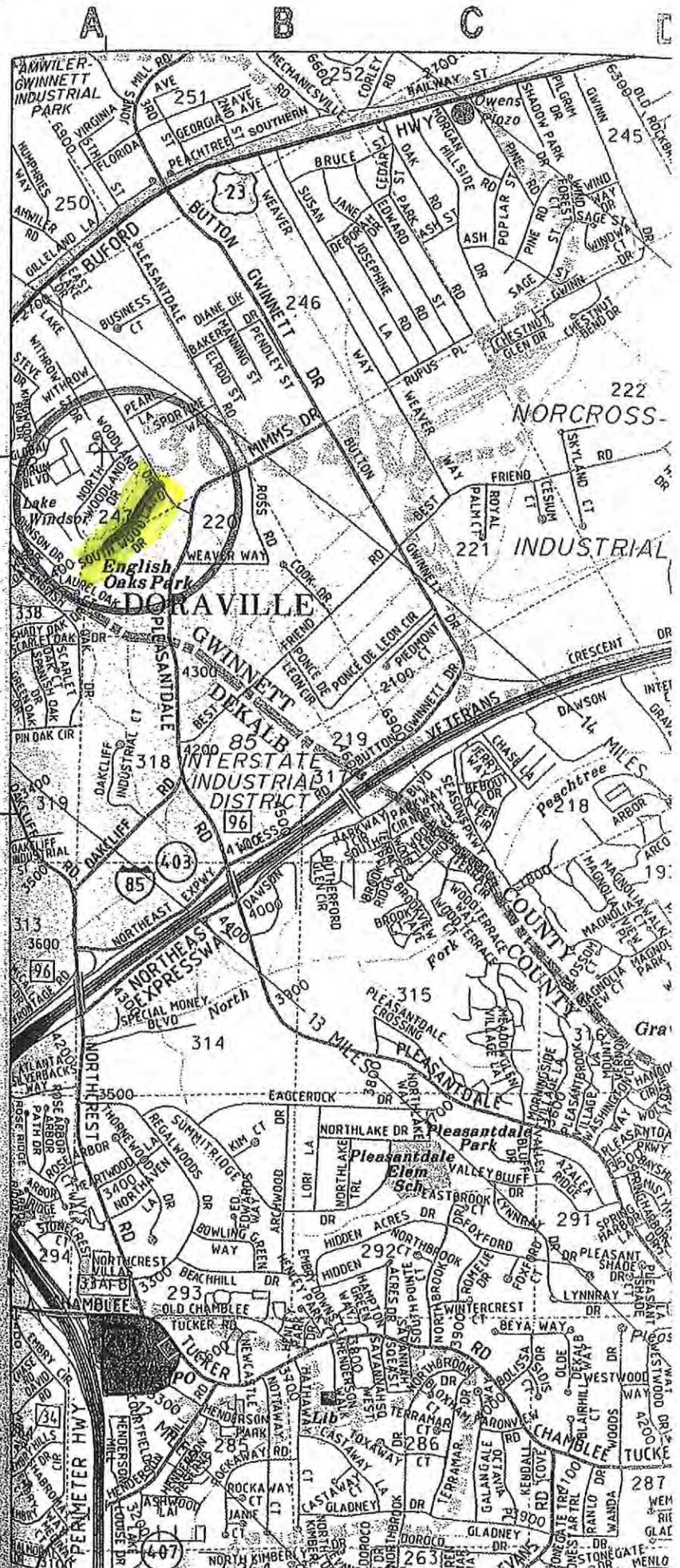
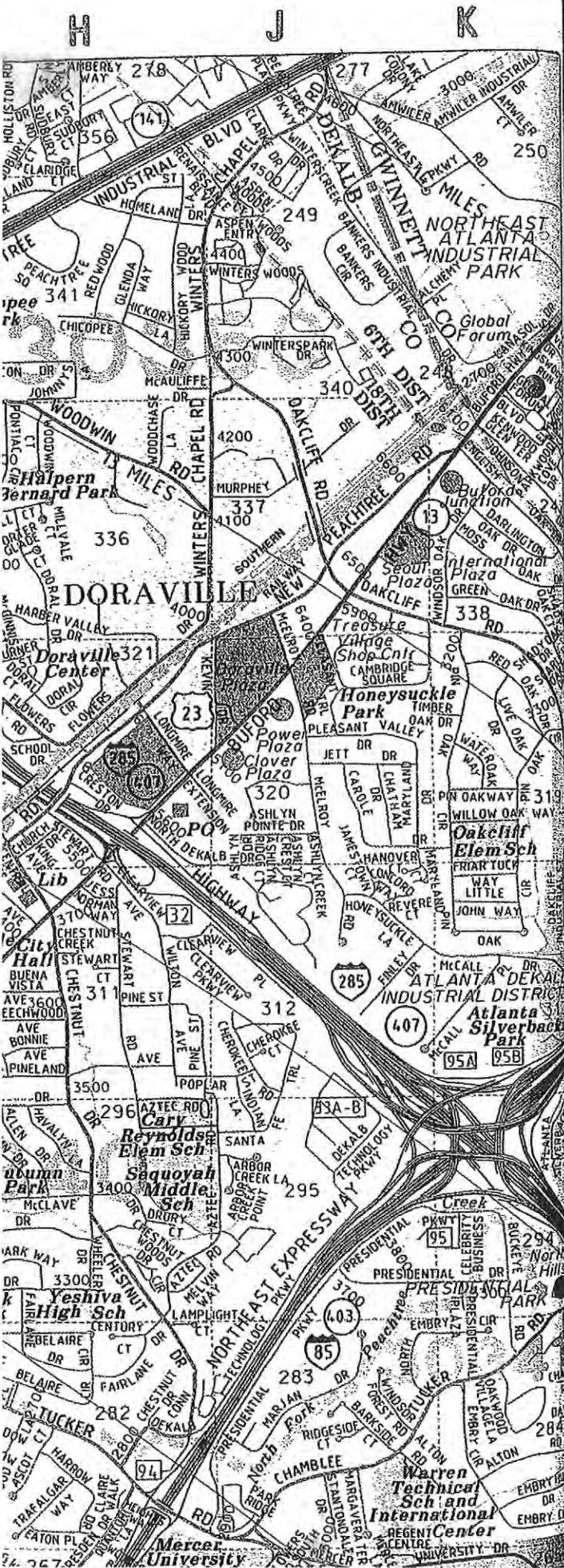
Mapquest or GPS my address- 129 South Woodland Drive 30340 - it is a dead end next to this lake.

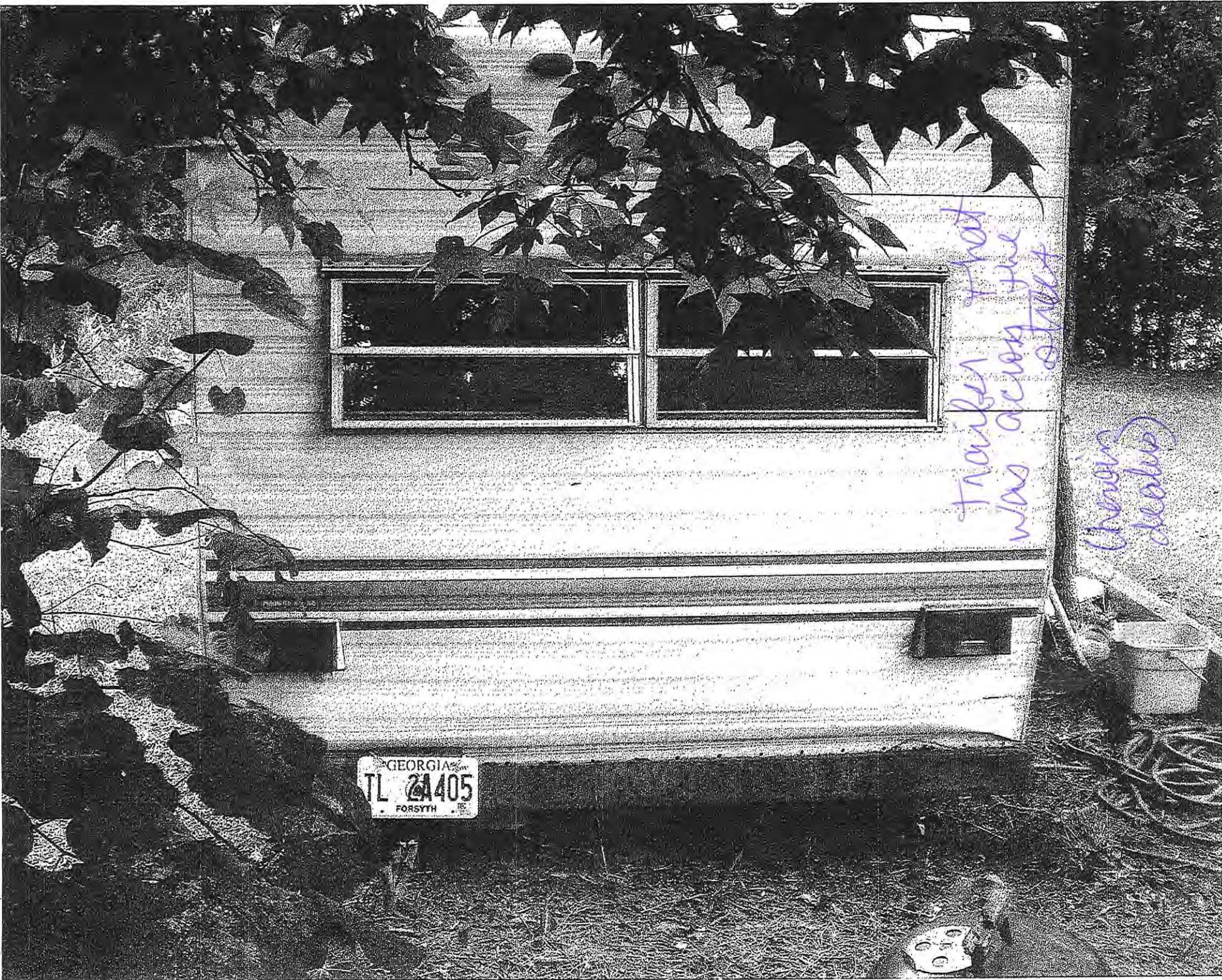
Donna Riley

love- the most powerful force on earth-

Do not be conformed to this world, but be transformed by the renewal of your mind" (Romans

12:1b, 2b)





Trailer that was across the street

(owner cleanup)

GEORGIA
TL 2A405
FORSYTH

sent by Grinnett County
showing area trailers way



- Bill (A)
- birthday
- cameras
- contact lenses
- Deleted Items
- deputy
- goupons
- gwinnett parks
- health
- hilarious!!!
- home again microc...
- it
- Jesus
- johnny b s
- junk
- Kia
- Lake Windsor Heig...
- lock
- me want COOKIE
- Myrtle beach
- Notes
- one pair of hands
- orders
- pastorfrank
- pets
- phone block list

love- the most powerful force on earth-

Do not be conformed to this world, but be transformed by the renewal of your mind"

(Romans 12:1b, 2b)

— On Sun, 7/5/09, Scorpioblu <scorpioblu@yahoo.com> wrote:

From: Scorpioblu <scorpioblu@yahoo.com>
 Subject: Lake Windsor
 To: sharon.plunkett@gwinnettcounty.com
 Date: Sunday, July 5, 2009, 5:53 PM

actually as far as I have been here 1996

TO:

Dear Mrs. Plunkett,

I am writing about lake Windsor Park- which is off of South Woodland Drive.

