

*Zoning Board  
Of Appeals*

*June 11, 2019*



## **Gwinnett County Zoning Board of Appeals**

**Tuesday, June 11, 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 (May 2019)**
- 5. Announcements -**
- 6. Old Business – ZVR2019-00054**
- 7. New Business – ZVR2019-00055 – ZVR2019-00071**
- 8. Other Business –**
- 9. Adjourn**



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

**HEARING DATE: 6/11/2019**

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

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**CASE NUMBER** ZVR2019-00054  
**APPLICANT** MESERET NUNE  
**LOCATION** 750 HUNTINGTON WAY, LILBURN, GA 30047  
**ZONING** R75  
**PARCEL** 6157 347  
**PROPOSED DEVELOPMENT** Accessory Structure  
**VARIANCE TYPE** Accessory Structure Setback Encroachment  
**VARIANCE REQUEST** ALLOW ENCROACHMENT OF 12.1 FT INTO THE 15 FT ACCESSORY STRUCTURE SETBACK  
**COMMISSION DISTRICT** 1

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**CASE NUMBER** ZVR2019-00055  
**APPLICANT** ADRIAN MIHETIU  
**LOCATION** 2956 OLD PEACHTREE RD, DACULA, GA 30019  
**ZONING** RA200  
**PARCEL** 7018 019  
**PROPOSED DEVELOPMENT** Minor Subdivision  
**VARIANCE TYPE** Lot Width  
**VARIANCE REQUEST** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 2)  
**COMMISSION DISTRICT** 3

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**CASE NUMBER** ZVR2019-00056  
**APPLICANT** ADRIAN MIHETIU  
**LOCATION** 2956 OLD PEACHTREE RD, DACULA, GA 30019  
**ZONING** RA200  
**PARCEL** 7018 019  
**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** 3

**ZONING BOARD OF APPEALS**  
**GWINNETT JUSTICE & ADMINISTRATION CENTER**  
**75 Langley Drive, Lawrenceville, GA 30045**  
**HEARING DATE: 6/11/2019**  
**PUBLIC HEARING AT 6:30 P.M.**

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**CASE NUMBER** ZVR2019-00057  
**APPLICANT** ADRIAN MIHETIU  
**LOCATION** 2956 OLD PEACHTREE RD, DACULA, GA 30019  
**ZONING** RA200  
**PARCEL** 7018 019  
**PROPOSED DEVELOPMENT** Minor Subdivision  
**VARIANCE TYPE** Lot Width  
**VARIANCE REQUEST** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 3)  
**COMMISSION DISTRICT** 3

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**CASE NUMBER** ZVR2019-00058  
**APPLICANT** ADRIAN MIHETIU  
**LOCATION** 2956 OLD PEACHTREE RD, DACULA, GA 30019  
**ZONING** RA200  
**PARCEL** 7018 019  
**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** 3

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**CASE NUMBER** ZVR2019-00059  
**APPLICANT** ADRIAN MIHETIU  
**LOCATION** 2956 OLD PEACHTREE RD, DACULA, GA 30019  
**ZONING** RA200  
**PARCEL** 7018 019  
**PROPOSED DEVELOPMENT** Minor Subdivision  
**VARIANCE TYPE** Lot Width  
**VARIANCE REQUEST** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 30 FT (LOT 4)  
**COMMISSION DISTRICT** 3

**ZONING BOARD OF APPEALS**  
**GWINNETT JUSTICE & ADMINISTRATION CENTER**  
**75 Langley Drive, Lawrenceville, GA 30045**  
**HEARING DATE: 6/11/2019**  
**PUBLIC HEARING AT 6:30 P.M.**

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**CASE NUMBER** ZVR2019-00060  
**APPLICANT** ADRIAN MIHETIU  
**LOCATION** 2956 OLD PEACHTREE RD, DACULA, GA 30019  
**ZONING** RA200  
**PARCEL** 7018 019  
**PROPOSED DEVELOPMENT** Minor Subdivision  
**VARIANCE TYPE** Lot Width  
**VARIANCE REQUEST** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 5)  
**COMMISSION DISTRICT** 3

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**CASE NUMBER** ZVR2019-00061  
**APPLICANT** ADRIAN MIHETIU  
**LOCATION** 2956 OLD PEACHTREE RD, DACULA, GA 30019  
**ZONING** RA200  
**PARCEL** 7018 019  
**PROPOSED DEVELOPMENT** Minor Subdivision  
**VARIANCE TYPE** Road Frontage Reduction  
**VARIANCE REQUEST** REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 5)  
**COMMISSION DISTRICT** 3

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**CASE NUMBER** ZVR2019-00062  
**APPLICANT** ADRIAN MIHETIU  
**LOCATION** 2956 OLD PEACHTREE RD, DACULA, GA 30019  
**ZONING** RA200  
**PARCEL** 7018 019  
**PROPOSED DEVELOPMENT** Minor Subdivision  
**VARIANCE TYPE** Lot Width  
**VARIANCE REQUEST** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 6)  
**COMMISSION DISTRICT** 3

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

**HEARING DATE: 6/11/2019**

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

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**CASE NUMBER** ZVR2019-00063  
**APPLICANT** ADRIAN MIHETIU  
**LOCATION** 2956 OLD PEACHTREE RD, DACULA, GA 30019  
**ZONING** RA200  
**PARCEL** 7018 019  
**PROPOSED DEVELOPMENT** Minor Subdivision  
**VARIANCE TYPE** Road Frontage Reduction  
**VARIANCE REQUEST** REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 6)  
**COMMISSION DISTRICT** 3

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**CASE NUMBER** ZVR2019-00064  
**APPLICANT** TAMARA M. HAASE  
**LOCATION** 2283 WINDLAND DR, LAWRENCEVILLE, GA 30044  
**ZONING** R100  
**PARCEL** 5044 282  
**PROPOSED DEVELOPMENT** Accessory Structure  
**VARIANCE TYPE** Accessory Structure Setback Encroachment  
**VARIANCE REQUEST** ALLOW ENCROACHMENT OF 10 FT INTO THE 20 FT ACCESSORY STRUCTURE SETBACK  
**COMMISSION DISTRICT** 2

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**CASE NUMBER** ZVR2019-00065  
**APPLICANT** TAMARA M. HAASE  
**LOCATION** 2283 WINDLAND DR, LAWRENCEVILLE, GA 30044  
**ZONING** R100  
**PARCEL** 5044 282  
**PROPOSED DEVELOPMENT** Accessory Structure  
**VARIANCE TYPE** Accessory Structure  
**VARIANCE REQUEST** INCREASE SIZE OF ACCESSORY STRUCTURE FROM 500 SQ FT TO 768 SQ FT  
**COMMISSION DISTRICT** 2

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

**HEARING DATE: 6/11/2019**

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

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**CASE NUMBER** ZVR2019-00066  
**APPLICANT** PATTI HUXFORD / SERENA JOHNSTON  
**LOCATION** 2530 SEVER RD, LAWRENCEVILLE, GA 30043  
**ZONING** OI  
**PARCEL** 7123 056  
**PROPOSED DEVELOPMENT** Ground Sign  
**VARIANCE TYPE** Ground Sign Quantity Increase  
**VARIANCE REQUEST** ALLOW THREE (3) GROUND SIGNS ON A SINGLE ROAD FRONTAGE (NORTH ENTRANCE)  
**COMMISSION DISTRICT** 1

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**CASE NUMBER** ZVR2019-00067  
**APPLICANT** PATTI HUXFORD / SERENA JOHNSTON  
**LOCATION** 2530 SEVER RD, LAWRENCEVILLE, GA 30043  
**ZONING** OI  
**PARCEL** 7123 056  
**PROPOSED DEVELOPMENT** Ground Sign  
**VARIANCE TYPE** Ground Sign Quantity Increase  
**VARIANCE REQUEST** ALLOW THREE (3) GROUND SIGNS ON A SINGLE ROAD FRONTAGE (SOUTH ENTRANCE)  
**COMMISSION DISTRICT** 1

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**CASE NUMBER** ZVR2019-00068  
**APPLICANT** STEPHANIE MARTIN  
**LOCATION** 4975 JIMMY CARTER BLVD, NORCROSS, GA 30093  
**ZONING** C2  
**PARCEL** 6169 135  
**PROPOSED DEVELOPMENT** Wall Sign  
**VARIANCE TYPE** Wall Sign Area Increase  
**VARIANCE REQUEST** INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 505 SQ FT TO 590.75 SQ FT  
**COMMISSION DISTRICT** 2

**ZONING BOARD OF APPEALS**  
**GWINNETT JUSTICE & ADMINISTRATION CENTER**  
**75 Langley Drive, Lawrenceville, GA 30045**  
**HEARING DATE: 6/11/2019**  
**PUBLIC HEARING AT 6:30 P.M.**

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**CASE NUMBER** ZVR2019-00069  
**APPLICANT** STEPHANIE MARTIN  
**LOCATION** 4975 JIMMY CARTER BLVD, NORCROSS, GA 30093  
**ZONING** C2  
**PARCEL** 6169 135  
**PROPOSED DEVELOPMENT** Wall  
**VARIANCE TYPE** Wall Sign Aggregate Area Increase  
**VARIANCE REQUEST** INCREASE AGGREGATE TOTAL OF WALL SIGNAGE FROM 505 SQ FT TO 590.75 SQ FT  
**COMMISSION DISTRICT** 2

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**CASE NUMBER** ZVR2019-00071  
**APPLICANT** JOSE MARIO AREVALO & BRENDA AREVALO  
**LOCATION** 1484 IDA LN, LAWRENCEVILLE, GA 30043  
**ZONING** RTH  
**PARCEL** 7045 470  
**PROPOSED DEVELOPMENT** Accessory Structure  
**VARIANCE TYPE** Accessory Structure or Use Yard Location  
**VARIANCE REQUEST** INCREASE SIZE OF ACCESSORY STRUCTURE FROM 500 SQ FT TO 900 SQ FT  
**COMMISSION DISTRICT** 1

## Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30045-2440  
(tel) 678.518.6000  
www.gwinnettcountry.com



### FINDING OF FACTS

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

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

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

# ***OLD BUSINESS***



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

CASE NUMBER	<b>ZVR2019-00054</b>
ZONING	R-75
LOCATION	750 HUNTINGTON WAY, LILBURN
MAP NUMBER	6157 347
VARIANCE REQUESTED	ALLOW ENCROACHMENT OF 12.1 FT INTO THE 15 FT ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT	1 (BROOKS)

APPLICANT: MESERET NUNE  
750 HUNTINGTON WAY, N.W.  
LILBURN, GA 30047

CONTACT: MESERET NUNE      PHONE: 678.925.8471

OWNER: MESERET NUNE  
750 HUNTINGTON WAY, N.W.  
LILBURN, GA 30047

**ZONING HISTORY:**

The subject property is a 0.27-acre parcel zoned R-75 consisting of a single-family dwelling located within the Huntington subdivision off of Burns Road. The adjoining properties are zoned R-75 consisting of single-family dwellings. The dwelling was built in 1987; the applicant purchased the property in March 2013.

**DEPARTMENT ANALYSIS:**

This case was tabled from May 14, 2019, to the June 11, 2019, hearing.

The construction of the accessory structure began on the property without a building permit subsequently resulting in a complaint case (COM2019-00070). The applicant states she was unaware a building permit was required for construction. The structure is intended for additional storage space to accommodate the applicant's growing family. The 322-square foot structure is located 2.9 feet from the property line in the northwest corner of the rear yard. It should be noted that there is an existing wooden privacy fence along the side and rear lot lines. The applicant is requesting to allow the structure to remain.

Based on the size of this lot, the Unified Development Ordinance allows accessory buildings up to 500 square feet, contingent upon a setback of at least 15 feet from the property line.

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

- 1. The applicant shall obtain a residential building permit for an accessory building within 30 days of variance approval, and achieve satisfactory field inspections for issuance of a Certificate of Completion within three months of permit issuance.**
- 2. The accessory building shall not be used for any commercial operation or for human habitation.**



PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00054 MESERET NUNE  
750 HUNTINGTON WAY, LILBURN, GA  
COMMISSION DISTRICT 1  
R-75 PARCEL 6157 347





PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00054 MESERET NUNE  
750 HUNTINGTON WAY, LILBURN, GA  
COMMISSION DISTRICT 1  
R-75 PARCEL 6157 347



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:	MESERET NUNE
*Mailing Address:	750 HUNTINGTON WAY NW
City, State, Zip Code:	LILBURN, GA 30047
Contact Person:	MESERET NUNE
Telephone Number:	678 925 8471
Mobile Telephone Number:	678 925 8471
Email Address:	mesyloba@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:	MESERET NUNE
Mailing Address:	750 HUNTINGTON WAY NW
City, State, Zip Code:	LILBURN, GA 30047
Telephone Number:	678 925 8471
Contact Person:	MESERET

**Property Information:**

Subdivision or Project Name:	
Address of Property:	750 Huntington Way NW Lilburn
District, Land Lot, Parcel:	
Zoning:	
Proposed Development:	
Building Permit Number (if construction has begun):	BLD:

**Variance Requested:**

We have 4 kids and a lot of their playing stuff and I'd like to clean my garage

Case Number: ZVR2019-00054



# 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 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.



[Signature] 03-25-19  
SIGNATURE OF APPLICANT DATE

Meseret NONE  
TYPED OR PRINTED APPLICANT NAME

[Signature] March 25 2019  
SIGNATURE OF NOTARY PUBLIC DATE



[Signature] 03-25-19  
SIGNATURE OF PROPERTY OWNER DATE

Meseret NONE  
TYPED OR PRINTED PROPERTY OWNER

[Signature] March 25 2019  
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: 4/3/19 Received By: Sharon Cook MRN: 6157347

Zoning District: R75 Hearing Date (for ZBA): 5-14-19 Commission District: 1

Variance Type: Accessory Structure Setback Encroachment Code Section: UDO 230-1208 Accessory Structure Setback

Related Cases & Applicable Conditions: COM 2019-00070

Variance Description: Allow Encroachment of 12.1ft into the 15 FT. Accessory Structure Setback

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

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

Case Number: ZVR2019-00054

Date  
03/26/2019

MESERET NUNE  
750 HUNTINGTON WAY NW  
LILBURN GA 30047

Latter of Intent for Back Yard Storage unit

TO

Department of Planning and Development  
446 West Crogan Street  
Lawrenceville, GA 30047