We have had numerous homeless people and people camping out on this property and most recently there is now a camper on the park premises which is being used for drugs and alcohol use.

This area has been historically a hot spot for drug activity and also sexual activity. There was a barricade placed there a year ago- and has been removed again for some reason, causing people to park down there again. I live on the end of the street and have had numerous items stolen from my yard- and then last time there was a camper there- items stolen from breaking and entering my home.

I was told by police to report activity when it happens again- so this is why I am writing this email.

Thanks-

Donna Riley

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Fw: Lake Windsor Recreation Setaside

Donnalyn/Sent



D <scorpioblu@yahoo.com>
To: james.smith@gwinnettcounty.com

Dec 3, 2018 at 12:45 PM

forwarded
past email to
Smith

- Inbox 999+
- Unread
- Starred
- Drafts 18
- Sent
- Archive
- Spam
- Trash
- Less

- Views Hide
- Photos
 - Documents
 - Deals
 - Purchases
 - Groceries
 - Travel
 - Tutorials

Ms. Riley,

Thank you for your e-mail concerning Lake Windsor and notifying us the barricade guardrail had been removed. I will review the site this week and initiate a repair or replacement of the structure. Any parked vehicles or campers, while I am on site this week, will be reported to the police...the property line must be verified to confirm these vehicles are on County property and not on private property. Illegal activity and thefts should be reported directly to Gwinnett County Police when taking place or as soon as possible.

Bette Conaway
Sr. Park Planner

- Folders Hide
- + New Folder
 - bank 1

Bill M

birthday

camera

contact lenses

Deleted Items 5

depuy

groupon

gwinnett parks

health

hilarious!!!

home again microc...

it 2

Jesus

johnny b s

Junk

Kia

Lake Windsor Heig...

lock

me want COOKIE

Myrtle beach

Notes

one pair of hands

orders

pastorfrank

pets

phone block list 1

**Community Services
Parks & Recreation Project Administration
75 Langley Drive
Lawrenceville, GA 30045
770 822-8874**



email to me from code officer

- Bill M
- birthday
- camera
- contact lenses
- Deleted Items 3
- deputy
- groupoans
- gwinnett parks
- health
- hilarious!!!
- home again microc
- it 7
- Jesus
- johnny b s
- Junk
- Kia
- Lake Windsor Heig
- lock
- me want COOKIE
- Myrtle beach
- Notes
- one pair of hands
- orders
- pastorfrank
- pets
- phone block list 1

Ms. Riley,

Sorry it has taken me some time to get back to you. I have been out since Friday. I had tried to call and email you previously with no response. Thank you for fixing the fence and taking down the tarp. I will make notes that you will be filling for a variance for the fence in the case. The two trailers that were in violation (The smoker / Grill and the Boat) need to be in the rear yard behind the house on a hard surface 15 ft from the property line. I just want to make sure we are clear on the requirements. I would hate to have to issue a citation on a miscommunication. I also have an open case on the property across the street and I am trying to get the owner to clean it up. Hopefully that will be taken care of soon. Please feel free to contact me if you have any questions.

Thank you,



James T. Smith | QOL Code Enforcement Officer , Gwinnett County Police Department | Gwinnett County Government 770.513.5037 | 770 Hi Hope Rd. Lawrenceville, GA 30043 |www.gwinnettcountry.com

Find out what's going on in Gwinnett County. for email newsletters today!

From: D [mailto:scorpioblu@yahoo.com]
Sent: Wednesday, December 05, 2018 4:40 PM
To: Smith, James T (Code Enforcement)
Subject:

CAUTION: This email originated from outside of Gwinnett County Government. Maintain caution when opening external links/attachments.

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📁 Move

🗑 Delete

🛡 Spam

⋮

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Fw: Lake Windsor Recreation Setaside

Donnalyn/Sent



D <scorpioblu@yahoo.com>

Jun 2, 2018 at 4:41 PM

To: james.smith@gwinnettcounty.com

This lady got the camper removed that was down there, police were notified and they came over and asked me if any of this stuff was mine and yes there was tons of stuff in that camper that was stolen from my house everything from TVs to blankets to a little heater I don't know how they powering that but these are the kinds of things that have been happening down here and this is why I had a variance put on this fence and have been supposed to be called the police every single time there's a car down there I'd stop doing that after a while because by the time they would get down there the people would be done doing whatever they were doing and when they came at night I didn't know who I was dealing with and couldn't see them because there's not a street light here at the end of the street so I didn't want to risk walking outside and trying to describe cars or people. I just know my dogs would bark constantly and I would be up all night I slept in my clothes for about 3 or 4 years.

we still have no streetlight

I later discovered a long extension cord buried, going to my exterior electrical outlet.

Ms. Riley,

Thank you for your e-mail concerning Lake Windsor and notifying us the barricade guardrail had been removed. I will review the site this week and initiate a repair or replacement of the structure. Any parked vehicles or campers, while I am on site this week, will be reported to the police...the property line must be verified to confirm these vehicles are on County property and not on private property. Illegal activity and thefts should be reported directly to Gwinnett County Police when taking place or as soon as possible.

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Fw: Lake Windsor property

Donnalyn/Sent



D <scorpioblu@yahoo.com>

Dec 3, 2018 at 12:19 PM

To: james.smith@gwinnettcounty.com

As you can see, the problems on this street are not new to me. I built the privacy fence in the front of my yard because of all this. At the time I was conversing back and forth with a code officer at that time for this area. He was very helpful and told me he applied a variance. I don't know how long a variance lasts but this fence has been up for 20 years. If I need to I will apply for another variance as it stopped people from jumping the fence and coming into my yard and also staking out my house for robbery.

I'm glad that you are trying to clean up this street and I have done much and am continuing to do so as I am able. I would however like to continue having the fence in the front of my yard because it is just a parking lot across the street from me for drugs and parking. The owner of the lot is a drug dealer (meth) and keeps harassing me as well.

I am single and disabled and unable to protect myself from such as this that is why I wanted to have a fence in the front of yard high enough to increase my safety. I've called you twice today so I am waiting for you to call me back to discuss this case. I have a couple of questions for you. Thank you.
Donna Riley

Sent: Sat, Jun 2, 2018 at 4:49 PM
Subject: Fw: Lake Windsor

I have many pictures since you put this violation notice on my fence but do not want to keep sending you emails as they take up too much room and I probably have to send them one at a time but I've got at least five from just this week people just parking down there one of them has a grown man and a helper dragging something from his truck I couldn't tell what because it was dark at night but it could be that piece of metal that's over there on the property that is vacant. You may also speak to Ed Keibler my neighbor across the street in the yellow house. He has had many problems with that property next to him in the owner and ended up having to take him to court. Thank you. Oh and The Back Fence has been reposted so it's standing I have cleared all the Clutter from the yard and even put my

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- Sent
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- Documents
- Deals
- Purchases
- Groceries
- Travel
- Tutorials

- Folders Hide
- + New Folder
- bank



- showing nature
and circumstances
of South Woodland
Drive.

my backyard
looks onto
warehouses.

This pic is when
I had a tree removed,
thus the equipment



Backyard is very close to warehouses.

← (had a tree removed that was leaning)

The 4 following pages are of 2 persons who come to this lake often and asked to buy a boat I had in the yard. They then later dumped the boat outside my fence as I supposed they actually only wanted the boat trailer.

Please excuse the blurriness of the pictures- they are off of the security camera.

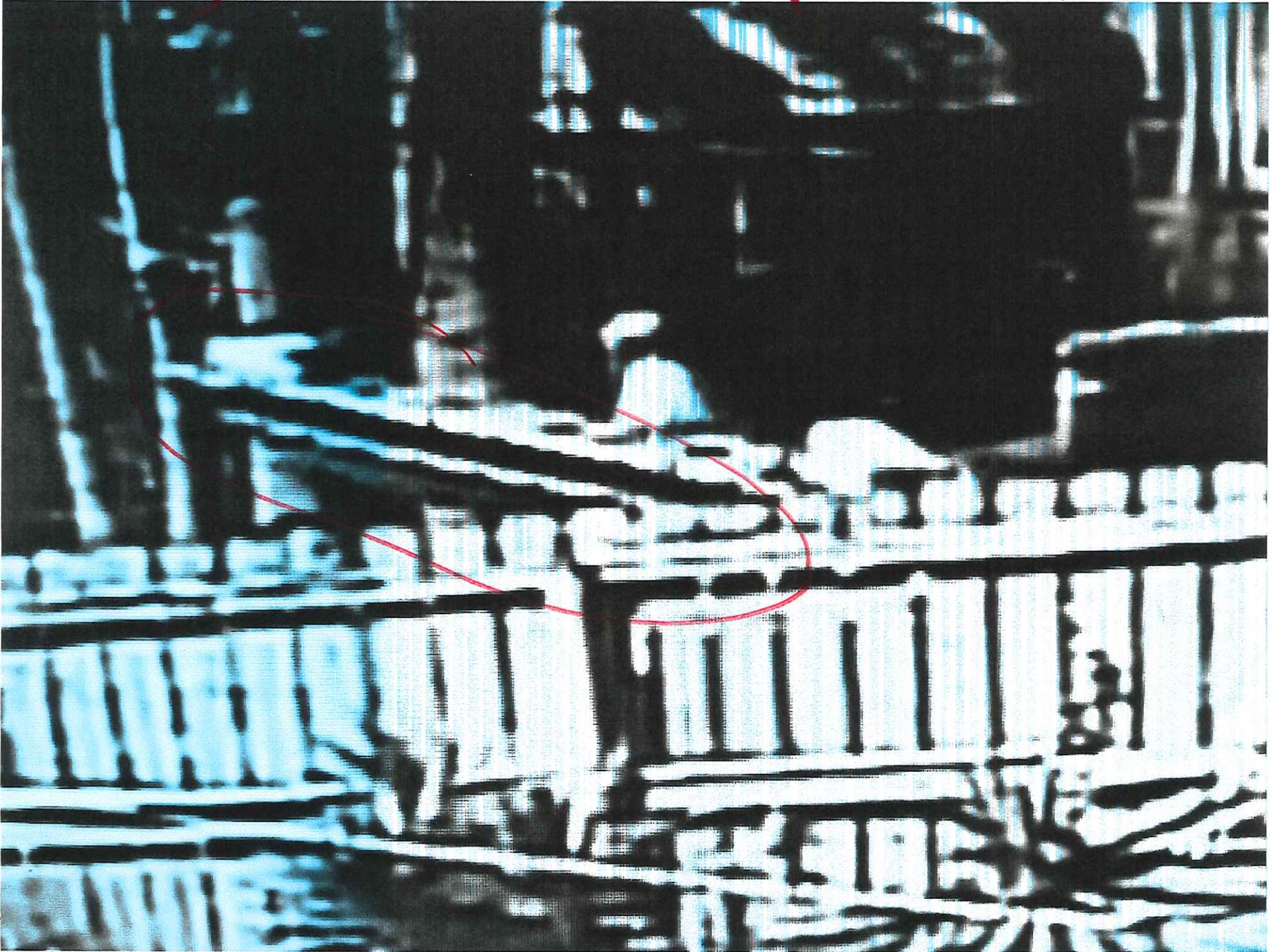


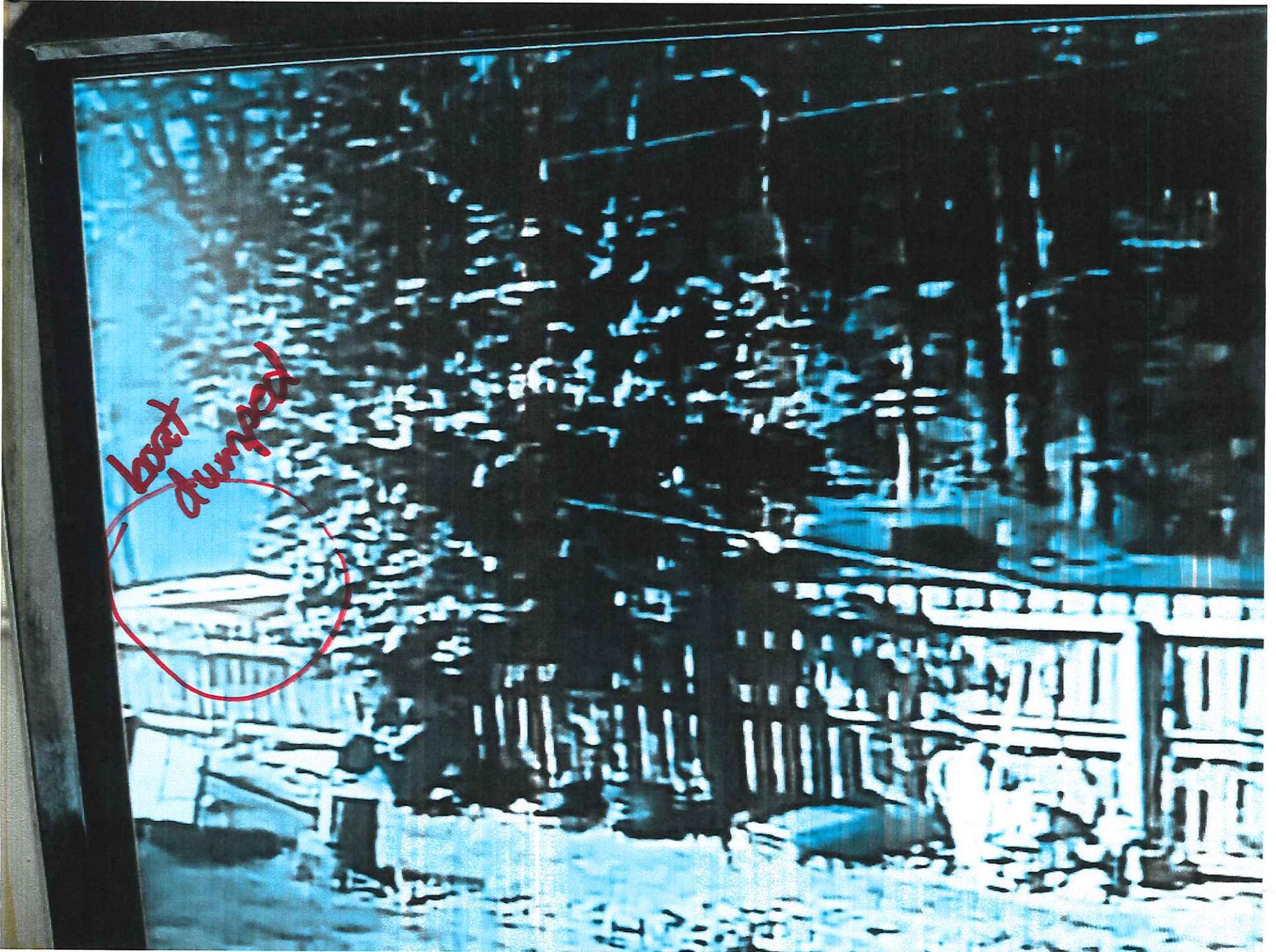
(looking to see if I am home)

1/2/2019

brought their boat to put on trailer.

Photo - Google Photos





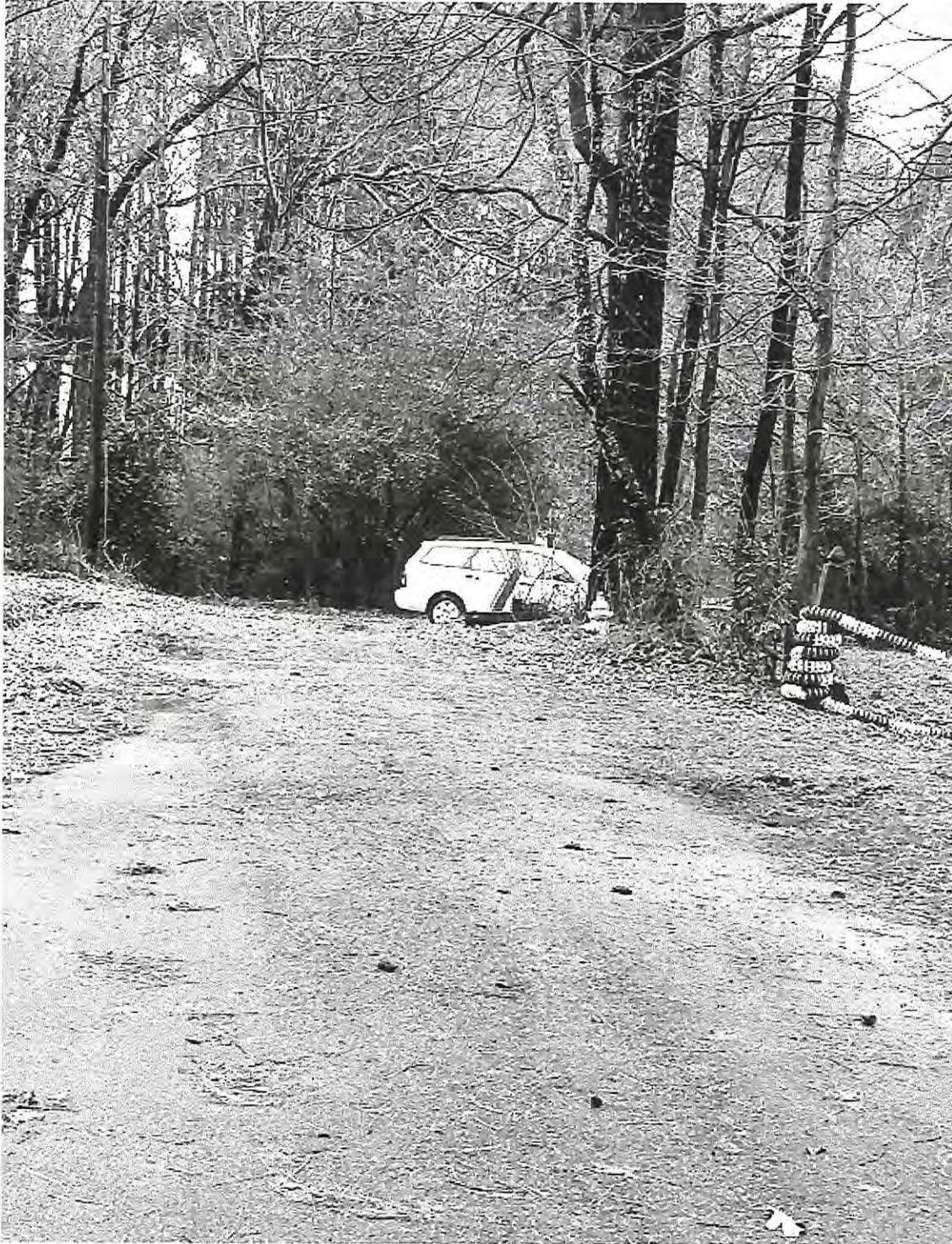




↑
broken
glass window

A visitors' car was broken into - laptop stolen.