Mr./ Mis

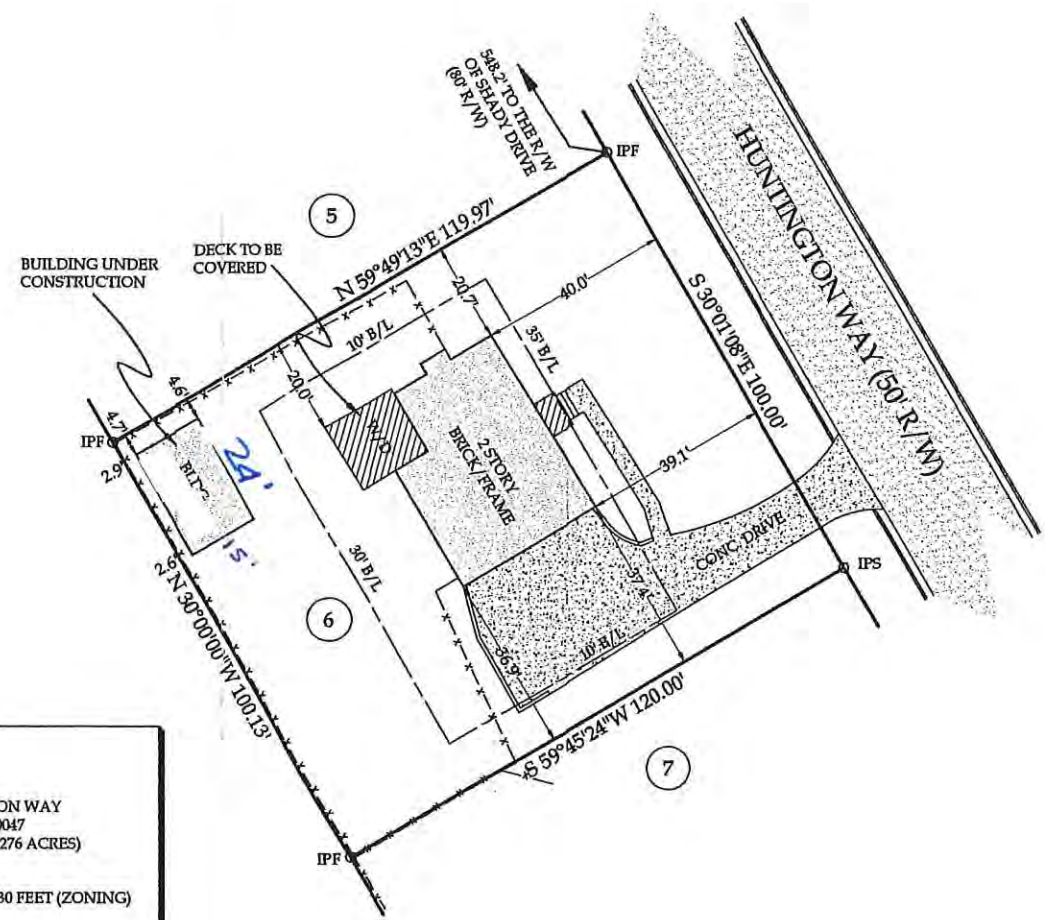
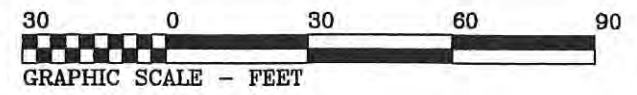
We were started build in our back yard a storage unit. We were not aware about getting a permission until inspector Read Adams showed up in our home. We have four kids 6, 5, 3 and four month old. We just have plan clean the garage for the kids safety and some more space. we build half way already spending a lots of money, please consider our hardship economically. we have been depressed sins.

Thank you,

Meseret Nune



- LEGEND**
- IPF = IRON PIN FOUND (1/2" REBAR)
  - IPF = IRON PIN SET (1/2" REBAR)
  - HS = HAIL FOUND
  - HF = NAIL FOUND
  - OTF = OPEN TOP PIPE
  - CTP = CONCRETE TOP PIPE
  - USMFP = U.S. CORP MONUMENT FOUND
  - CMF = CONCRETE MONUMENT FOUND
  - AXF = AXLE FOUND
  - RWM = RIGHT OF WAY MONUMENT
  - R/W = RIGHT OF WAY
  - P/L = PROPERTY LINE
  - G/L = GUYEN LINE
  - B/L = BUILDING LINE
  - L/L = LAND LOT
  - L/L = LAND LOT LINE
  - G.M.D. = GEORGIA MILITIA DISTRICT
  - P.P. = PONDY POLE
  - TSF- = TREE SAVE FENCE
  - W- = WATER LINE
  - S- = SEWER LINE
  - P- = POWER LINE
  - F- = FENCE LINE
  - SF- = SALT FENCE LINE
  - G- = GUARD RAIL
  - X/W = CROSS THE WALL
  - Rad. = RADII
  - Chd. = CHORD
  - ARC = ARC LENGTH
  - H/T = NOW OR FORMERLY
  - P.B. = PLAT BOOK
  - D.B. = DEED BOOK
  - P.D. = PAGE
  - D.E. = DRAINAGE EASEMENT
  - S.S.E. = SANITARY SEWER EASEMENT
  - F.I. = FIRE INSURANT
  - M.H. = MANHOLE
  - U.M.H. = UTILITY MANHOLE
  - G.S. = GATCH BUSH
  - J.B. = JUNCTION BOX
  - D.I. = STOP SIGN
  - N. = NEIGHBORS
  - 899.0 F. = EXISTING SPOT ELEVATION
  - 898.0 F. = PROPOSED SPOT ELEVATION
  - F.F.E. = FINISHED FLOOR ELEVATION
  - FLOW- = SURFACE DRAINAGE FLOW



**SITE DATA:**

PARCEL ID	6157 347
ADDRESS	750 HUNTINGTON WAY LILBURN, GA 30047
AREA	12,006 SQ. FT. (0.276 ACRES)
ZONING	R-75
<b>SETBACKS:</b>	
FRONT	35 FEET (PLAT) 30 FEET (ZONING)
SIDE	10 FEET
REAR	30 FEET
<b>ACCESSORY:</b>	
3011'-500R <sup>2</sup>	15 FEET



**BUSBEE & POSS**  
LAND SURVEYING COMPANY  
3408 HOWELL STREET, SUITE A  
DULUTH, GEORGIA 30096  
770.497.9866  
FAX: 770.497.9881  
www.busbeeposs.com

PROPOSED BUILDING SURVEY FOR:  
**WENDMAGEGN SHUME & MESERET NUNE**  
LOT 6, BLOCK A, HUNTINGTON, UNIT NINE  
PLAT BOOK 43, PAGE 249  
LAND LOT 157, 6th DISTRICT  
GWINNETT COUNTY, GEORGIA  
SCALE: 1"=30' DATE: MARCH 22nd, 2019

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13135C0100 F, DATED SEPTEMBER 29th 2006, ZONE "X".

DATE:	REVISION NOTES:
RICKY C. BUSBEE - P.L.S. 2497	- L.S.F. 1056 -
MICHAEL W. POSS, JR. - P.L.S. 3387	
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD 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.	
THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED.	
THIS TRAVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 'OPEN' FEET. EQUIPMENT USED: TOPCON GTS-225	
FIELD WORK - RB/DM-3/21/19	DRAWN BY MP J.N. BP13812





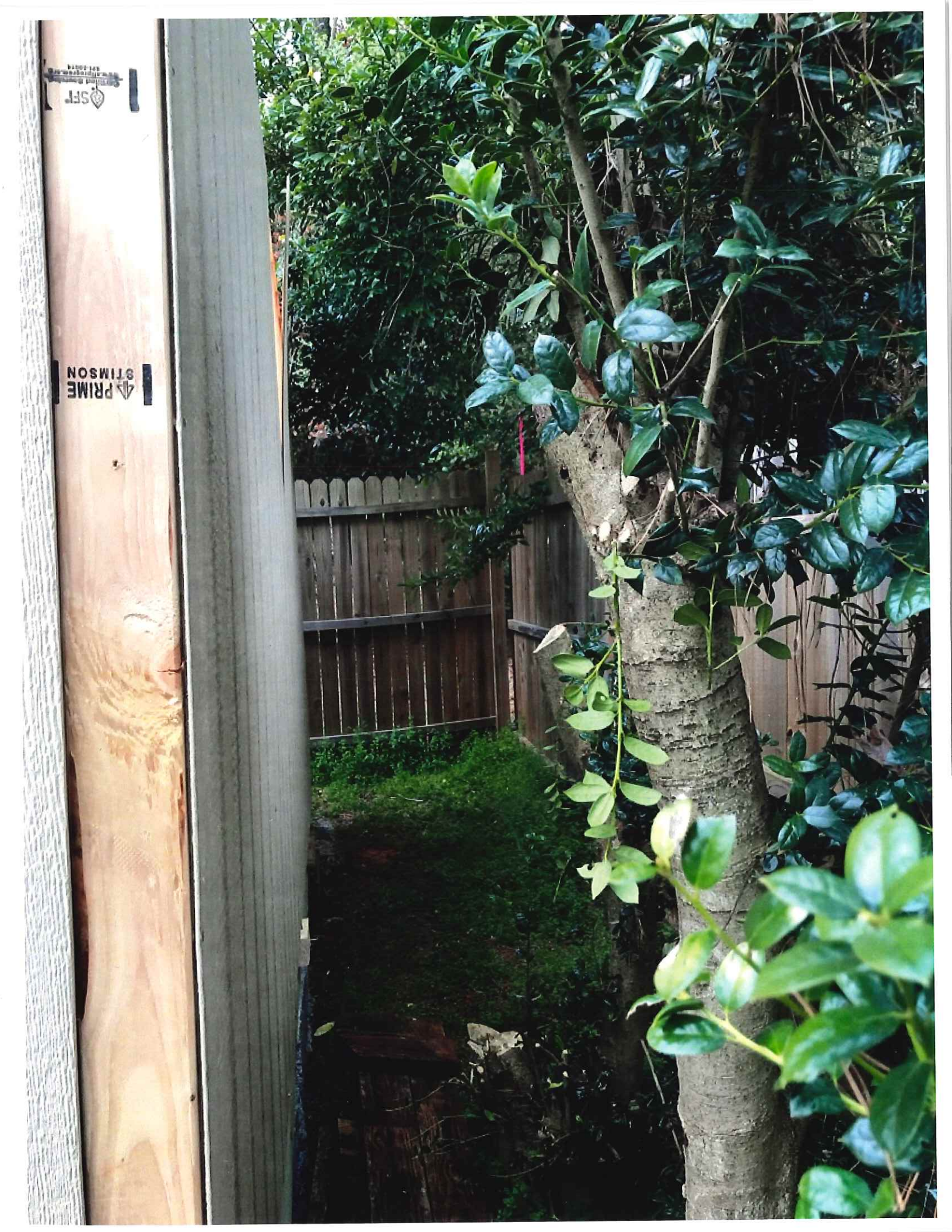
















# NOTICE of VIOLATION (NOV)

446 West Crogan Street • Lawrenceville, GA 30046-2440 (678)518-6000 www.gwinnettcounty.com

Date: 3/18/2019

To: Property Owner

Case ID: COM2019-00070

Project Location: 750 HUNTINGTON WAY

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

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

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

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

The following measures must be taken to achieve compliance no later than the Re-Inspection Date noted below: MUST OBTAIN PERMITS FOR CONSTRUCTION IN REAR YARD.

Re-Inspection Date (deadline to comply): 4/2/2019

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

Inspector: REID ADAMS  
Print Name

Phone: (770) 616-8554

\*\*\*\*\*

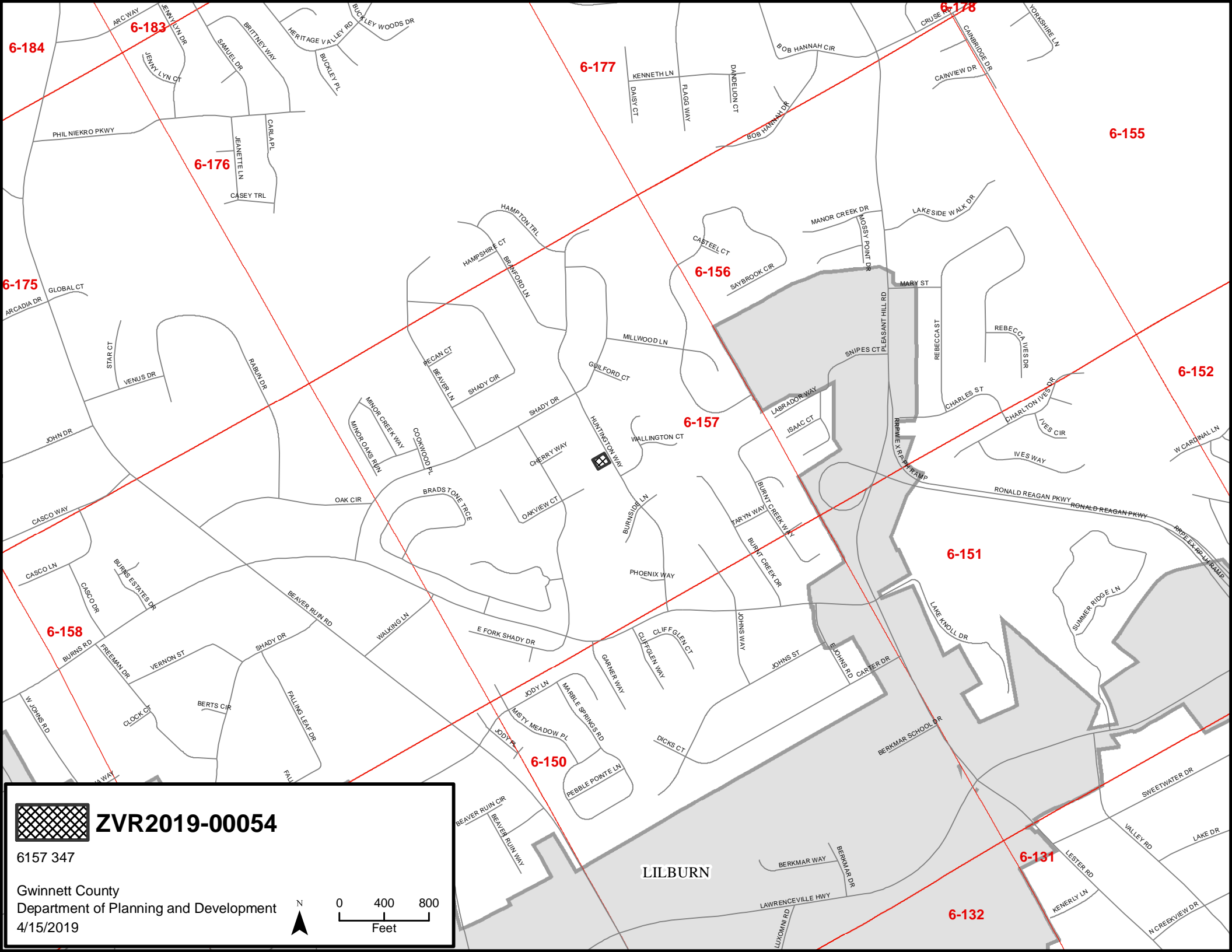
Re-inspected By: \_\_\_\_\_  
Print Name