Break-in



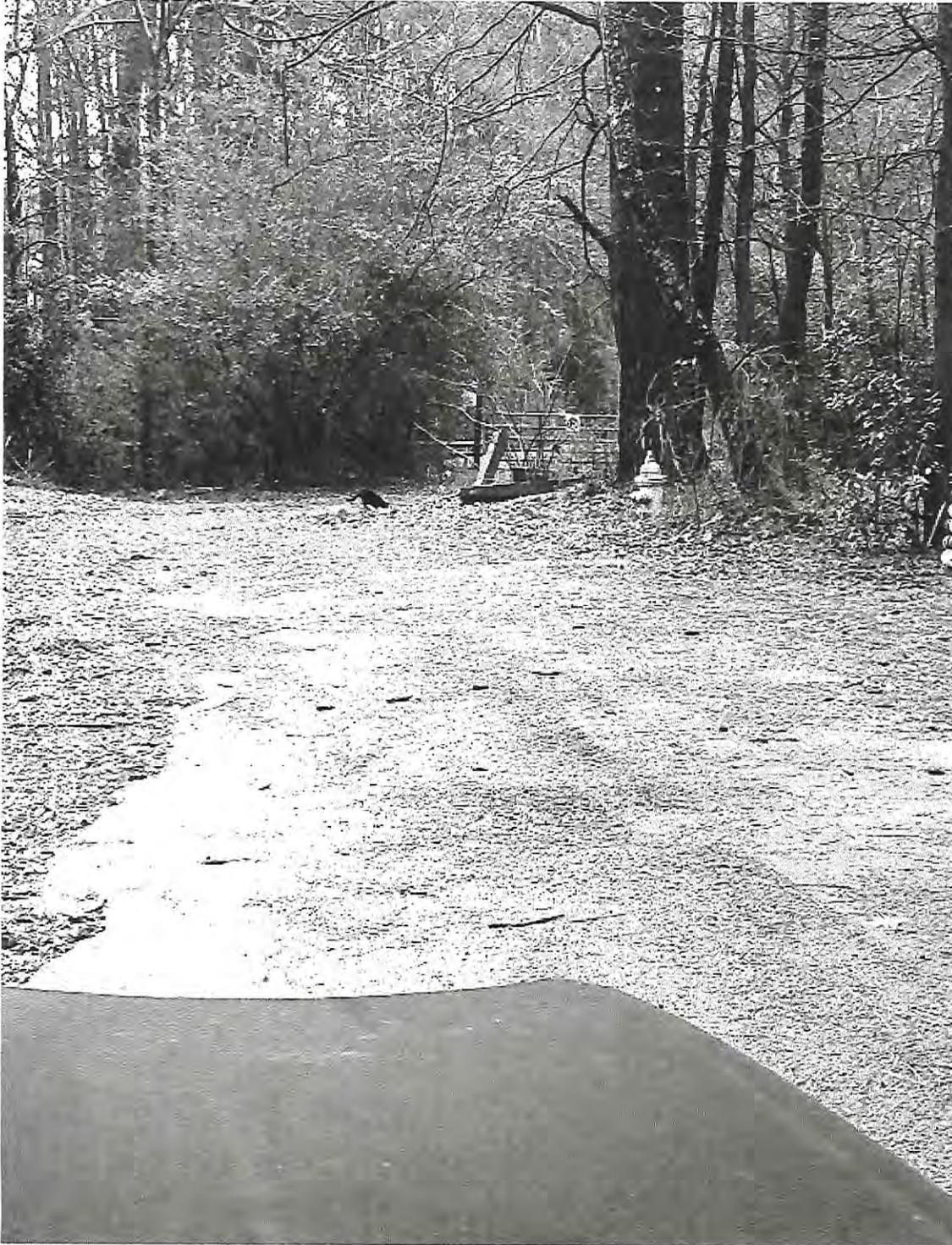
more random
people parking
at dead end.



my home from
Edo's house (across
the street)

1/7/2019

Photo - Google Photos



dead end

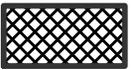
6-250 PEACHTREE CORNERS

ALCHEMY PL
BANKERS INDUSTRIAL DR

6-247

KINGSWOOD RUN DR
ELMWOOD RIDGE CT
GLOBAL FORUM BLVD
KENWOOD GLEN TRL
NORWOOD PARK XING
JOHNSON DR

DeKalb
County



ZVR2019-00021

6247 106

Gwinnett County
Department of Planning and Development
1/14/2019



0 400 800
Feet

6-251

6-246

6-245

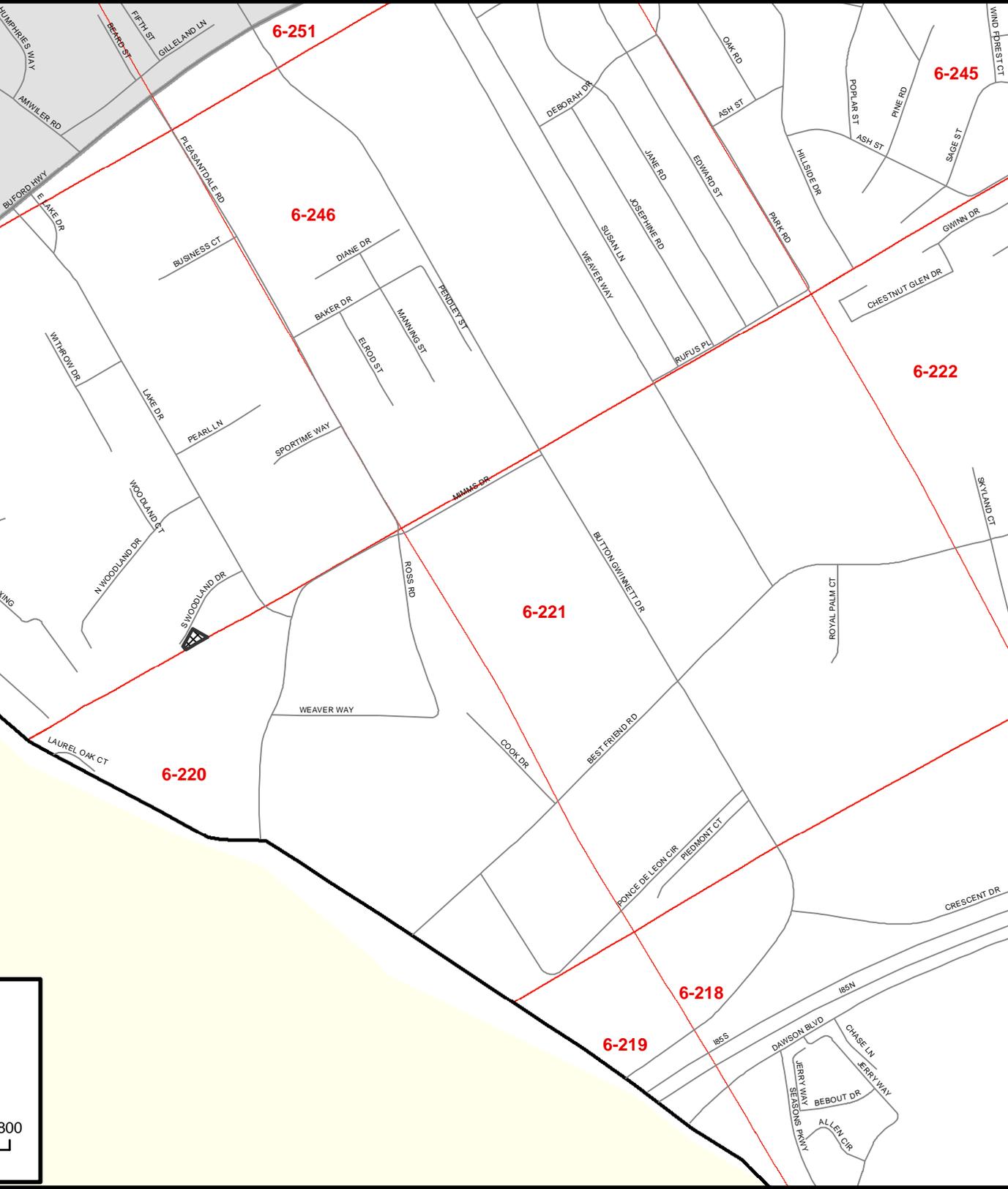
6-222

6-221

6-220

6-218

6-219





LAKEDR

SWOODLAND DR



ZVR2019-00021

6247 106

Gwinnett County
Department of Planning and Development
1/14/2019



0 25 50
Feet



ELMWOOD RIDGE CT
 GLOBAL FORUM BLVD
 NORWOOD PARK XING
 JOHNSON DR
 LAUREL OAK CT
 WOODLAND CT
 N WOODLAND DR
 S WOODLAND DR
 PEARL LN
 LAKE DR
 SPORTIME WAY
 PLEASANTDALE RD
 ROSS RD
 MIMMS DR
 WEAVER WAY

**DeKalb
 County**



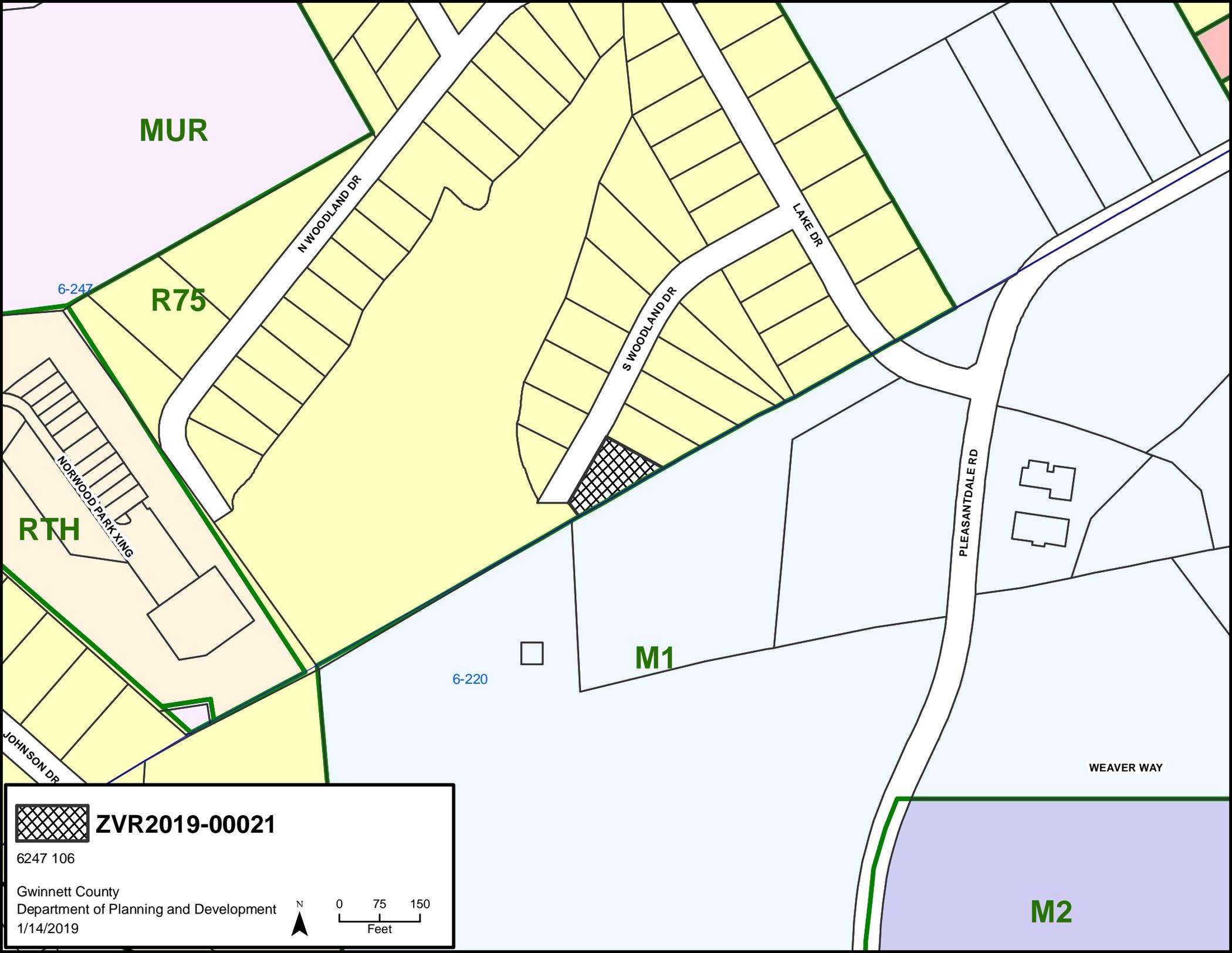
ZVR2019-00021

6247 106

Gwinnett County
 Department of Planning and Development
 1/14/2019



0 150 300
 Feet



MUR

R75

RTH

M1

M2

N WOODLAND DR

S WOODLAND DR

LAKE DR

PLEASANTDALE RD

WEAVER WAY

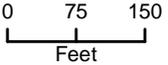
6-247

6-220

 ZVR2019-00021

6247 106

Gwinnett County
Department of Planning and Development
1/14/2019



PUBLIC HEARING NOTICE

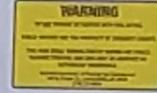
Zoning Board of Appeals
APPLICATION FOR VARIANCE:

Increase Fence Height From
4ft to 6ft into A Front Setback

Case # ZVR2019-00021

Date 2-12-19 Time 6:30pm

75 LANGLEY DRIVE
LAWRENCEVILLE, GA 30046



For Information Call 678-518-6000

THIS IS NOT A REZONING APPLICATION

Under the Americans with Disabilities Act of 1992, the Gwinnett County Government does not discriminate on the basis of disability and will accept citizens with special needs given proper notification (30 days). For information, please call Michael Pionowski at 770-822-8016.

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

CASE NUMBER	ZVR2019-00022
ZONING	R-75
LOCATION	3295 STANFORD CIRCLE
MAP NUMBER	6129 220
PROPOSED DEVELOPMENT	ACCESSORY STRUCTURE
VARIANCE REQUESTED	INCREASE SIZE OF ACCESSORY STRUCTURE FROM 500 SQ FT TO 600 SQ FT
COMMISSION DISTRICT	2 (KU)

APPLICANT: BERTA RODRIGUEZ PEREZ
3295 STANFORD CIRCLE
LAWRENCEVILLE, GA 30044

CONTACT: BERTA RODRIGUEZ PEREZ PHONE: 404.809.6588

OWNER: BERTA RODRIGUEZ PEREZ
3295 STANFORD CIRCLE
LAWRENCEVILLE, GA 30044

ZONING HISTORY:

The subject property is a 0.71 acre R-75 zoned lot with an existing single-family dwelling and accessory buildings in Hidden Acres subdivision off of Bethesda Church Road located in the northwestern portion of the county. The lots to each side are zoned R-75 with existing single-family dwellings and an undeveloped R-75 zoned tract to the rear.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of the variance described above in order to complete repairs to an existing storage building originally built without a building permit.

The property has two accessory buildings:

- an existing 100 square feet shed; and
- a storage building under construction proposed to be 500 square feet.

Based on the size of this lot, the Unified Development Ordinance allows accessory buildings with a cumulative total of 500 square feet.

This variance application is the result of complaint case COM2018-00233 for construction without a building permit.

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

- 1. Obtain all necessary building permits within 30 days of variance approval. Construction shall comply with all applicable codes.**
- 2. Exterior finish materials and colors of the accessory building shall be consistent with the principal building. Materials, color, and pitch of the accessory building roof shall be consistent with the roof of the principal building.**
- 3. The building height shall not exceed 12 feet.**
- 4. The accessory building shall not be used for any commercial operation or for human habitation.**

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 SIGN ORDINANCE

For Consideration of: BOARD OF APPEALS VARIANCE
 ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant:	Berta Rodriguez Perez		
*Mailing Address:	3295 stanford cv		
City, State, Zip Code:	Lawrenceville ga 30044		
Contact Person:	4048096588 Berta Rodriguez		
Telephone Number:	4048096588		
Mobile Telephone Number:	hectorgodinez55@gmail.com		
Email Address:			
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Owner's Agent	<input type="checkbox"/> Contract Purchaser

* Note all correspondence will be sent to this address.

Property Owner Information:

Name:	Berta Rodriguez Perez
Mailing Address:	3295 Stanford Cir
City, State, Zip Code:	Lawrenceville ga 30044
Telephone Number:	404 809 6588
Contact Person:	Berta Rodriguez P.

Property Information:

Subdivision or Project Name:	Bertha Rodriguez Perez and Hector Godinez
Address of Property:	3295 Stanford Circle Lawrenceville GA 30044
District, Land Lot, Parcel:	R6129220
Zoning:	R75-single Residence
Proposed Development:	Storage
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

To increase accessory structure 600ft Berta Rdz allowed from 500 square feet to ~~675~~ square feet

01/17/19

Case Number: ZVR2019-00022

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 date of the last action (UDO section 270-70.1). Authorized administrative variances are not subject to this time lapse requirements (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

Berta Rodriguez P 12/13/2018
SIGNATURE OF APPLICANT DATE

Berta Rodriguez Perez
TYPED OR PRINTED APPLICANT NAME

Melanie Meader 12/13/18
SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

Berta Rodriguez P 12/13/2018
SIGNATURE OF PROPERTY OWNER DATE

Berta Rodriguez Perez
TYPED OR PRINTED PROPERTY OWNER

Melanie Meader 12/13/18
SIGNATURE OF NOTARY PUBLIC DATE

NOTE: Please submit the completed application and related documents to the Department of Planning and Development, 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: 1/3/19 Received By: Sharon Cook MRN: 6129220

Zoning District: R25 Hearing Date (for ZBA): 12/Feb-2019 Commission District: 2

Variance Type: Accessory Structure Code Section: UDO 230-120.8 Accessory Structure or Use

Related Cases & Applicable Conditions: COM2018-00233

Variance Description: Increase size of Accessory Structure
From 500 SQFT to 600 SQ FT

Approval: _____ Date: _____

(Administrative Variance Only)

Conditions: _____

Case Number: ZVR2019 - 00022

to: Hector Godinez Martinez 01/09/2019
from: COOK Sharon

the reason for the construction was that from a visit by a policeman.

we had to fix the rooms for that the doors and the floor of the same were too damaged

therefore they gave us a notice to fix or they were going to give us a fine.

apart the tools is a little inflammable and I have a children in the house and maybe they can be damaged with this and outside I can not have it why it is

damaged. Height will be 12'0" exterior finish will be floor - cement to match house to roof material will match house