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

Compliance Achieved:  YES  NO

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

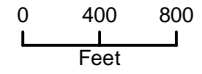
Action Taken: \_\_\_\_\_



**ZVR2019-00054**

6157 347

Gwinnett County  
Department of Planning and Development  
4/15/2019



LILBURN





HUNTINGTON WAY

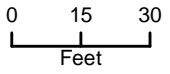
CRANBROOK CT



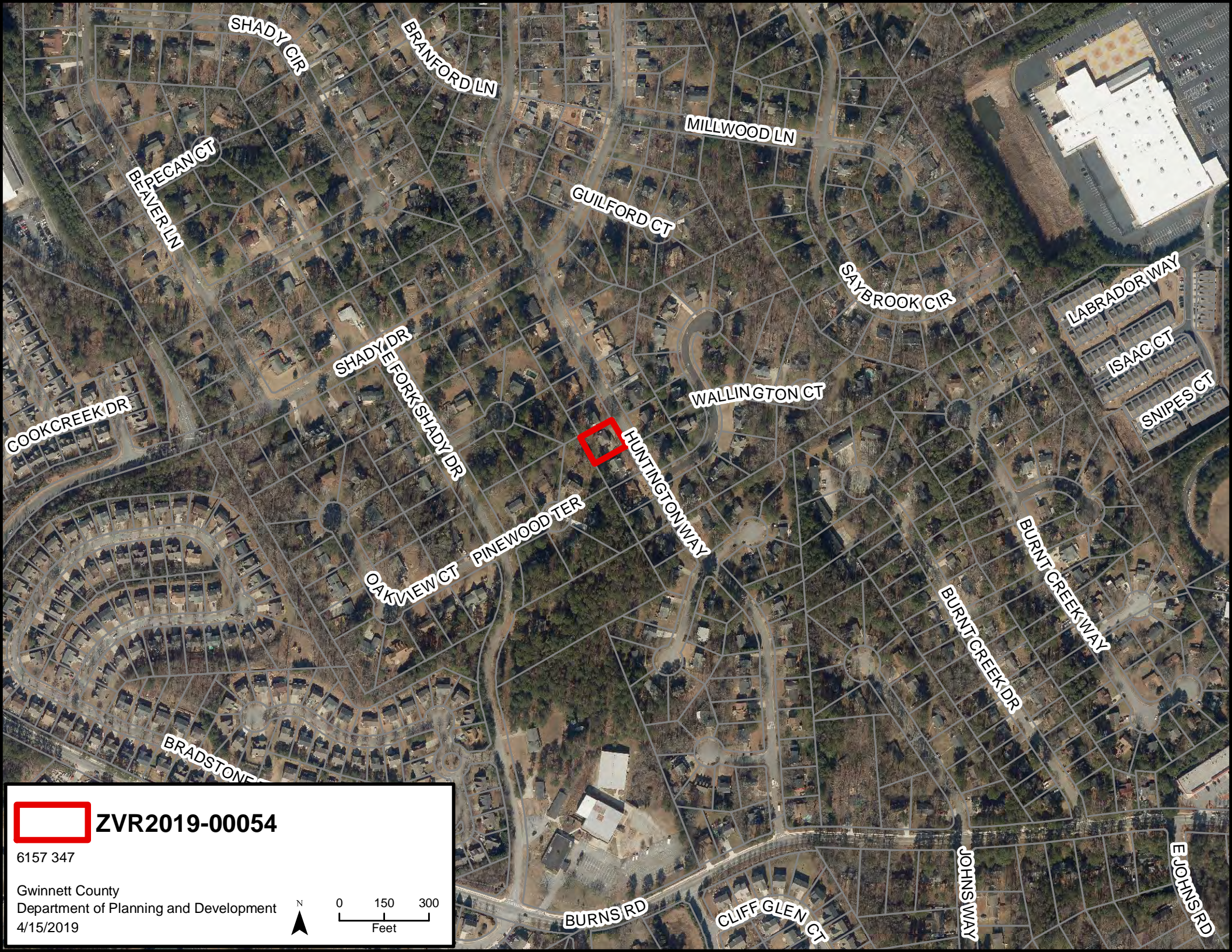
**ZVR2019-00054**

6157 347

Gwinnett County  
Department of Planning and Development  
4/15/2019







SHADY CIR

BRANFORD LN

MILLWOOD LN

PECAN CT

GUILFORD CT

SAYBROOK CIR

SHADY DR  
ELFORK SHADY DR

WALLINGTON CT

LABRADOR WAY

ISAAC CT

SNIPES CT

COOK CREEK DR

HUNTINGTON WAY

PINEWOOD TER

OAKVIEW CT

BURNT CREEK DR

BURNT CREEKWAY

BRADSTONE

BURNS RD

CLIFF GLEN CT

JOHNS WAY

E JOHNS RD



**ZVR2019-00054**

6157 347

Gwinnett County  
Department of Planning and Development  
4/15/2019



0 150 300  
Feet



SHADY DR

CHERRY WAY

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PINEWOOD TER

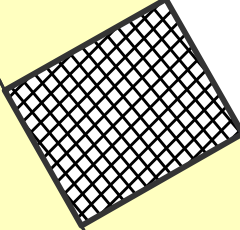
HUNTINGTON WAY  
CRANBROOK CT

WALLINGTON CT

BURNSIDE LN

R75  
6-157

RM



**ZVR2019-00054**

6157 347

Gwinnett County  
Department of Planning and Development  
4/15/2019



0 50 100  
Feet





**PUBLIC HEARING NOTICE**  
 Zoning Board of Appeals  
 APPLICATION FOR VARIANCE:  
*Allow Encroachment of 12.1 Ft  
 into the 15 Ft. Accessory Structure  
 Setback*  
 Case # *ZVR2019-00054*  
 Date *5-14-19* Time *6:30pm*  
 75 LANGLEY DRIVE  
 LAWRENCEVILLE, GA 30046  
 For Information Call 678-518-6000  
**THIS IS NOT A REZONING APPLICATION**

As set forth in Americans with Disabilities Act of 1992, the DeKalb County Government does not discriminate on the basis of disability and will accept requests for special needs upon receipt of a written request from the applicant. If you are a person with a disability and need this notice in an alternative format, please call 678-518-6000.



***NEW BUSINESS***

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

CASE NUMBERS **ZVR2019-00055, ZVR2019-00056, ZVR2019-00057,  
ZVR2019-00058, ZVR2019-00059, ZVR2019-00060,  
ZVR2019-00061, ZVR2019-00062, ZVR2019-00063**

ZONING RA-200

LOCATION 2956 OLD PEACHTREE RD

MAP NUMBER 7018 019

VARIANCES REQUESTED **ZVR2019-00055:** REDUCE REQUIRED LOT WIDTH  
FROM 200 FT TO 0 FT (LOT 2)  
**ZVR2019-00056:** REDUCE REQUIRED ROAD  
FRONTAGE FROM 40 FT TO 0 FT  
(LOT 2)  
**ZVR2019-00057:** REDUCE REQUIRED LOT WIDTH  
FROM 200 FT TO 0 FT (LOT 3)  
**ZVR2019-00058:** REDUCE REQUIRED ROAD  
FRONTAGE FROM 40 FT TO 0 FT  
(LOT 3)  
**ZVR2019-00059:** REDUCE REQUIRED LOT WIDTH  
FROM 200 FT TO 30 FT (LOT 4)  
**ZVR2019-00060:** REDUCE REQUIRED LOT WIDTH  
FROM 200 FT TO 0 FT (LOT 5)  
**ZVR2019-00061:** REDUCE REQUIRED ROAD  
FRONTAGE FROM 40 FT TO 0 FT  
(LOT 5)  
**ZVR2019-00062:** REDUCE REQUIRED LOT WIDTH  
FROM 200 FT TO 0 FT (LOT 6)  
**ZVR2019-00063:** REDUCE REQUIRED ROAD  
FRONTAGE FROM 40 FT TO 0 FT  
(LOT 6)

COMMISSION DISTRICT 3 (HUNTER)

APPLICANT: ADRIAN MIHETIU  
1485 HOOD RD  
LAWRENCEVILLE, GA 30043

CONTACT: ADRIAN MIHETIU PHONE: 678-414-8038

OWNER: ADRIAN MIHETIU  
1485 HOOD RD  
LAWRENCEVILLE, GA 30043

**ZONING HISTORY:**

The subject property is a 10.06-acre parcel on Old Peachtree Road. The adjoining properties are acreage tracts zoned RA-200 with single family dwellings. The property across Old Peachtree Road is an R-100 Modified subdivision, Nichols Landing. The subject parcel was developed in 1987 with a single family dwelling. The applicant purchased the property in April 2019.

**DEPARTMENT ANALYSIS:**

Applicant's letter of intent states that he is proposing to subdivide this property into seven lots in accordance with the submitted site plan. He plans to build six new homes and retain the existing house on Lot 3 and the existing barn on Lot 1. All of the proposed lots will be accessed by a private driveway located within a 30' easement. The new homes are proposed to be a minimum of 2,000 square feet with a two-car garage, and shall be constructed with a mixture of brick, fiber-cement siding, shake, decorative trims and architectural shingles. Although not a requirement of the Unified Development Ordinance for this development, the applicant proposes to maintain a twenty-foot wide construction buffer adjacent to all residential properties.


Per County records, the existing home on this parcel is 1,812 square feet. Homes on the adjoining parcels range in size from 1,800 square feet to 3,500 square feet. The minimum heated floor area allowed for homes in Nichols Landing is 1,800 for one-story homes and 2,000 for two-story homes.

The Unified Development Ordinance (UDO) requires each RA-200 zoned tract to have a minimum of 200 feet of lot width at the front building setback line and a minimum of 40 feet of frontage along a public road. The UDO also states that exemption plats for minor subdivisions are limited to a maximum of five lots unless a Modification Application is approved by the Director of Planning and Development.

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


- 1. An exemption plat shall be submitted for review and recorded prior to issuance of any building permits.**
- 2. A Residential Drainage Plan (RDP) is required prior to issuance of a building permit for each lot.**
- 3. No more than one building permit shall be issued at a time. Subsequent building permits shall be held until all disturbed area on the lot associated with the previously issued building permit, has been stabilized.**

- 4. Homes shall be constructed primarily of brick or stacked stone on front facades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding or shake with a minimum 3-foot brick or stacked stone water table.**
- 5. The minimum heated floor area per dwelling unit shall be 2,000 square feet.**
- 6. All dwellings shall have at least a two-car garage.**
- 7. All lots shall be accessed by a private drive, minimum 20' in width, located within a recorded access easement. The driveway shall be paved prior to issuance of the first certificate of occupancy. Maintenance of the driveway shall be addressed in recorded covenants.**

A gravel driveway leads into a dense forest of tall pine trees. The driveway is composed of light-colored gravel and is flanked by green grass and shadows cast by the trees. The forest is thick with tall, slender pine trees and a dense canopy of green needles. The sky is visible through the trees, showing a clear blue color.

PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00055- THU ZVR2019-00063  
ADRIAN MIHETIU  
2956 OLD PEACHTREE ROAD, DACULA, GA  
COMMISSION DISTRICT 3  
RA-200 PARCEL 7018 019



A gravel driveway leads into a dense forest of tall trees. The driveway is made of light-colored gravel and is flanked by green grass and trees. The trees are tall and thin, with a thick canopy of green leaves. The sunlight filters through the trees, creating dappled shadows on the driveway and grass.

PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00055- THU ZVR2019-00063  
ADRIAN MIHETIU  
2956 OLD PEACHTREE ROAD, DACULA, GA  
COMMISSION DISTRICT 3  
RA-200 PARCEL 7018 019





PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00055- THU ZVR2019-00063  
ADRIAN MIHETIU  
2956 OLD PEACHTREE ROAD, DACULA, GA  
COMMISSION DISTRICT 3  
RA-200 PARCEL 7018 019

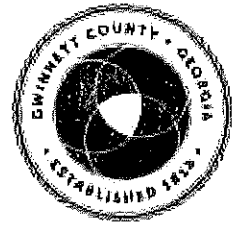




PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00055- THU ZVR2019-00063  
ADRIAN MIHETIU  
2956 OLD PEACHTREE ROAD, DACULA, GA  
COMMISSION DISTRICT 3  
RA-200 PARCEL 7018 019

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:	ADRIAN MIHETIU
*Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Contact Person:	ADRIAN MIHETIU
Telephone Number:	678 414 8038
Mobile Telephone Number:	678 414 8038
Email Address:	ATOZFLOORING@HOTMAIL.COM
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser

\* Note all correspondence will be sent to this address.

**Property Owner Information:**

Name:	ADRIAN MIHETIU
Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Telephone Number:	678 414 8038
Contact Person:	ADRIAN MIHETIU

**Property Information:**

Subdivision or Project Name:	
Address of Property:	2956 OLD PEACHTREE RD SACULA GA 30019
District, Land Lot, Parcel:	3TH DISTRICT PARCEL # R 7018 019
Zoning:	R 200
Proposed Development:	R 200
Building Permit Number (if construction has begun):	BLD:

**Variance Requested:**

LOT 2 - LOT WITH REDUCTION FROM 200 FT TO 0 FT



# VARIANCE APPLICATION

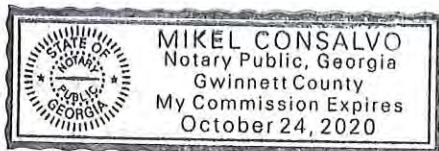
The Undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the 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.



NOTARY SEAL

*[Signature]* 4-30-2019  
SIGNATURE OF APPLICANT DATE  
ADRIAN WIHETIU  
TYPED OR PRINTED APPLICANT NAME  
*[Signature]* 4/30/19  
SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

*[Signature]* 4-30-2019  
SIGNATURE OF PROPERTY OWNER DATE  
ADRIAN WIHETIU  
TYPED OR PRINTED PROPERTY OWNER  
*[Signature]* 4/30/19  
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: 5/6/19 Received By: Sharon Cook MRN: 7018019  
Zoning District: RA700 Hearing Date (for ZBA): 6/11/19 Commission District: 3  
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 0 ft (Lot 2)

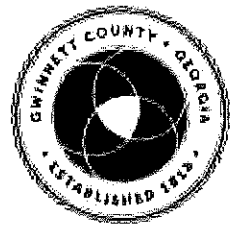
Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
(Administrative Variance Only)

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

Case Number: ZVR2019-00055

Department of Planning and Development

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 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:	ADRIAN MIHETIU
*Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Contact Person:	ADRIAN MIHETIU
Telephone Number:	678 414 8038
Mobile Telephone Number:	678 414 8038
Email Address:	ATOZFLOORING@HOTMAIL.COM
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser

\* Note all correspondence will be sent to this address.

**Property Owner Information:**

Name:	ADRIAN MIHETIU
Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Telephone Number:	678 414 8038
Contact Person:	ADRIAN MIHETIU

**Property Information:**

Subdivision or Project Name:	
Address of Property:	2956 OLD PEACHTREE RD, DALULA GA 30019
District, Land Lot, Parcel:	3 <del>7</del> <sup>7</sup> DISTRICT PARCEL # R 7018 019
Zoning:	R 200
Proposed Development:	R 200
Building Permit Number (if construction has begun):	BLD:

**Variance Requested:**

LOT 2 - REDUCE ROAD FRONTAGE FROM 40 FT TO 0 FT



# 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,

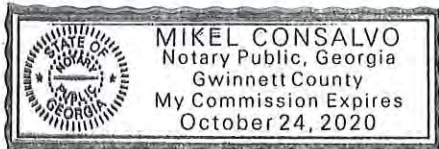


NOTARY SEAL

*[Signature]* 4-30-2019  
 SIGNATURE OF APPLICANT DATE

ADRIAN WINEISU  
 TYPED OR PRINTED APPLICANT NAME

*[Signature]* 4/30/19  
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

*[Signature]* 4-30-2019  
 SIGNATURE OF PROPERTY OWNER DATE

ADRIAN WINEISU  
 TYPED OR PRINTED PROPERTY OWNER

*[Signature]* 4/30/19  
 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: 5/6/19 Received By: Sharon Cook MRN: 7018 019

Zoning District: PA200 Hearing Date (for ZBA): 6/11/19 Commission District: 3

Variance Type: Road Frontage Reduction Code Section: 400230-701 Road Frontage

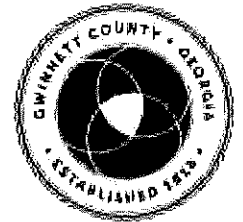
Related Cases & Applicable Conditions: \_\_\_\_\_

Variance Description: Reduce Required Road frontage from 40 ft to 0 ft (Lot 2)

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

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

Department of Planning and Development



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 (tel) 678.518.6000  
 www.gwinnettcountry.com

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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:	ADRIAN MIHETIU
*Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Contact Person:	ADRIAN MIHETIU
Telephone Number:	678 414 8038
Mobile Telephone Number:	678 414 8038
Email Address:	ATO2FLOORING@HOTMAIL.COM
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser

\* Note all correspondence will be sent to this address.