678 - 481 - 3262

hctorgodinez55@hotmail.com

RECORDED FOR
SUPERIOR COURT

JD

OWNING
MAY OWNERSHIP
URB
OWNER

SETBACK LINE
C/K

UTTER
CURB

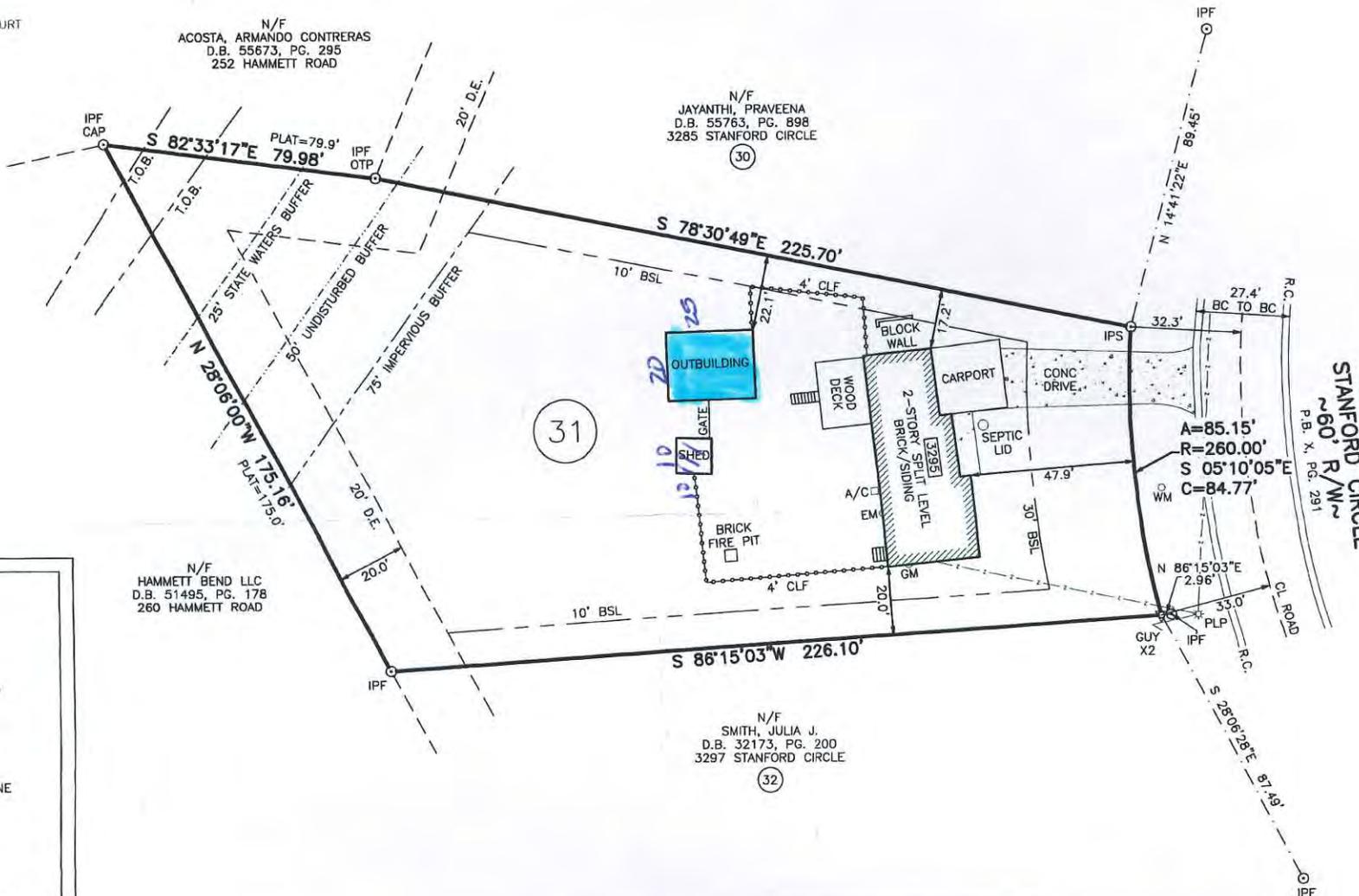
METER
PRORATE RATE MAP

N/F
ACOSTA, ARMANDO CONTRERAS
D.B. 55763, PG. 295
252 HAMMETT ROAD

N/F
JAYANTHI, PRAVEENA
D.B. 55763, PG. 898
3285 STANFORD CIRCLE

N/F
HAMMETT BEND LLC
D.B. 51495, PG. 178
260 HAMMETT ROAD

N/F
SMITH, JULIA J.
D.B. 32173, PG. 200
3297 STANFORD CIRCLE



THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 140,3

ALL IRON PINS LABELED AS SET OR F (IPS OR IPF) ARE 1/2" REBAR RODS, UNLESS OTHERWISE NOTED. (ALL 1/2" REBAR W/ CAP)

INFORMATION REGARDING THE REPUTED CHARACTER AND LOCATION OF EXISTING UTILITIES AND STRUCTURES IS SHOWN HEREON, THE ACCURACY OF THIS INFORMATION IS CONSIDERED IN THAT LIGHT BY THOSE USING THE LOCATION AND ARRANGEMENT OF UTILITIES AND STRUCTURES SHOWN HEREON. THE OWNER, HIS EMPLOYEES, HIS CONTRACTORS SHALL HEREBY DISTINCTLY SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THIS INFORMATION.

NOTES:
UNLESS STATED OTHERWISE HEREON, THE CHARACTER AND LOCATION OF EXISTING UTILITIES AND STRUCTURES SHOWN HEREON ARE TO BE READ ABOVE GROUND VIEW OF PREMISES. THE UNDERSIGNED IS NOT RESPONSIBLE FOR LOSS RELATING TO EASEMENTS NOT DISCOVERED FROM MY SURVEY OF THE PREMISES.

UNLESS STATED OTHERWISE HEREON, THIS SURVEY IS FOR THE BENEFIT OF AN ABSTRACT OF TITLE. NO UNDERSIGNED FOR LOSS RELATING TO EASEMENTS DISCOVERED BY AN ABSTRACT OR TITLE.

THIS PLAT OF SURVEY MAKES NO WARRANTY OF THE EXISTENCE OF ANY EASEMENTS OF ANY KIND. A SEARCH WAS PERFORMED TO DISCOVER EASEMENTS.
ONLY ACTS OF POSSESSIONS, IF ANY, KNOWN TO THE SURVEYOR AT THE TIME OF INSPECTION OF THE PROPERTY ARE SHOWN. NO GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF EASEMENTS BY THE ADJOINERS TO THE LANDS SHOWN. UNLESS STATED OTHERWISE, GOVERNMENTAL EASEMENTS, IF ANY, WHICH MAY AFFECT THE PREMISES WERE NOT LOCATED. NO LIABILITY IS UNDERSIGNED FOR ANY LOSS RESULTING FROM GOVERNMENTAL JURISDICTION AFFECTING THE PREMISES. REPRODUCTIONS OF THIS SKETCH ARE NOT TO BE MADE AND SEALED WITH A SURVEYOR'S SEAL.

2"x3" FOR OFFICE

AREA
0.710 ACRES
30,952 SQUARE FEET

LEGAL REFERENCE
D.B. 53066, PG. 614
P.B. X, PG. 291

SCALE: 1" = 30'
0' 10' 20' 30' 40' 50' 60'

UTILITY PROTECTION CENTER
IF YOU DIG GEORGIA...
CALL US FIRST!
811
IT'S THE LAW
THREE WORKING DAYS BEFORE YOU DIG

NOTES:
FIELD INFORMATION 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 PRECISION OF ONE FOOT IN 36,514 FEET AND AN ANGULAR ERROR OF 01 SECOND(S) 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 140,390 FEET.
ALL IRON PINS LABELED AS SET OR FOUND (IPS OR IPF) ARE 1/2" REBAR RODS, UNLESS OTHERWISE NOTED, (ALL 1/2" REBAR W/ CAP)
INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON.

NOTES:
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVERED THE EXISTENCE OF ANY EASEMENTS.
ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

2"x3" FOR OFFICIAL USE ONLY
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.
JAMES A. JACOBS 12/11/18
SIGNATURE PRINTED NAME DATE

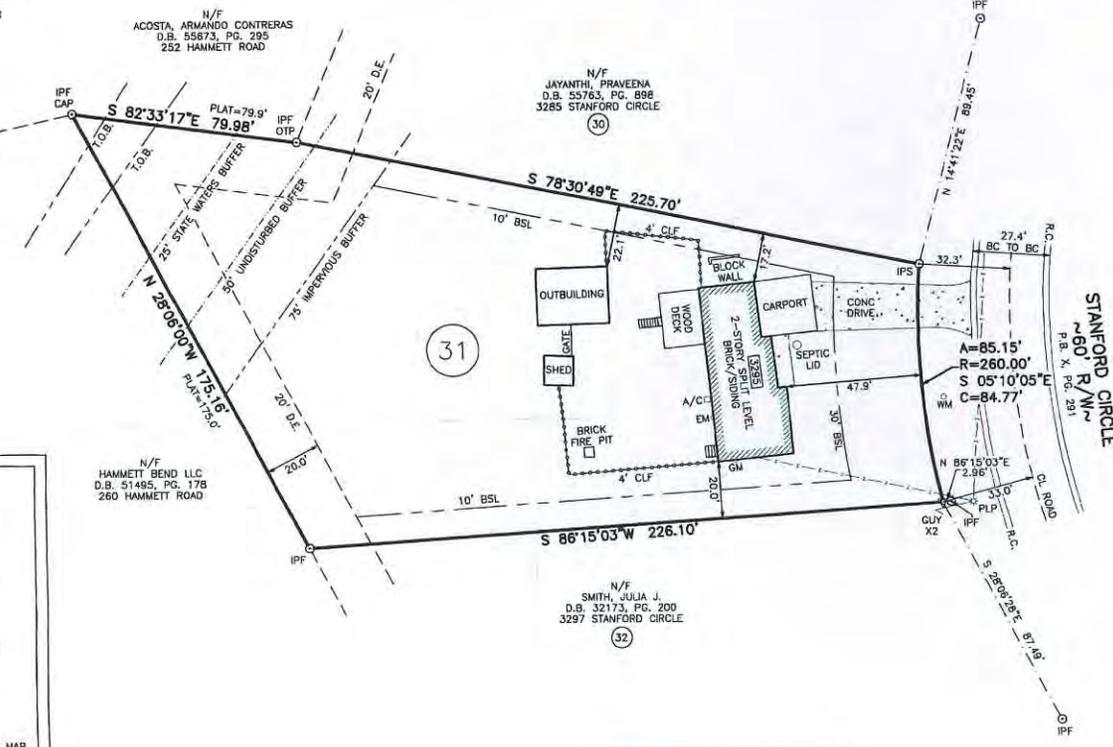
DATE OF PLAT PREPARATION 12/11/18 BY: HMG
DATE OF FIELD SURVEY 12/5/18 BY: AMB
DEED: D.B. 53066, PG. 614
PLAT: P.B. X, PG. 291
SCALE: 1" = 30'
SHEET # 1 OF 1
18392

- LEGEND**
- A ARC
 - R RADIUS
 - C CHORD
 - A/C AIR CONDITIONING
 - R/W RIGHT-OF-WAY
 - N/F ADJOINING OWNERSHIP
 - BC BACK OF CURB
 - BLC BUILDING CORNER
 - BLD BUILDING
 - CLF CHAIN LINK FENCE
 - GUY GUY WIRE
 - CL CENTERLINE
 - BSL BUILDING SETBACK LINE
 - T.O.B. TOP OF BANK
 - CONC CONCRETE
 - COR CORNER
 - C&G CURB & GUTTER
 - R.C. ROLLBACK CURB
 - OH OVERHANG
 - EM ELECTRICITY METER
 - FIRM FLOOD INSURANCE RATE MAP
 - GM GAS METER
 - IPF 1/2" REBAR
 - IPF 1/2" REBAR W/ CAP
 - PLP POWER LIGHT POLE
 - OTF OPEN TOP PIPE
 - PL PROPERTY LINE
 - PP POWER POLE
 - D.B. DEED BOOK
 - P.B. PLAT BOOK
 - PCB REBAR
 - REB REBAR
 - D.E. DRAINAGE EASEMENT
 - WM WATER METER
 - OU OVERHEAD UTILITY LINES
 - CP CALCULATED POINT

NOTES:
IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

ZONING INFORMATION:
ZONED PER GWINNETT COUNTY
ZONED R-7S
BUILDING SETBACK REQUIREMENTS:
FRONT - 30'
SIDE - 10'
REAR - 30'
NOTE:
ZONING INFORMATION SHOWN HEREON TAKEN FROM ZONING MAPS AND MUNICOD.COM ONLINE LIBRARY. NO ZONING REPORT PROVIDED FOR THIS SURVEY.

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE 1% ANNUAL FLOOD (100-YEAR FLOOD) FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 13135C0101F DATE: SEPTEMBER 29, 2006



MAGNETIC

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

PROJECT DESCRIPTION:	SURVEY FOR:
	BERTHA RODRIGUEZ PEREZ AND HECTOR GODINEZ MARTINEZ
	3295 STANFORD CIRCLE LAWRENCEVILLE, GEORGIA 30044
LOT 31, BLOCK A, UNIT 5, HIDDEN ACRES SUBDIVISION	
COUNTY: GWINNETT	DISTRICT: 6TH
LAND LOT: 129	SECTION:

ADAM & LEE LAND SURVEYING

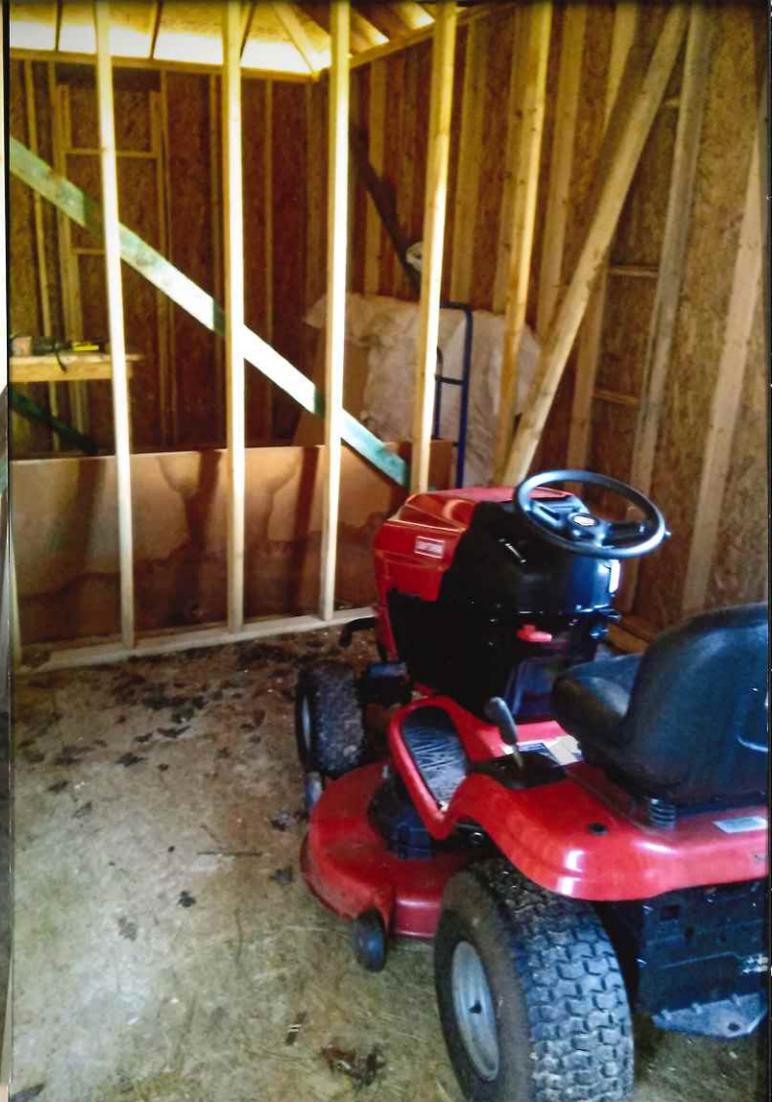
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlee.com FAX-(770)554-8134

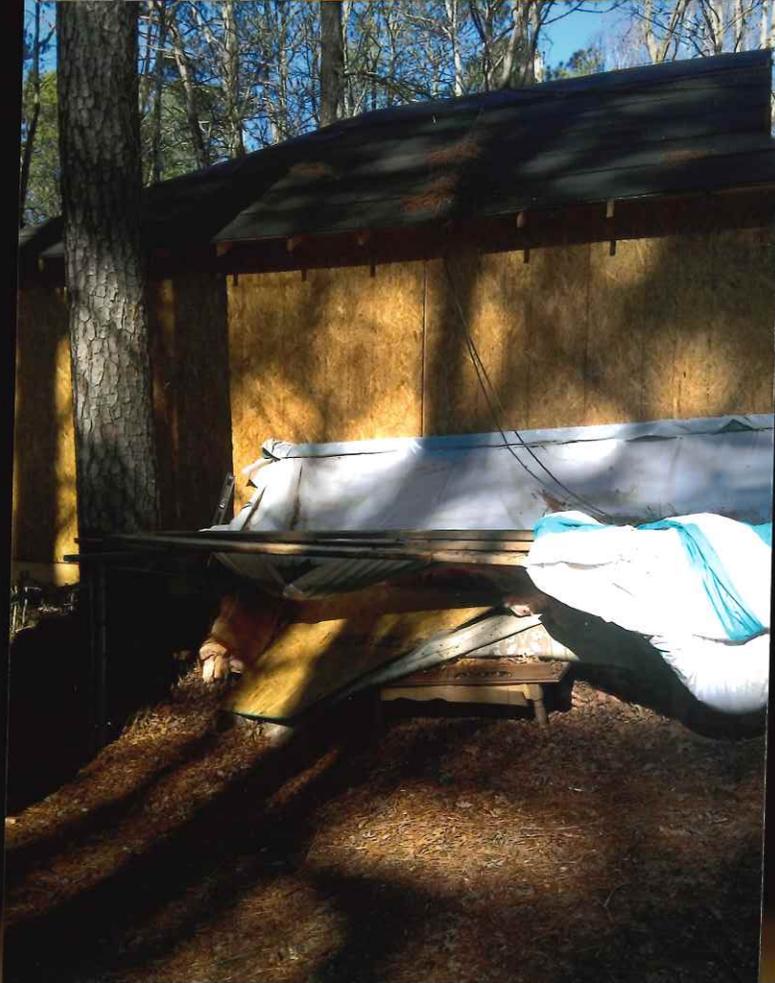
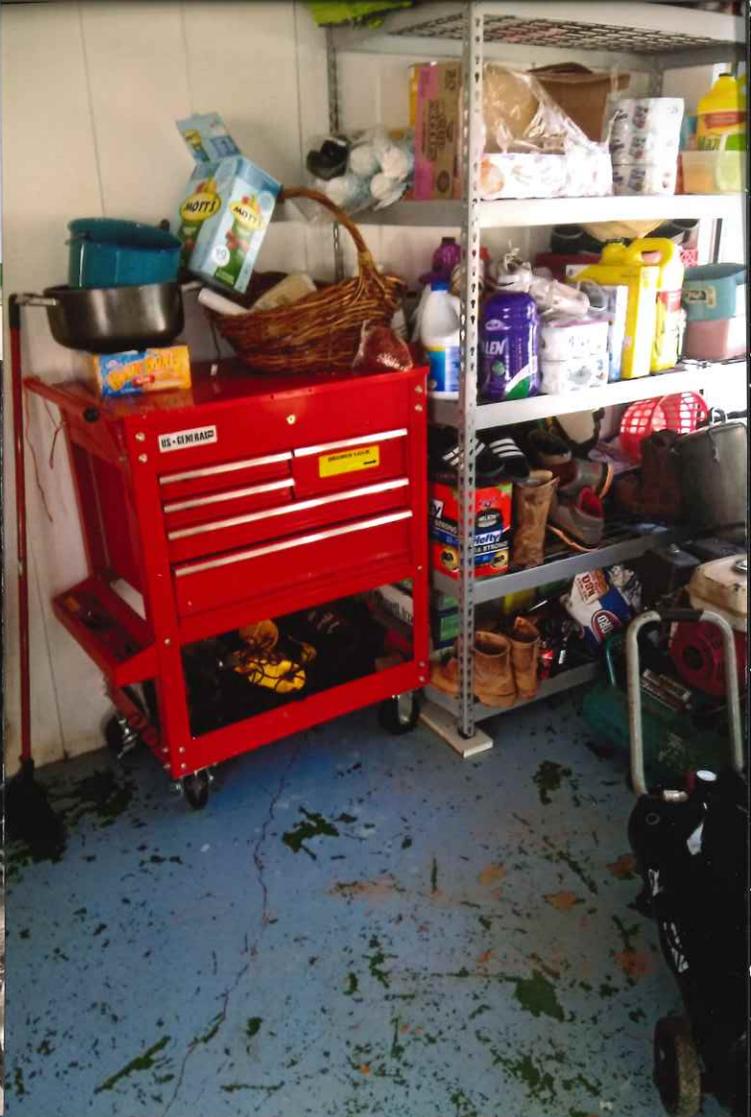