**Property Owner Information:**

Name:	ADRIAN MIHETIU
Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Telephone Number:	678 414 8038
Contact Person:	ADRIAN MIHETIU

**Property Information:**

Subdivision or Project Name:	
Address of Property:	2956 OLD PEACHTREE RD Dacula GA 30019
District, Land Lot, Parcel:	3TH DISTRICT PARCEL # R 7018 019
Zoning:	R 200
Proposed Development:	R 200
Building Permit Number (if construction has begun):	BLD:

**Variance Requested:**

LOT 3 - LOT WIDTH REDUCTION FROM 200 FT TO 0 FT

Case Number: ZVR2019-00057



# 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.



NOTARY SEAL

*[Signature]* 9-30-2019  
 SIGNATURE OF APPLICANT DATE

ADRIAN HIMETIU  
 TYPED OR PRINTED APPLICANT NAME

*[Signature]* 4/30/2019  
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

*[Signature]* 4-30-2019  
 SIGNATURE OF PROPERTY OWNER DATE

ADRIAN HIMETIU  
 TYPED OR PRINTED PROPERTY OWNER

*[Signature]* 4/30/2019  
 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: 5/6/19 Received By: Sharon Cook MRN: 7018019

Zoning District: RAZ00 Hearing Date (for ZBA): 6/11/19 Commission District: 3

Variance Type: Lot Width Code Section: UDO 230-10.1 Lot Width

Related Cases & Applicable Conditions: \_\_\_\_\_

Variance Description: Reduce Required Lot Width From 200 FT to 8 FT (Lot 3)

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

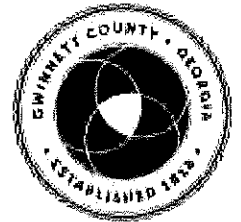
Conditions: \_\_\_\_\_

Case Number: ZVR2019-00057



Department of Planning and Development

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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:	ADRIAN MIKETIY
*Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Contact Person:	ADRIAN MIKETIY
Telephone Number:	678 414 8038
Mobile Telephone Number:	678 414 8038
Email Address:	ATOZ FLOORING @ HOTMAIL. COM
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser

\* Note all correspondence will be sent to this address.

**Property Owner Information:**

Name:	ADRIAN MIKETIY
Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Telephone Number:	678 414 8038
Contact Person:	ADRIAN MIKETIY

**Property Information:**

Subdivision or Project Name:	
Address of Property:	2956 OLD PEACHTREE RD, DALYLA GA 30019
District, Land Lot, Parcel:	3TH DISTRICT PARCEL # R 7018 019
Zoning:	R 200
Proposed Development:	R 200
Building Permit Number (if construction has begun):	BLD:

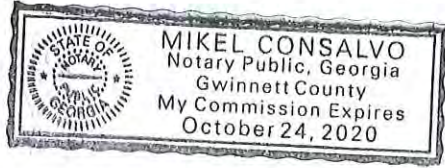
**Variance Requested:**

LOT 3 - REDUCE ROAD FRONTAGE FROM 40 FT TO 0 FT

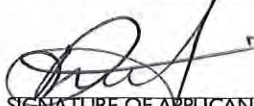

# VARIANCE APPLICATION

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





NOTARY SEAL

 4-30-2019  
 SIGNATURE OF APPLICANT DATE  
ADRIAN DIMOSTI  
 TYPED OR PRINTED APPLICANT NAME  
 4/30/19  
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

 4-30-2019  
 SIGNATURE OF PROPERTY OWNER DATE  
ADRIAN DIMOSTI  
 TYPED OR PRINTED PROPERTY OWNER  
 4/30/19  
 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 \*\*\*\*\*

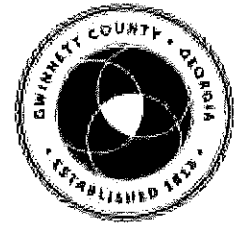
Date Received: 5/6/19 Received By: Sharon Cook MRN: 17018019  
 Zoning District: R4700 Hearing Date (for ZBA): 4/11/19 Commission District: 3  
 Variance Type: Road Frontage Reduction Code Section: UDO230-70.1 Road Frontage  
 Related Cases & Applicable Conditions: \_\_\_\_\_  
 Variance Description: Reduce Required Road frontage from 40 FT to 0 FT. (Lot 3)

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

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

Case Number: ZVR2019-00058

Department of Planning and Development



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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:	ADRIAN MIHETIU
*Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Contact Person:	ADRIAN MIHETIU
Telephone Number:	678 414 8038
Mobile Telephone Number:	678 414 8038
Email Address:	A TO Z FLOORING @ HOTMAIL.COM
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser

\* Note all correspondence will be sent to this address.

**Property Owner Information:**

Name:	ADRIAN MIHETIU
Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Telephone Number:	678 414 8038
Contact Person:	ADRIAN MIHETIU

**Property Information:**

Subdivision or Project Name:	
Address of Property:	2956 OLD PEACHTREE RD, DACULA GA 30019
District, Land Lot, Parcel:	3TH DISTRICT PARCEL # R 7018 019
Zoning:	R 200
Proposed Development:	R 200
Building Permit Number (if construction has begun):	BLD:

**Variance Requested:**

LOT 4 - LOT WIDTH REDUCTION FROM 200 FT TO 30 FT

Case Number: ZVR2019-00059



# VARIANCE APPLICATION

The Undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months 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,



*[Signature]* 4-30-2019  
 SIGNATURE OF APPLICANT DATE

ADRIAN MIHETIU  
 TYPED OR PRINTED APPLICANT NAME

*[Signature]* 4/30/2019  
 SIGNATURE OF NOTARY PUBLIC DATE



*[Signature]* 4-30-2019  
 SIGNATURE OF PROPERTY OWNER DATE

ADRIAN MIHETIU  
 TYPED OR PRINTED PROPERTY OWNER

*[Signature]* 4/30/2019  
 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: 5/6/19 Received By: Sharon Cook MRN: 7018 019

Zoning District: RA200 Hearing Date (for ZBA): 6/11/19 Commission District: 3

Variance Type: Lot Width Code Section: UDO230-10-1 Lot Width

Related Cases & Applicable Conditions: \_\_\_\_\_

Variance Description: Reduce Required Lot Width from 700 Ft - 30 FT (Lot 4)

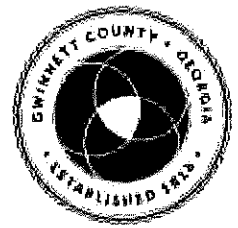
Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Administrative Variance Only)

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

Case Number: ZV2019-00059



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:	ADRIAN MIHETIU
*Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Contact Person:	ADRIAN MIHETIU
Telephone Number:	678 414 8038
Mobile Telephone Number:	678 414 8038
Email Address:	ATOZ FLOORING@HOTMAIL.COM
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser

\* Note all correspondence will be sent to this address.

**Property Owner Information:**

Name:	ADRIAN MIHETIU
Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Telephone Number:	678 414 8038
Contact Person:	ADRIAN MIHETIU

**Property Information:**

Subdivision or Project Name:	
Address of Property:	2956 OLD PEACHTREE RD, Dacula GA 30019
District, Land Lot, Parcel:	3TH DISTRICT PARCEL # R 7018 019
Zoning:	R 200
Proposed Development:	R 200
Building Permit Number (if construction has begun):	BLD:

**Variance Requested:**

LOT 5 - LOT WIDTH REDUCTION FROM 200 FT TO 0 FT

# VARIANCE APPLICATION

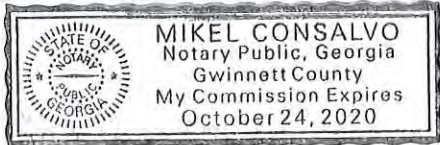
The Undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the 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.



NOTARY SEAL

*[Signature]* 4-30-2019  
 SIGNATURE OF APPLICANT DATE  
ADRIAN ADIHETIU  
 TYPED OR PRINTED APPLICANT NAME  
*[Signature]* 4/30/19  
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

*[Signature]* 4-30-2019  
 SIGNATURE OF PROPERTY OWNER DATE  
ADRIAN ADIHETIU  
 TYPED OR PRINTED PROPERTY OWNER  
*[Signature]* 4/30/19  
 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: 5/6/19 Received By: Sharon Cook MRN: 7018 019  
 Zoning District: RA200 Hearing Date (for ZBA): 6/11/19 Commission District: 3  
 Variance Type: lot width Code Section: UDO 230-10.1 lot width  
 Related Cases & Applicable Conditions: \_\_\_\_\_  
 Variance Description: Reduce Required lot width from 700 FT to 0 FT. (lot 5)

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

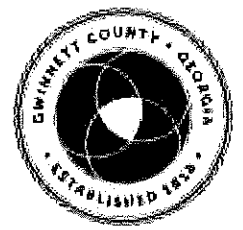
Conditions: \_\_\_\_\_

Case Number: ZVR2019-00060



Department of Planning and Development

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gwinnettcountry

**VARIANCE APPLICATION**

FROM THE  UNIFIED DEVELOPMENT ORDINANCE  SIGN ORDINANCE

For Consideration of:  BOARD OF APPEALS VARIANCE  
 ADMINISTRATIVE VARIANCE

**Applicant Information:**

Applicant:	ADRIAN MIHETIU
*Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Contact Person:	ADRIAN MIHETIU
Telephone Number:	678 414 8038
Mobile Telephone Number:	678 414 8038
Email Address:	ATO2FLOORING@HOTMAIL.COM
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser

\* Note all correspondence will be sent to this address.

**Property Owner Information:**

Name:	ADRIAN MIHETIU
Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Telephone Number:	678 414 8038
Contact Person:	ADRIAN MIHETIU

**Property Information:**

Subdivision or Project Name:	
Address of Property:	2956 OLD PEACHTREE RD, DALULA GA 30019
District, Land Lot, Parcel:	3TH DISTRICT PARCEL # R 7018 019
Zoning:	R 200
Proposed Development:	R 200
Building Permit Number (if construction has begun):	BLD:

**Variance Requested:**

LOT 5 - REDUCE ROAD FRONTAGE FROM 40 FT TO 0 FT



VARIANCE APPLICATION

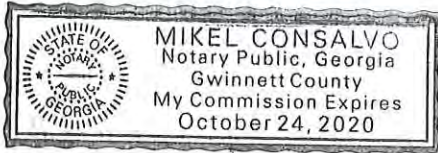
The Undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the 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.



NOTARY SEAL

Signature of Applicant: [Handwritten Signature] DATE: 4-30-2019
TYPED OR PRINTED APPLICANT NAME: ADRIAN ADIMETIU
Signature of Notary Public: [Handwritten Signature] DATE: 4/30/19



NOTARY SEAL

Signature of Property Owner: [Handwritten Signature] DATE: 4-30-2019
TYPED OR PRINTED PROPERTY OWNER: ADRIAN ADIMETIU
Signature of Notary Public: [Handwritten Signature] DATE: 4/30/19

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: 5/6/19 Received By: Sharon Cook MRN: 7018 019
Zoning District: RAZ00 Hearing Date (for ZBA): 6/1/19 Commission District: 3
Variance Type: Road Frontage Code Section: UDO230.70.1 Road Frontage
Variance Description: Reduce Required road frontage from 40 ft to 0 ft (lot 5)

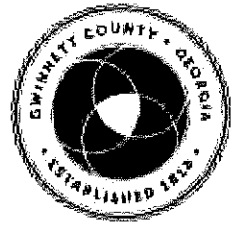
Approval: \_\_\_\_\_ Date: \_\_\_\_\_
(Administrative Variance Only)

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

Case Number: ZVR2019-00061



**Department of Planning and Development**



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 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:	ADRIAN MIHETIU
*Mailing Address:	1485 MOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Contact Person:	ADRIAN MIHETIU
Telephone Number:	678 414 8038
Mobile Telephone Number:	678 414 8038
Email Address:	ATOZ FLOORING @ HOTMAIL.COM
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser

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**Property Owner Information:**

Name:	ADRIAN MIHETIU
Mailing Address:	1485 MOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Telephone Number:	678 414 8038
Contact Person:	ADRIAN MIHETIU

**Property Information:**

Subdivision or Project Name:	
Address of Property:	2956 OLD PEACHTREE RD, Dacula GA 30019
District, Land Lot, Parcel:	3TH DISTRICT PARCEL # R 7018 019
Zoning:	R 200
Proposed Development:	R 200
Building Permit Number (if construction has begun):	BLD:

**Variance Requested:**

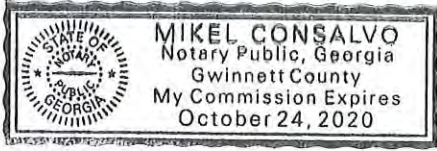
LOT 6 - LOT WIDTH REDUCTION FROM 200 FT TO 9 FT



# 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.

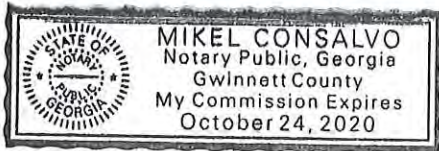


NOTARY SEAL

*[Signature]* \_\_\_\_\_ 4-30-2019  
 SIGNATURE OF APPLICANT DATE

ADRIAN MIHEICU  
 TYPED OR PRINTED APPLICANT NAME

*[Signature]* \_\_\_\_\_ 4/30/2019  
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

*[Signature]* \_\_\_\_\_ 4-30-2019  
 SIGNATURE OF PROPERTY OWNER DATE

ADRIAN MIHEICU  
 TYPED OR PRINTED PROPERTY OWNER

*[Signature]* \_\_\_\_\_ 4/30/2019  
 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: 5/6/19 Received By: Sharon Cook MRN: 7018 019

Zoning District: RA200 Hearing Date (for ZBA): 6/11/19 Commission District: 3

Variance Type: Lot width Code Section: UDO 230-10/Lot width

Related Cases & Applicable Conditions: \_\_\_\_\_

Variance Description: Reduce Required Lot width From 200 Ft to 0 Ft (Lot 6)

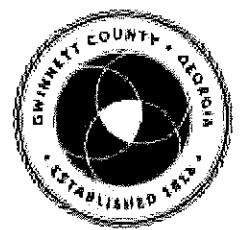
Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Administrative Variance Only)

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

Case Number: ZVR2019-00062



Department of Planning and Development



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 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:	ADRIAN MIHETIU
*Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Contact Person:	ADRIAN MIHETIU
Telephone Number:	678 414 8038
Mobile Telephone Number:	678 414 8038
Email Address:	ATO2FLOORING@HOTMAIL.COM
Applicant is (check one):	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser

\* Note all correspondence will be sent to this address.

**Property Owner Information:**

Name:	ADRIAN MIHETIU
Mailing Address:	1485 HOOD RD
City, State, Zip Code:	LAWRENCEVILLE GA 30043
Telephone Number:	678 414 8038
Contact Person:	ADRIAN MIHETIU

**Property Information:**

Subdivision or Project Name:	
Address of Property:	2956 OLD PEACHTREE RD, Dacula GA 30019
District, Land Lot, Parcel:	3TH DISTRICT PARCEL # R 7018 019
Zoning:	R 200
Proposed Development:	R 200
Building Permit Number (if construction has begun):	BLD:

**Variance Requested:**

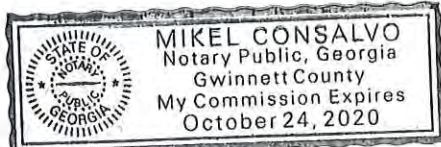
LOT 6 - REDUCE ROAD FRONTAGE FROM 40 FT TO 0 FT



# 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.



NOTARY SEAL

*[Signature]* 4-30-2019  
 SIGNATURE OF APPLICANT DATE

ADRIAN MIHETIU  
 TYPED OR PRINTED APPLICANT NAME

*[Signature]* 4/30/19  
 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

*[Signature]* 4-30-2019  
 SIGNATURE OF PROPERTY OWNER DATE

ADRIAN MIHETIU  
 TYPED OR PRINTED PROPERTY OWNER

*[Signature]* 4/30/19  
 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: 5/11/19 Received By: Sharon Cook MRN: 7018 019

Zoning District: R200 Hearing Date (for ZBA): 6/11/19 Commission District: 3

Variance Type: Road Frontage Code Section: UDO 230-70.1 Road Frontage

Related Cases & Applicable Conditions: \_\_\_\_\_

Variance Description: Reduce Required Road Frontage from 40 Ft to 0 Ft (Lot 6)

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

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

Case Number: ZVR2019-00063



## Letter of Intent

Adrian Mihetiu  
1485 Hood Road,  
Lawrenceville, Ga 30043

To whom it may concern,

I, Adrian Mihetiu, respectfully submit the following Variance Applications:

- Lot width reduction from 200' to 0' for lots 2, 3, 5, and 6.
- Lot width reduction from 200' to 30' for lot 4
- Reduction of lot frontage from 40' to 0' for lots 2, 3, 5, and 6

with property defined within the boundary survey provided for these applications, for the purpose of building six new single family homes. The reason I'm requesting the two variances per lot for Lots 2, 3, 5 and 6, is because I propose a private access drive that will provide ingress/egress to all new lots as shown on the attached plan.

The subject property is 10.06 acres located at 2956 Old Peachtree Rd, Dacula, GA 30019 (parcel ID 7018 019) with an existing house and a metal barn/storage building approximately 700 square feet. My intent is to keep the existing house on Lot 3 and the barn on Lot 1 as shown on the attached site plan. Pictures of existing house barn/storage building are attached.

The hardship we are facing is the size of the site. I believe the requests are consistent with the intent of the UDO because the lots will all conform to the square footage, width, and roadway frontage required by R-200 which is the present zoning of the property.

The proposed homes will be a minimum of 2,000 square feet. Every home will have at least two car garage, maintaining a balance of brick, cement siding, shake, architectural shingles, and decorative trims.

A soil test level 3 was completed for the whole property and the results concluded 94% of the entire property being good usable soil (see attached soil test).

All lots will not be graded at one time. I plan to develop the lots in an organized and appropriate fashion. As presented on the attached plan, a 20 feet construction buffer will be maintained adjacent to all residential properties.

In my previous years, I've completed 2 house construction projects (see attached pictures).

Your consideration for allowing and approving this variance is greatly appreciated!

Sincerely,

Adrian Mihetiu

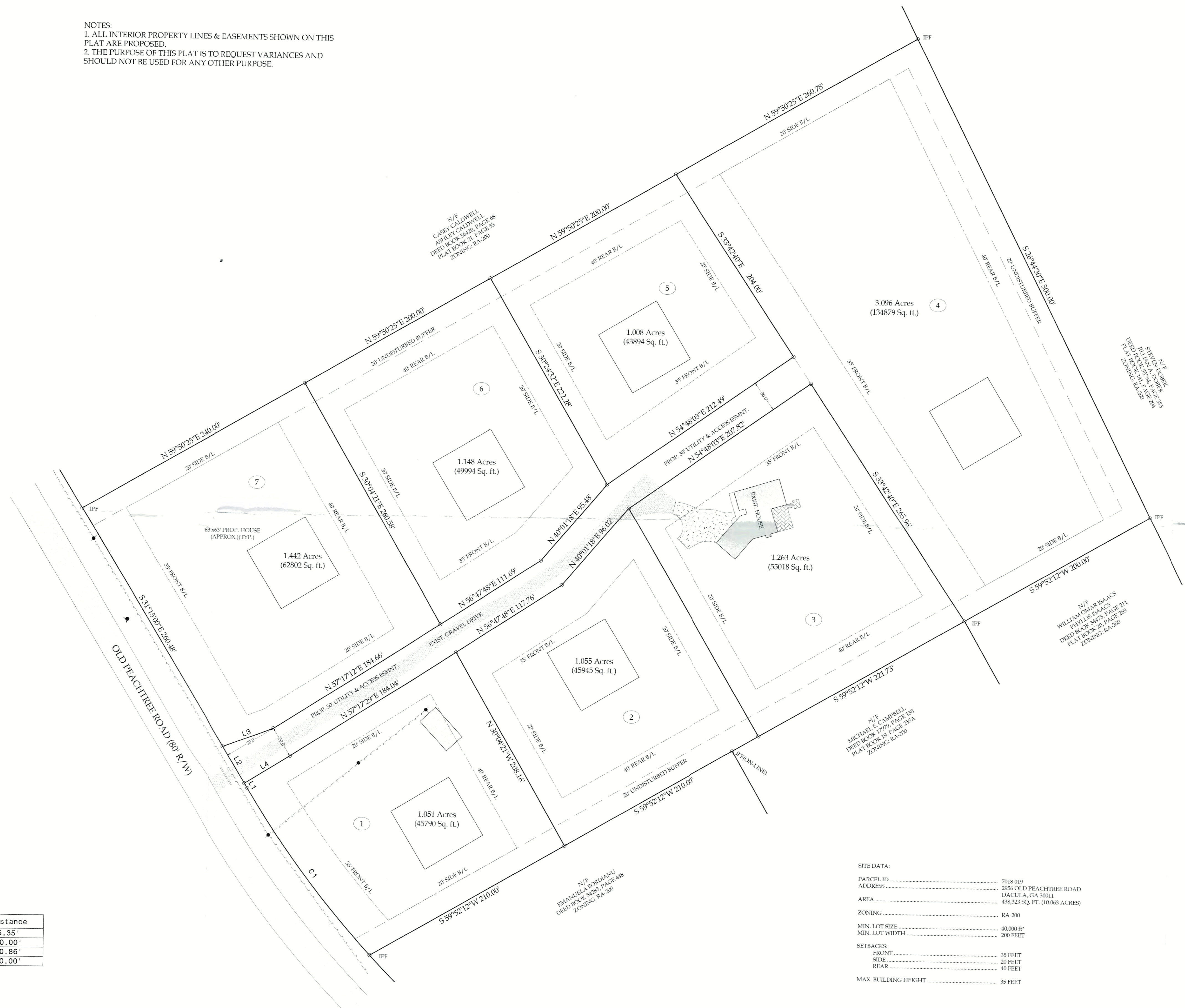
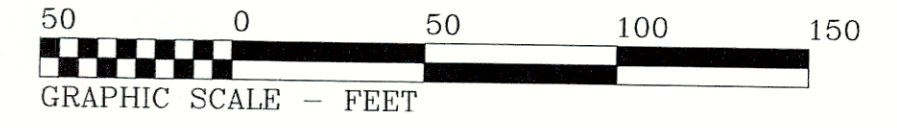




NOT READY FOR RECORDING

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT.

NOTES:  
 1. ALL INTERIOR PROPERTY LINES & EASEMENTS SHOWN ON THIS PLAT ARE PROPOSED.  
 2. THE PURPOSE OF THIS PLAT IS TO REQUEST VARIANCES AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.



LINE CALL CHART

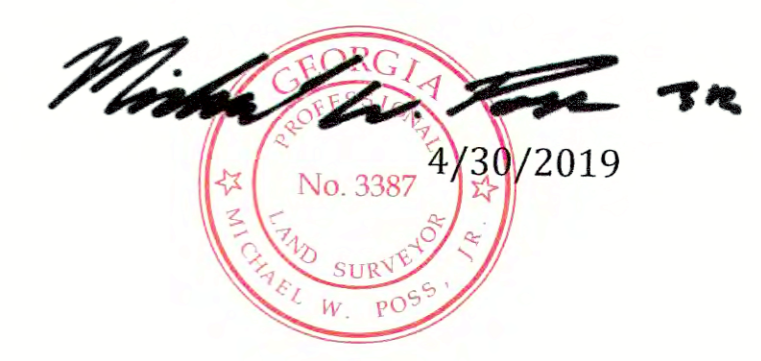
Course	Bearing	Distance
L1	N 31°15'00" W	5.35'
L2	N 31°15'00" W	40.00'
L3	N 69°18'51" E	50.86'
L4	N 57°59'07" E	50.00'

CURVE CALL CHART

Curve	Radius	Length	Chord	Chord Bear.
C1	956.45'	194.65'	194.32'	N 37°04'56" W

SITE DATA:

PARCEL ID	7018 019
ADDRESS	2556 OLD PEACHTREE ROAD Dacula, GA 30011
AREA	438,323 SQ. FT. (10.063 ACRES)
ZONING	RA-200
MIN. LOT SIZE	40,000 sq. ft.
MIN. LOT WIDTH	200 FEET
SETBACKS	
FRONT	35 FEET
SIDE	20 FEET
REAR	40 FEET
MAX. BUILDING HEIGHT	35 FEET



THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 1313C0061 F, DATED SEPTEMBER 29th 2006, ZONE "X".

LAND LOT IS 7th DISTRICT CHURCH, GEORGIA SCALE 1"=80' DATE APRIL 28th 2019

VARIANCE REQUEST SURVEY FOR  
**ADRIAN MIHETU**

BUSBEE & POISS  
 LAND SURVEYING COMPANY  
 3408 HOWELL STREET, SUITE A  
 BULLOCH, GEORGIA 30956  
 FAX: 770-497-9866  
 www.busbeelandpoiss.com

DATE: \_\_\_\_\_ REVISION NOTES: \_\_\_\_\_





2956 OLD PEACHTREE RD  
Dacula GA 30019





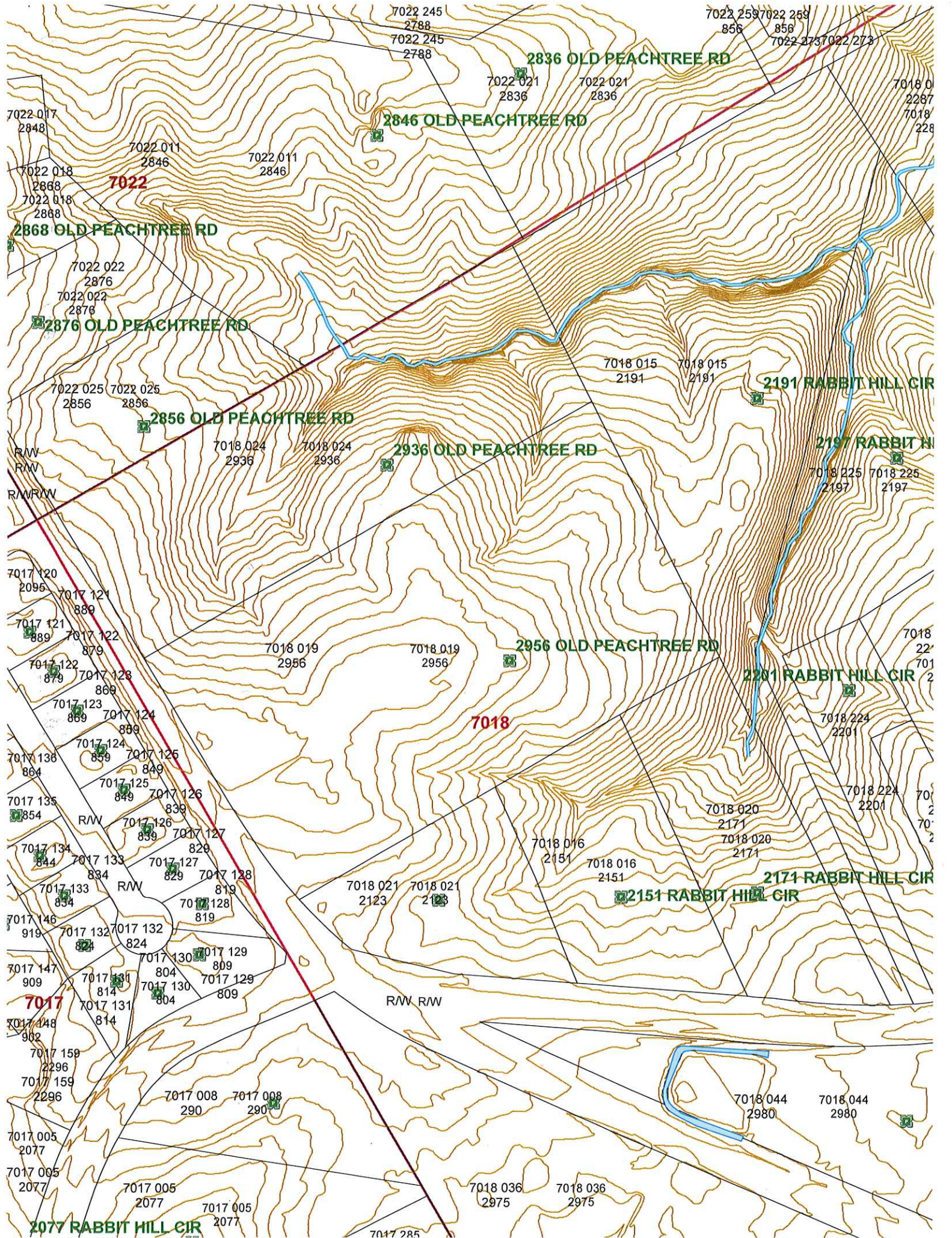
1485 HOOD RD  
L.VILLE GA 30043  
BUILD 2014





785 ALCOY WAY  
2-VILLE GA 30043  
BUILD 2008

















Sold: \$400,000 (3 beds, 2 baths, 1,812 sqft)



11000 Peachtree





**W&A  
Engineering**  
CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
SURVEYING • SOIL AND ENVIRONMENTAL CONSULTING  
ECONOMIC DEVELOPMENT • TRAFFIC ENGINEERING



**LEVEL 3 SOIL INVESTIGATION REPORT**

Report Date: 03/13/2019      Inspection Date: 03/12/2019      Level of Study: 3  
 Site Location: 2956 Old Peachtree Road, Dacula      Project No: 19070  
 Client: Adrian Mihetiu      Phone: 678-414-8038  
 County: Gwinnett  
 Field Inspection By: Christian W. Hoadley  
 Boring Location Method: Champion MVP GPS Unit from GIS-located reference points  
 Certified By: Christian W. Hoadley, DPH CSC

**SOIL SERIES & INTERPRETIVE PROPERTIES**

Soil Series & Slope Class (%)	Depth to Bedrock (in)	Depth to SHWT* (in)	Estimated Perc. (min/in)	Depth of Estimated Perc/(in)	Recommended Installation Depth (in)	Soil Suitability Code
Appling 2-10%	>72	>72	70	12-48	24-36	A
Appling 6-12%	>72	>72	70	12-48	24-36	A
Cecil 2-6%	>72	>72	65	12-48	24-36	A
Hard Labor I 6-12%	>72	36-38	90	6-36	18-24	C1B
Hard Labor II 2-10%	>72	46-48	85	6-36	18-24	P
Wedowee 2-10%	>72	>72	55	12-48	24-36	A

\* Seasonal High Water Table

**SOIL SUITABILITY CODE DEFINITIONS**

- A Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.
- C1B Soils are unsuitable for conventional absorption fields due to seasonal perched water table conditions. Soils are generally suitable for shallow trench absorption fields with treatment system producing Class I effluent. The local Environmental Health Specialist must approve non-conventional system design and installation.
- P Soils have a deep seasonal perched water table. Absorption trenches installed 24 inches above seasonal high water table should function effectively. Estimated percolation rate is for recommended trench depth.