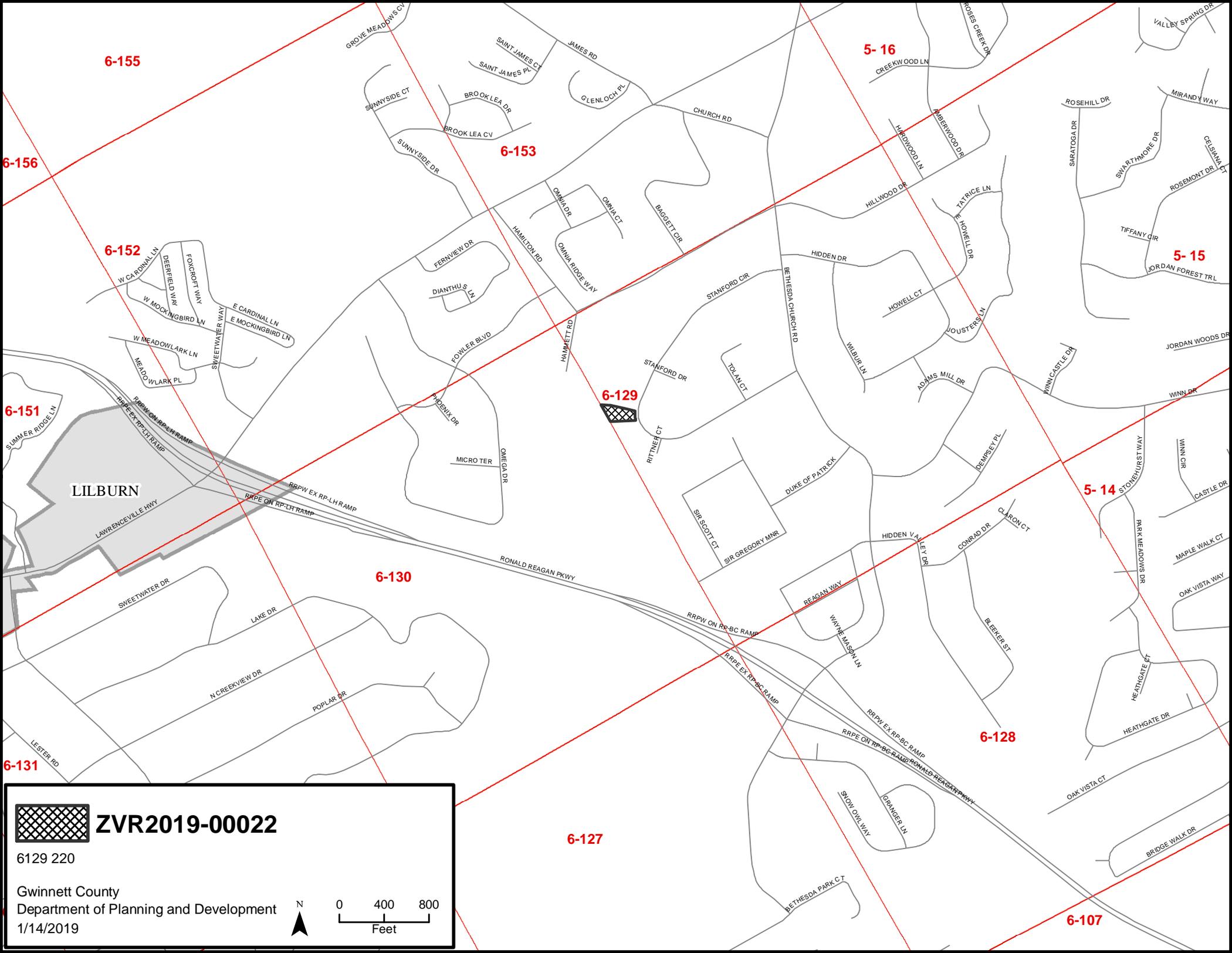
REVISIONS











6-155

5-16

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6-128

LILBURN

6-127

6-107

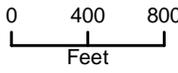
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ZVR2019-00022

6129 220

Gwinnett County
 Department of Planning and Development
 1/14/2019





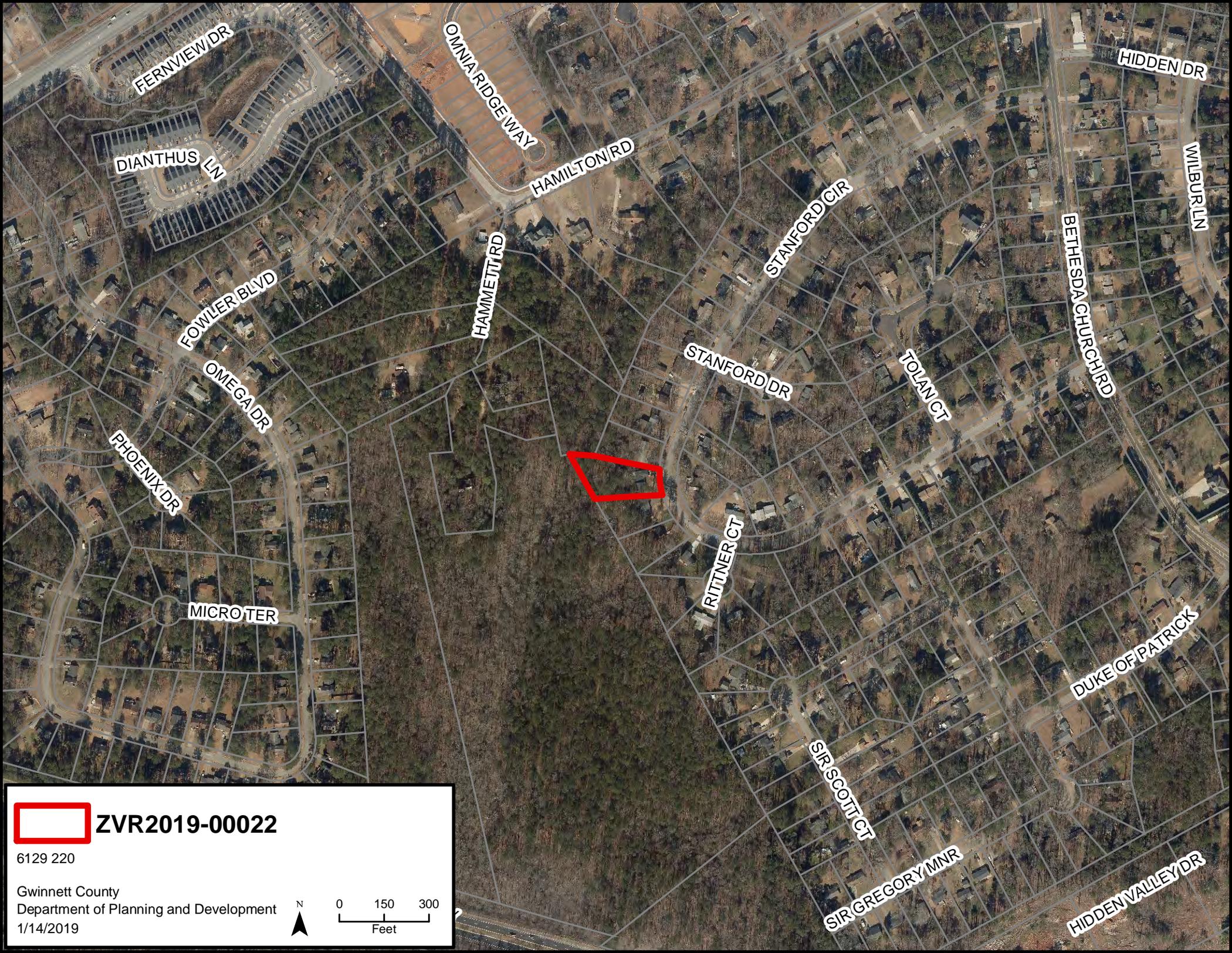
ZVR2019-00022

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Gwinnett County
Department of Planning and Development
1/14/2019



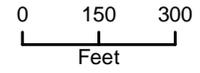
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Feet

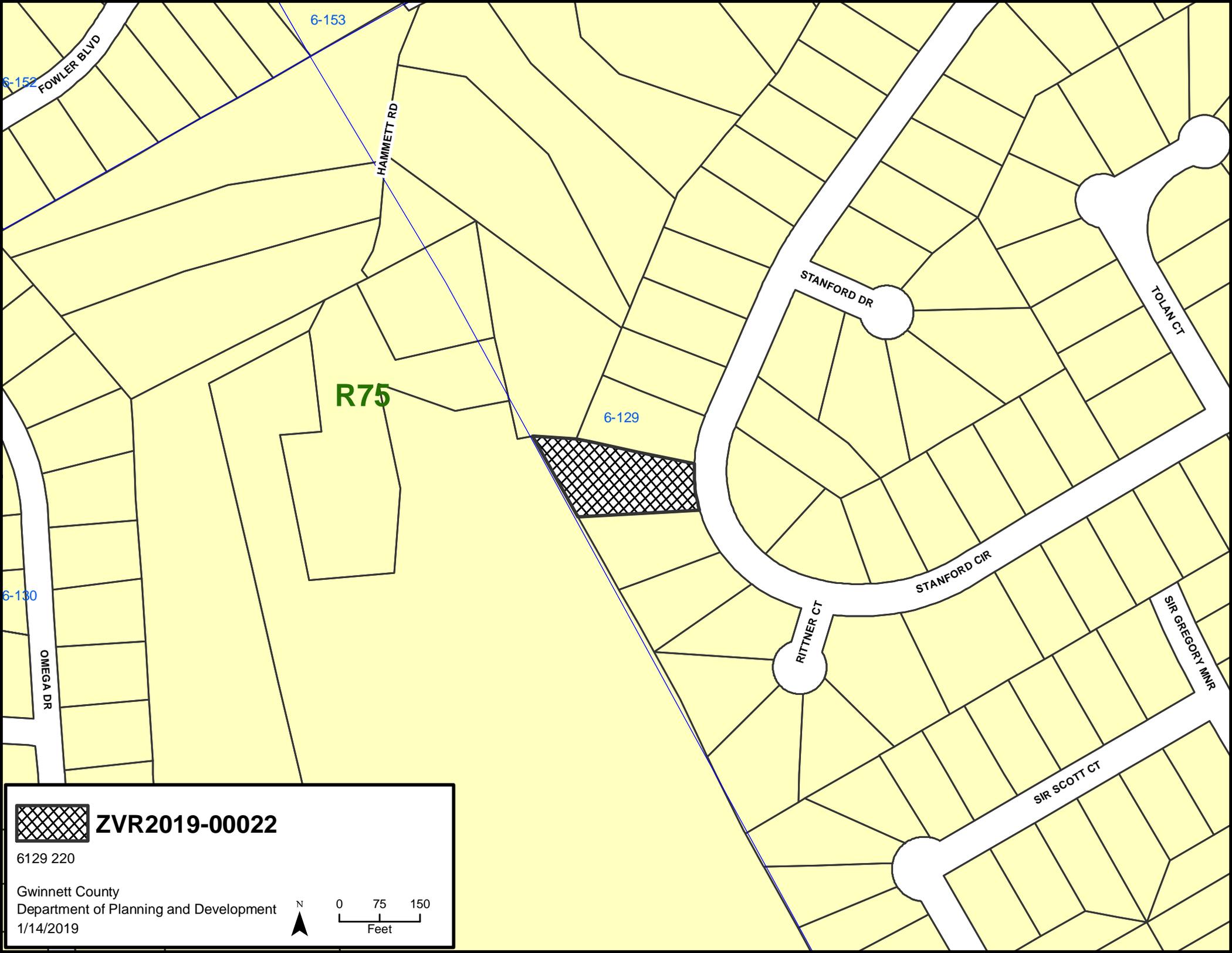


ZVR2019-00022

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Gwinnett County
Department of Planning and Development
1/14/2019





ZVR2019-00022

6129 220

Gwinnett County
Department of Planning and Development
1/14/2019