**GENERAL NOTES & COMMENTS**

- 1) Property boundaries were obtained from the survey for F. & Joy Sibley by Mack L. Meeks, RLS dated 03/02/1983. Elevation contours (2' Lidar) were obtained from the Gwinnett County GIS website and should be considered approximate.
- 2) Soil borings and feature locations on the Level 3 Soil Map were located using a Champion Instruments MVP sub-meter GPS unit.
- 3) The information contained in this report is the professional opinion and judgement of W&A Engineering and meets current DPH guidelines. No guarantee of the performance of any on-site septic system is warranted by W&A Engineering.
- 4) Installers should be cautious of smearing trench walls during installation of absorption field lines in dense clay soils. Smearing of absorption trench walls can reduce drainage rate and may cause premature failure. Absorption field lines should be installed under dry soil conditions.

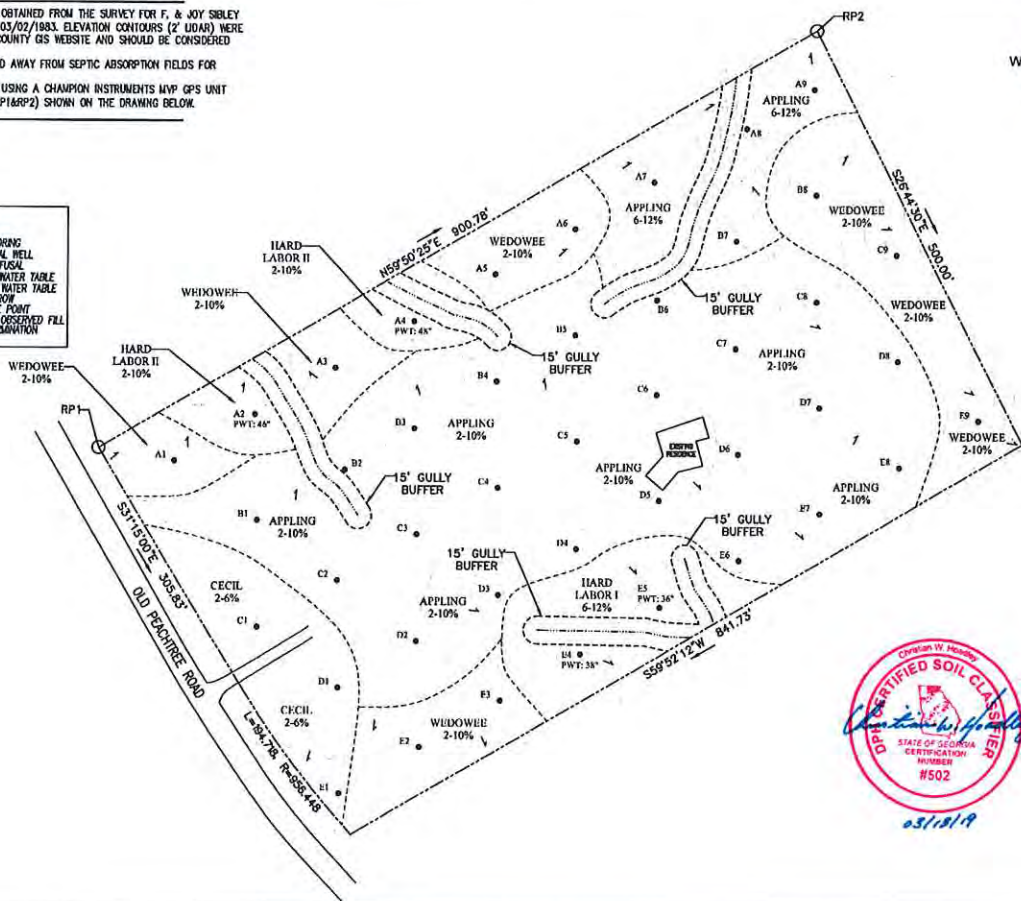


**SURVEY NOTES:**

1. PROPERTY BOUNDARIES WERE OBTAINED FROM THE SURVEY FOR F. & JOY SIBLEY BY MACK L. MEEKS, RLS DATED 03/02/1983. ELEVATION CONTOURS (2' UDA) WERE OBTAINED FROM THE GWINNETT COUNTY GIS WEBSITE AND SHOULD BE CONSIDERED APPROXIMATE.
2. STORMWATER MUST BE ROUTED AWAY FROM SEPTIC ABSORPTION FIELDS FOR PROPER SYSTEM FUNCTION.
3. SOIL BORINGS WERE LOCATED USING A CHAMPION INSTRUMENTS MYP GPS UNIT FROM THE REFERENCE POINTS (RP1&RP2) SHOWN ON THE DRAWING BELOW.

CHRISTIAN HOADLEY, DPH CSC  
GA DPH CSC 502

LEGEND	
●	= AUGER BORING
⊙	= RESIDENTIAL WELL
AR	= AUGER REFUSAL
PWT	= PERCHED WATER TABLE
SWT	= SEASONAL WATER TABLE
↘	= SLOPE ARROW
RP	= REFERENCE POINT
FF	= DEPTH OF OBSERVED FILL
BT	= BORING TERMINATION



**W&A Engineering**  
 (REGISTERED PROFESSIONAL ENGINEERS)  
 3470 Dunwoody Bridge Road, Suite 141,  
 Atlanta, GA 30306  
 P (770) 218-0000 • F (770) 218-0111  
 www.engineering.com

**LEVEL 3 SOIL MAP**  
 2956 OLD PEACHTREE ROAD  
 L.L. 18, 7TH DISTRICT  
 GWINNETT COUNTY, GEORGIA

ADDRESS: 2956 OLD PEACHTREE ROAD, Dacula  
 GWINNETT COUNTY, GEORGIA

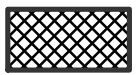
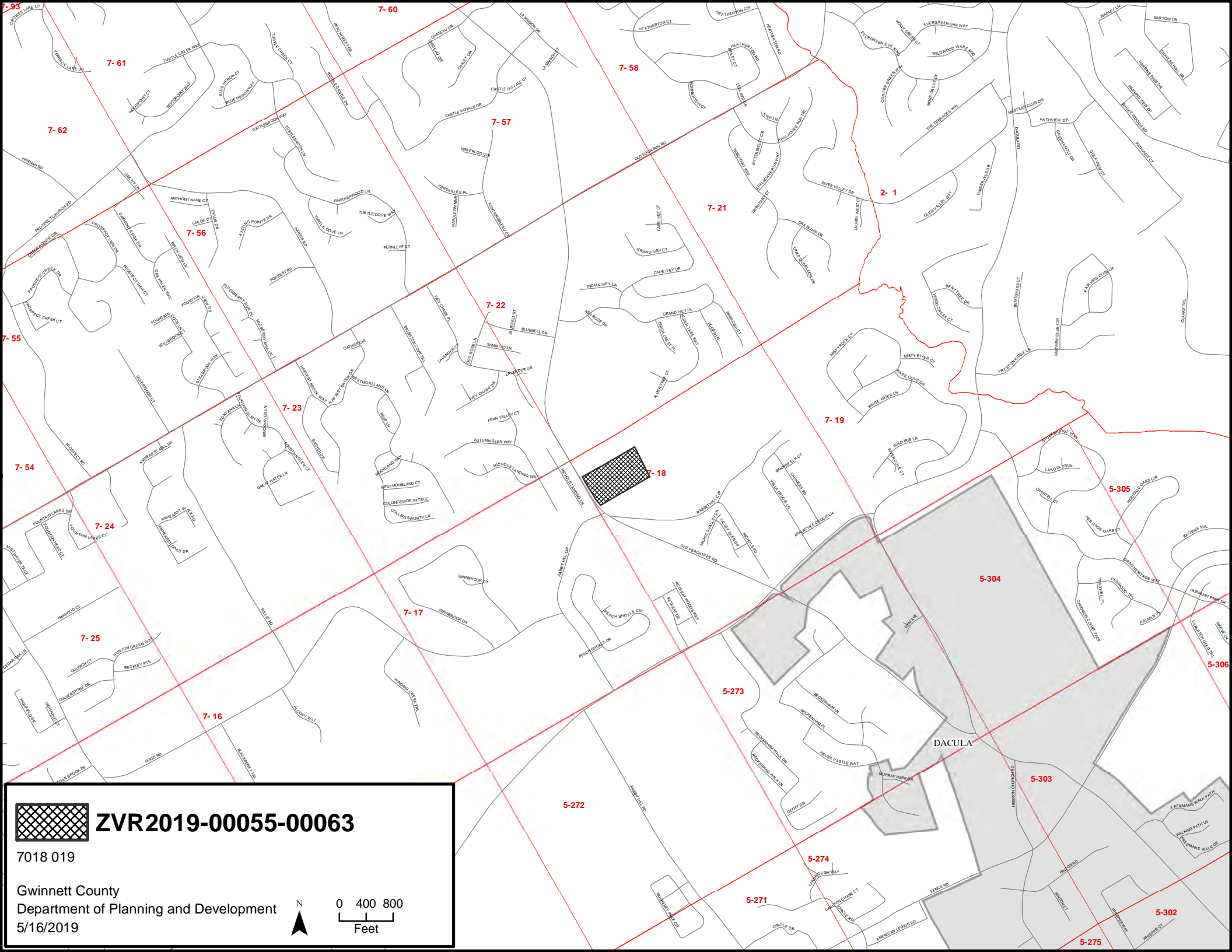
LAST DATE OF FIELD WORK: 03/27/19  
 DATE OF SOIL MAP: 03/27/19

SCALE: 1" = 100'

19070







**ZVR2019-00055-00063**

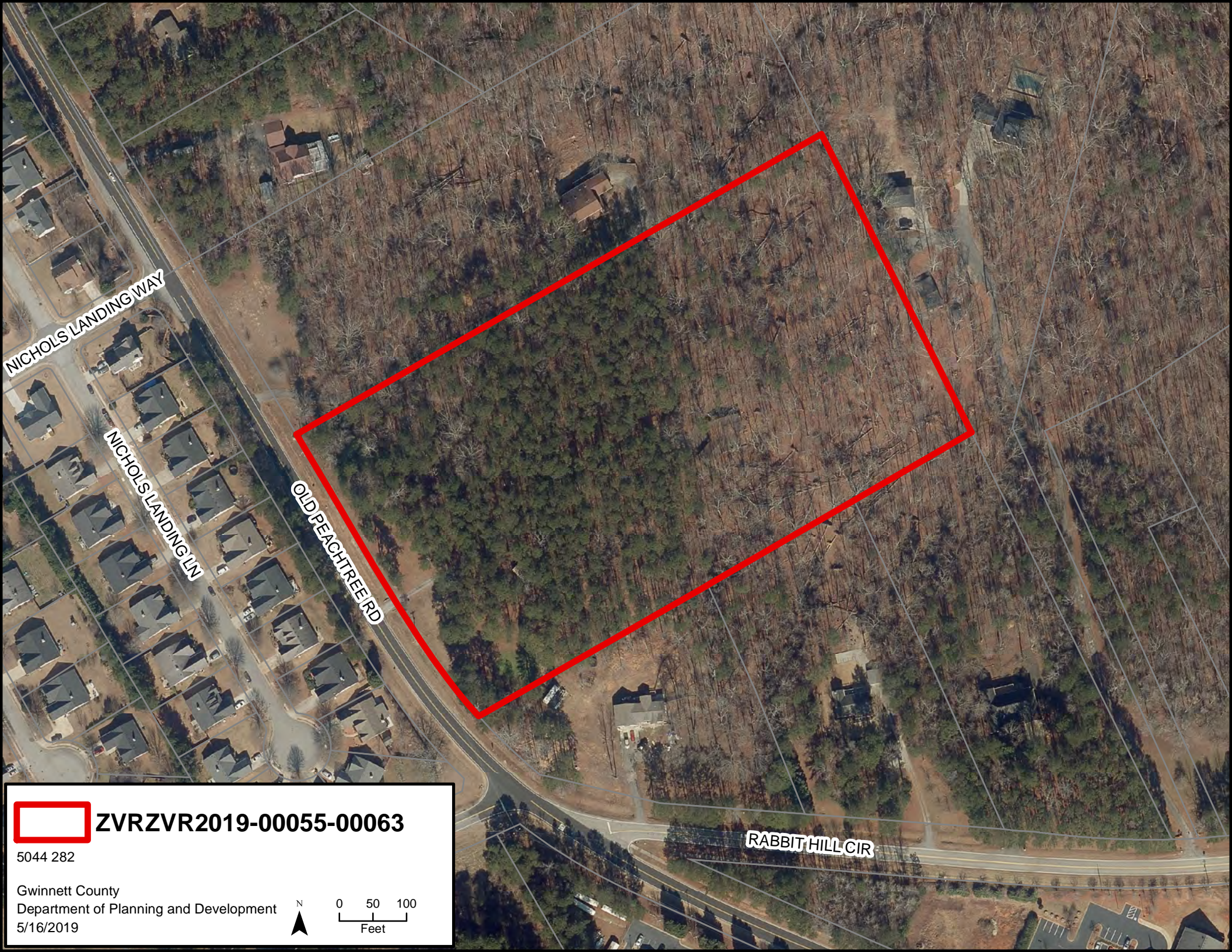
7018 019

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 400 800  
Feet





NICHOLS LANDING WAY

NICHOLS LANDING LN

OLD PEACHTREE RD

RABBIT HILL CIR



**ZVRZVR2019-00055-00063**

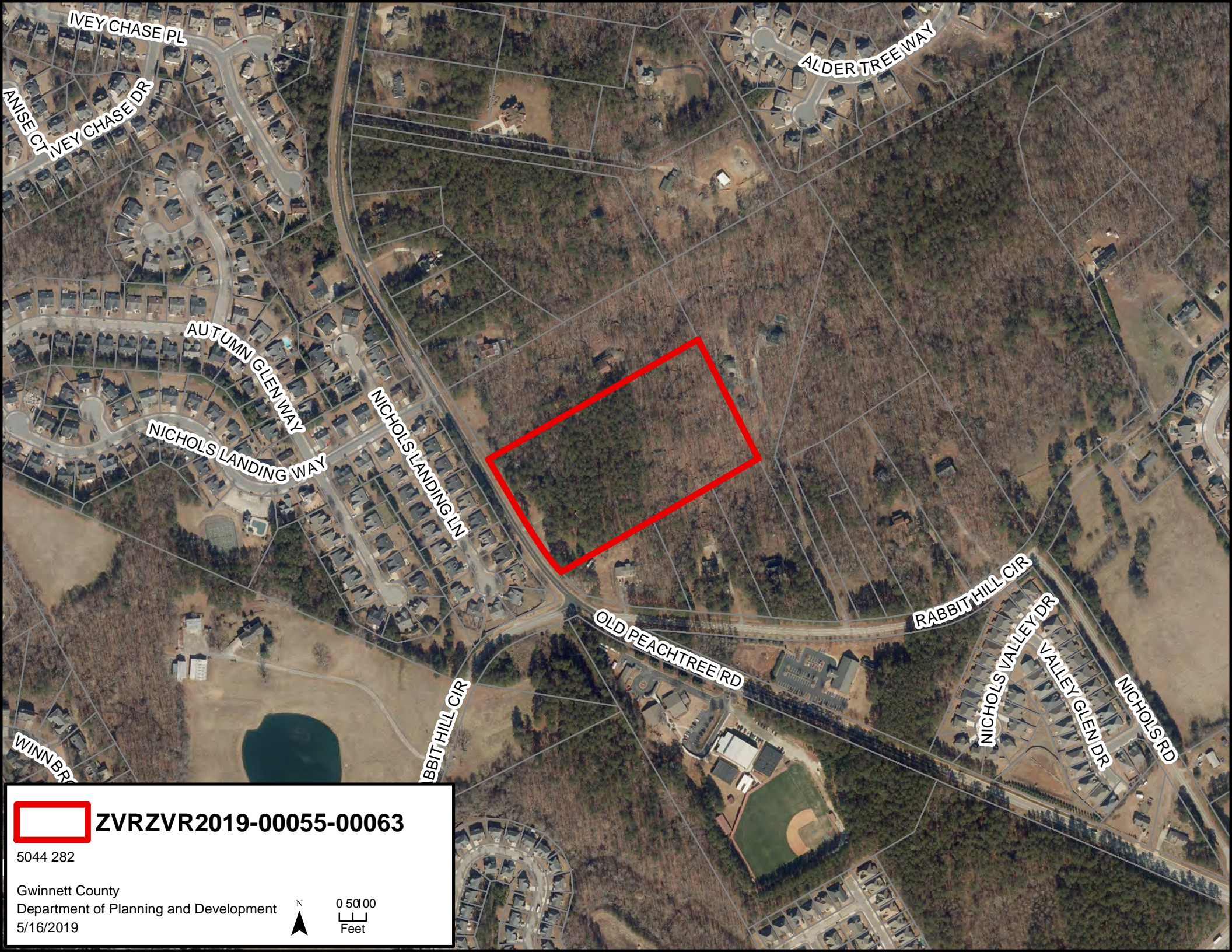
5044 282

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 50 100  
Feet





**ZVRZVR2019-00055-00063**

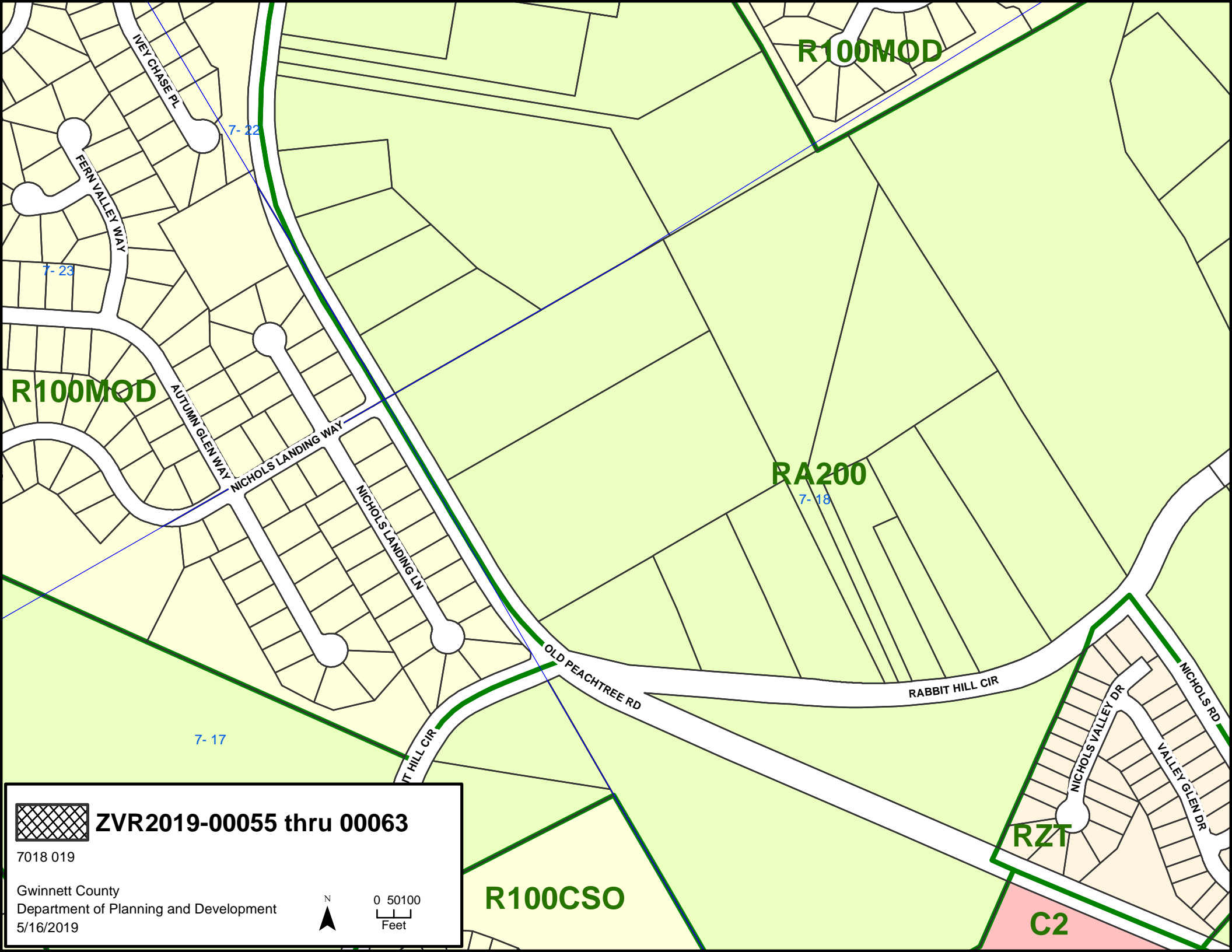
5044 282

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 50 100  
Feet





R100MOD

R100MOD

RA200

R100CSO

RZT

C2

IVEY CHASE PL

FERN VALLEY WAY

AUTUMN GLEN WAY

NICHOLS LANDING WAY

NICHOLS LANDING LN

OLD PEACHTREE RD

RABBIT HILL CIR

NICHOLS VALLEY DR

VALLEY GLEN DR

NICHOLS RD

7-22

7-23

7-18

7-17



ZVR2019-00055 thru 00063

7018 019

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 50100  
Feet





### PUBLIC HEARING NOTICE

Zoning Board of Appeals

#### APPLICATION FOR VARIANCE:

- Reduce Required Lot Width From 200 FT to 8 FT (Lot 2)
- Reduce Required Road Frontage From 40 FT to 8 FT (Lot 2)
- Reduce Required Lot Width From 200 FT to 8 FT (Lot 3)
- Reduce Required Road Frontage From 40 FT to 8 FT (Lot 3)

ZVR 2019-00055  
ZVR 2019-00056

Case # ZVR 2019-00057  
ZVR 2019-00058

Date 6-11-19 Time 6:30 PM

75 LANGLEY DRIVE  
LAWRENCEVILLE, GA 30046

**WARNING**  
DO NOT REMOVE OR TAMPER WITH THIS NOTICE.  
PUBLIC NOTICE IS THE PROPERTY OF GWINNETT COUNTY.  
THIS SIGN SHALL REMAIN POSTED DURING THE PUBLIC HEARING PERIOD AND BE REMOVED BY THE ZONING BOARD OF APPEALS.

For Information Call 678-518-6000

**THIS IS NOT A REZONING APPLICATION**

As set forth in Americans with Disabilities Act of 1992, the Gwinnett County Government does not discriminate on the basis of disability and will assist citizens with special needs given proper notice (seven working days). For information, please call Muriam Nafees at 770.822.7955.

### PUBLIC HEARING NOTICE

Zoning Board of Appeals

#### APPLICATION FOR VARIANCE:

- Reduce Required Lot Width From 200 FT to 30 FT (Lot 4)
- Reduce Required Lot Width From 200 FT to 8 FT (Lot 5)
- Reduce Required Road Frontage From 40 FT to 8 FT (Lot 5)

ZVR 2019-00059  
ZVR 2019-00060

Case # ZVR 2019-00061

Date 6-11-19 Time 6:30 PM

75 LANGLEY DRIVE  
LAWRENCEVILLE, GA 30046

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

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### PUBLIC HEARING NOTICE

Zoning Board of Appeals

#### APPLICATION FOR VARIANCE:

- Reduce Required Lot Width From 200 FT to 8 FT (Lot 6)
- Reduce Required Road Frontage From 40 FT to 8 FT (Lot 6)

ZVR 2019-00062

Case # ZVR 2019-00063

Date 6-11-19 Time 6:30 PM

75 LANGLEY DRIVE  
LAWRENCEVILLE, GA 30046

**WARNING**  
DO NOT REMOVE OR TAMPER WITH THIS NOTICE.  
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THIS SIGN SHALL REMAIN POSTED DURING THE PUBLIC HEARING PERIOD AND BE REMOVED BY THE ZONING BOARD OF APPEALS.

For Information Call 678-518-6000

**THIS IS NOT A REZONING APPLICATION**

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

CASE NUMBERS **ZVR2019-00064-ZVR2019-00065**  
ZONING R-100  
LOCATION 2283 WINDLAND DRIVE  
MAP NUMBER 5044 282  
VARIANCES REQUESTED **ZVR2019-00064:** ALLOW ENCROACHMENT OF 10 FT  
INTO THE 20 FT ACCESSORY  
STRUCTURE SETBACK  
**ZVR2019-00065:** INCREASE SIZE OF ACCESSORY  
STRUCTURE FROM 500 SQ FT TO  
768 SQ FT

COMMISSION DISTRICT 2 (KU)

APPLICANT: TAMARA M HAASE  
2283 WINDLAND DRIVE  
LAWRENCEVILLE, GA 30044

CONTACT: TAMARA OR FRED HAASE PHONE: 770-972-6609

OWNER: TAMARA M HAASE  
2283 WINDLAND DRIVE  
LAWRENCEVILLE, GA 30044

**ZONING HISTORY:**

The subject property is a 0.342 acre R-100 zoned lot with an existing single-family dwelling in the Singley Spring subdivision off Five Forks Trickum Road. The adjoining properties are zoned R-100 with single-family dwellings. The rear of the lot is adjacent to Moon Place Road. The existing dwelling was constructed in 1987; the present owner has occupied the dwelling since 1991.

**DEPARTMENT ANALYSIS:**

The applicant proposes a three (3) car garage within the rear yard of the property for additional storage of household items and antique vehicles. The proposed location would encroach into the required 20-foot accessory structure setback from the side property line.

Based on the size of this lot, the Unified Development Ordinance allows accessory structures up to a cumulative size of 500 square feet with a setback of 20 feet from the side and rear property lines.



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

- 1. The applicant shall obtain a residential building permit for the accessory structure and achieve satisfactory field inspections for issuance of a Certificate of Completion.**





PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00064- ZVR2019-00065  
TAMARA N HAASE  
2283 WINDLAND DRIVE, LAWRENCEVILLE, GA  
COMMISSION DISTRICT 2  
R-100 PARCEL 5004 282





PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00064- ZVR2019-00065  
TAMARA N HAASE  
2283 WINDLAND DRIVE, LAWRENCEVILLE, GA  
COMMISSION DISTRICT 2  
R-100 PARCEL 5004 282



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:	Tamara M. Haase		
*Mailing Address:	2283 Windland Drive		
City, State, Zip Code:	Lawrenceville, Ga 30044		
Contact Person:	Tamara or Fred Haase		
Telephone Number:	770-972-6609		
Mobile Telephone Number:	770-335-1067		
Email Address:	t-haase@bellsouth.net		
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:	Tamara M. Haase		
Mailing Address:	2283 Windland Drive		
City, State, Zip Code:	Lawrenceville, Ga 30044		
Telephone Number:	770-972-6609		
Contact Person:	Tamara or Fred Haase		

**Property Information:**

Subdivision or Project Name:	Singley Springs Subdivision		
Address of Property:	2283 Windland Drive		
District, Land Lot, Parcel:	1 --- 5044 282 1/4		
Zoning:	R-100		
Proposed Development:			
Building Permit Number (if construction has begun):	BLD:		

**Variance Requested:**

encroach 10' ft into the 10' side setback.

Case Number: ZVR2019-00064



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.



NOTARY SEAL

Jamara M. Haase 5-1-19
SIGNATURE OF APPLICANT DATE

Tamara M. Haase
TYPED OR PRINTED APPLICANT NAME

Melanie Meader 5/1/19
SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

Jamara M. Haase 5-1-19
SIGNATURE OF PROPERTY OWNER DATE

Tamara M. Haase
TYPED OR PRINTED PROPERTY OWNER

Melanie Meader 5/1/19
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: 5/7/19 Received By: Sharon Cook MRN: 5044 282

Zoning District: R100 Hearing Date (for ZBA): 6/11/19 Commission District: Z

Variance Type: Accessory Structure Encroachment Code Section: UDO230-120.8 Accessory Structure Setback

Related Cases & Applicable Conditions:

Variance Description: Allow Encroachment of 10' Ft into the 20 ft Accessory Structure Setback

Approval: Date: (Administrative Variance Only)

Conditions:

Case Number: ZV22019-00064



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 [ ] SIGN ORDINANCE

For Consideration Of:



BOARD OF APPEALS VARIANCE



ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant:	Tamara M. Haase
*Mailing Address:	2283 Windland Drive
City, State, Zip Code:	Lawrenceville, Ga 30044
Contact Person:	Tamara or Fred Haase
Telephone Number:	770-972-6609
Mobile Telephone Number:	770-335-1067
Email Address:	t-haase@bellsouth.net
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:	Tamara M. Haase
Mailing Address:	2283 Windland Drive
City, State, Zip Code:	Lawrenceville, Ga 30044
Telephone Number:	770-972-6609
Contact Person:	Tamara or Fred Haase

Property Information:

Subdivision or Project Name:	Singley Springs Subdivision
Address of Property:	2283 Windland Drive
District, Land Lot, Parcel:	5044 282
Zoning:	R-100
Proposed Development:	
Building Permit Number (if construction has begun):	

Variance Requested:

Increase accessory structure  
from 500 sq. ft to 869 sq. ft.  
JA 768 sq ft

Case Number: ZV22019-00065



# 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 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

Tamara M. Haase 5-1-19  
SIGNATURE OF APPLICANT DATE

Tamara M. Haase  
TYPED OR PRINTED APPLICANT NAME

Melanie Meader 5/1/19  
SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

Tamara M. Haase 5-1-19  
SIGNATURE OF APPLICANT DATE

Tamara M. Haase  
TYPED OR PRINTED APPLICANT NAME

Melanie Meader 5/1/19  
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: 5/7/19 Received By: Sharon Cook MRN: 5044282

Zoning District: B100 Hearing Date (for ZBA): 6/11/19 Commission District: 2

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

Related Cases & Applicable Conditions: \_\_\_\_\_

Variance Description: Increase Size of Accessory Structure From 500 SQ FT to 768 SQ FT.

Approval: \_\_\_\_\_ Date \_\_\_\_\_ Administrative Variance Only)

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

Case Number: ZVR2019-00065



We are applying for a variance to build a 3 car garage. It was necessary for us to convert our existing garage space to live in quarters for my father who has Dementia. Everything that was in the garage is now in the back yard and on our back deck. In addition, we now have cars sitting on the street (which is a narrow street) thus creating a traffic hazard on Windland Dr. We also need the 3 car garage as we have vintage cars that are required to be garaged for insurance purposes. If we don't have the garage, the insurance company will not insure these cars. The garage will have the same siding and roofing as our existing home. It will be the same aesthetically.

Jamaica M. Haase  
5-1-19



A TOPCON GTS-2B TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.

The field data upon which this plat is based has a closure precision of one foot in 25,600 feet and an angular error of 2" per angle point and was adjusted using the COMPASS rule.

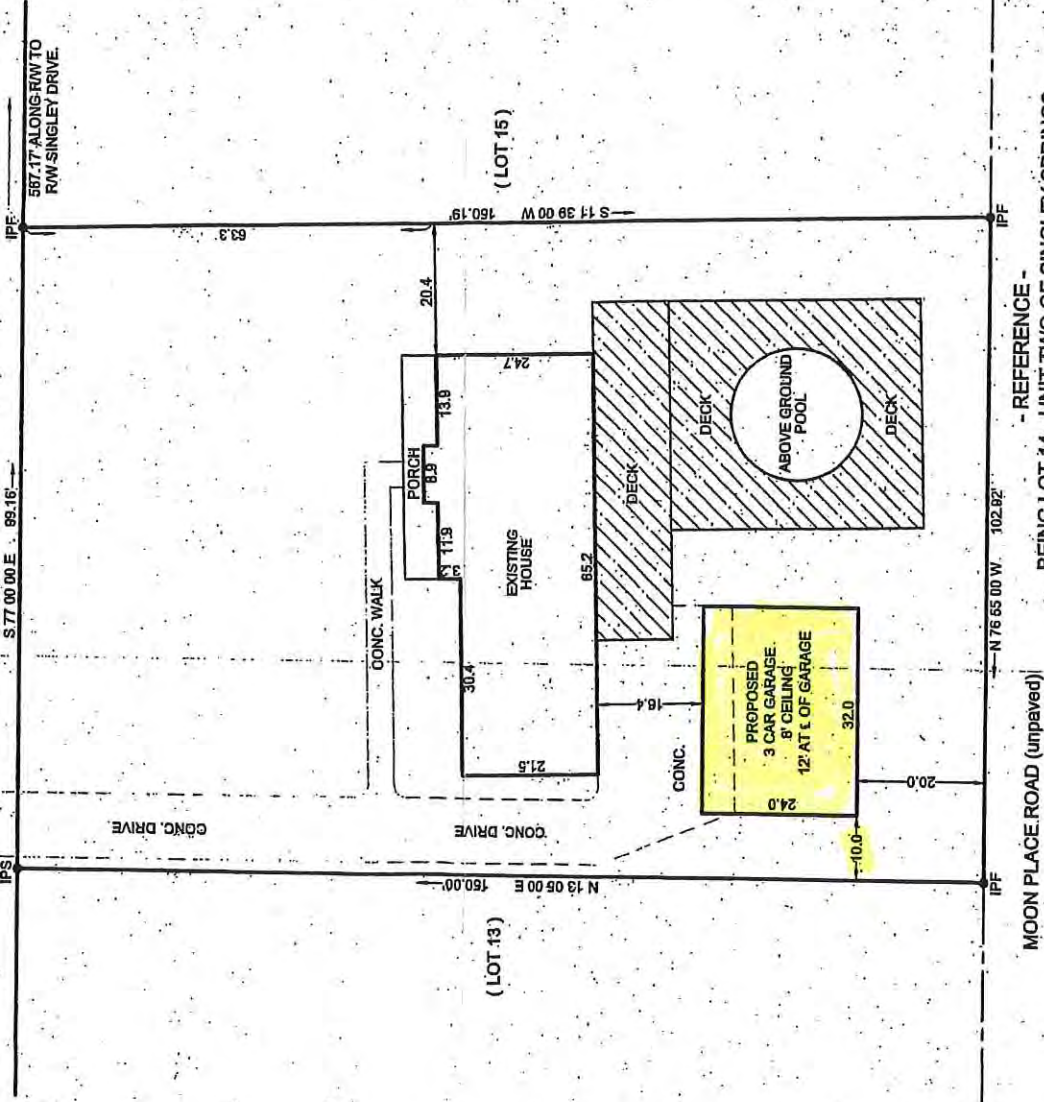
This survey has been calculated for closure and is found to be accurate within one foot in >100,000 feet.

**SURVEYORS CERTIFICATION: (I)**

As required by subsection (b) of O.C.G.A. Section 15-4-57, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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 15-4-57.

*W.T. Dunahoo*  
 W.T. Dunahoo (GA RLS #1577)  
 5-2-19  
 Date  
 REGISTERED SURVEYOR  
 No. 1577 PROFESSIONAL  
 W.T. DUNAHOO

THIS BLOCK IS RESERVED FOR THE CLERK OF SUPERIOR COURT



MOON PLACE ROAD (unpaved)

- REFERENCE -  
 BEING LOT 14 - UNIT TWO OF SINGLEY SPRINGS

STATE OF GEORGIA

CLOSING PLAT FOR

**RYAN LEMONDS**



IPF- IRON PIN FOUND - 1/2" REBAR  
 IPS- IRON PIN SET - 1/2" OPEN TOP

LAND LOT & DISTRICT	COUNTY	SCALE	DATE
LAND LOT 44-5TH DISTRICT	GWINNETT	1"=20'	11-29-2018

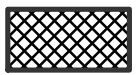
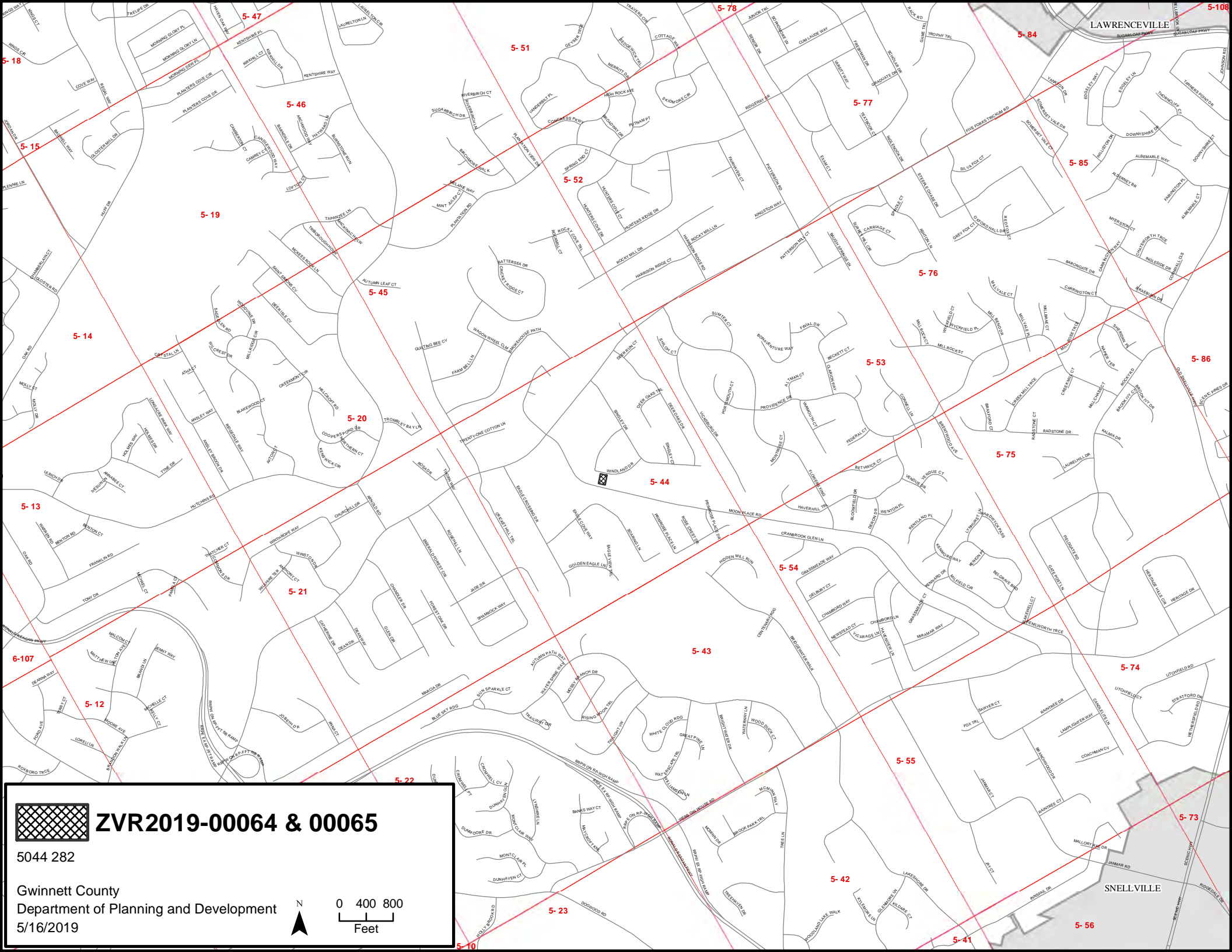
W. T. DUNAHOO AND ASSOCIATES, L.L.C.

P.O. BOX 438  
 302 W. MAY ST.

(770) 982-5611

WINNER, GEORGIA





**ZVR2019-00064 & 00065**

5044 282

Gwinnett County  
Department of Planning and Development  
5/16/2019



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Feet





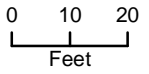
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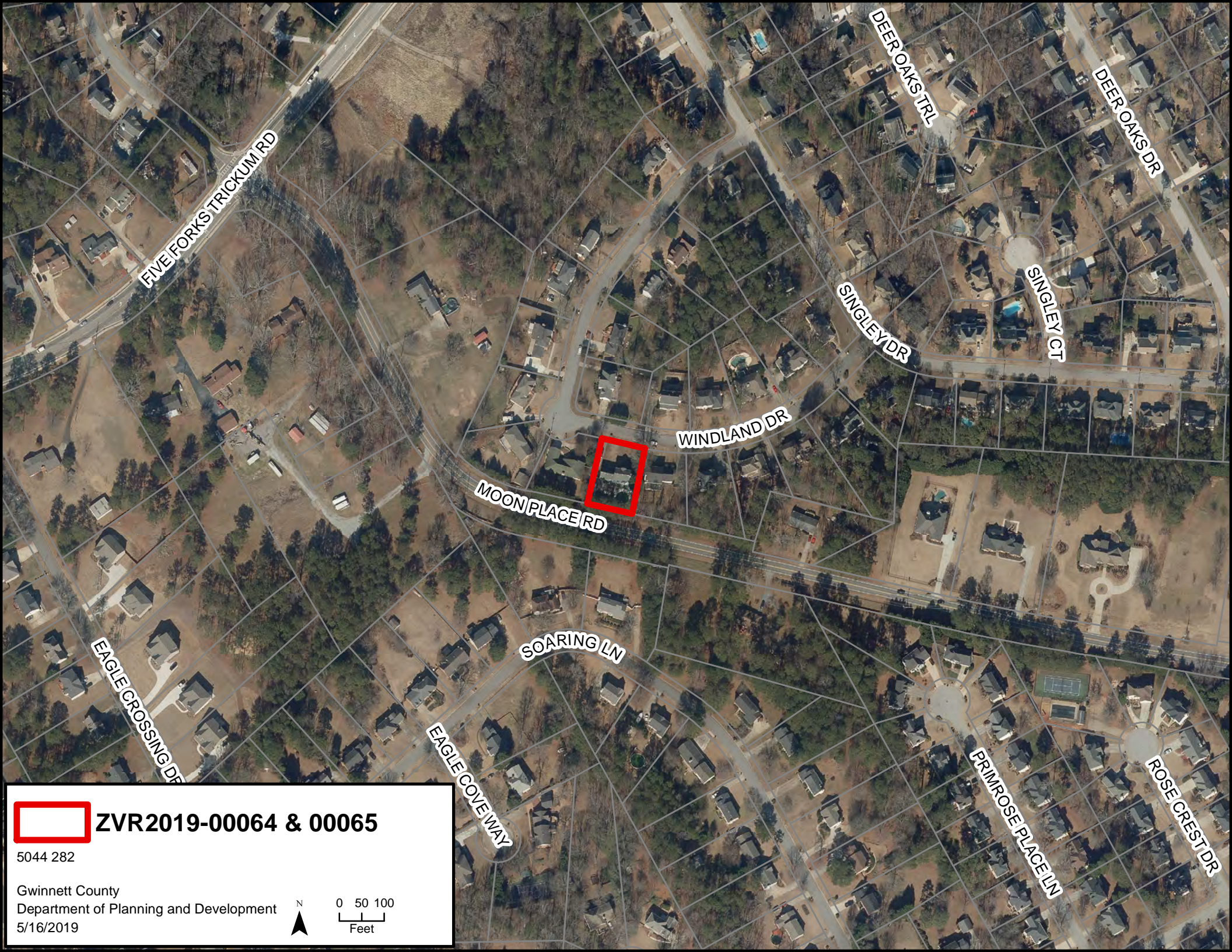
**ZVR2019-00064 & 00065**

5044 282

Gwinnett County  
Department of Planning and Development  
5/16/2019







**ZVR2019-00064 & 00065**

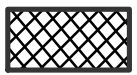
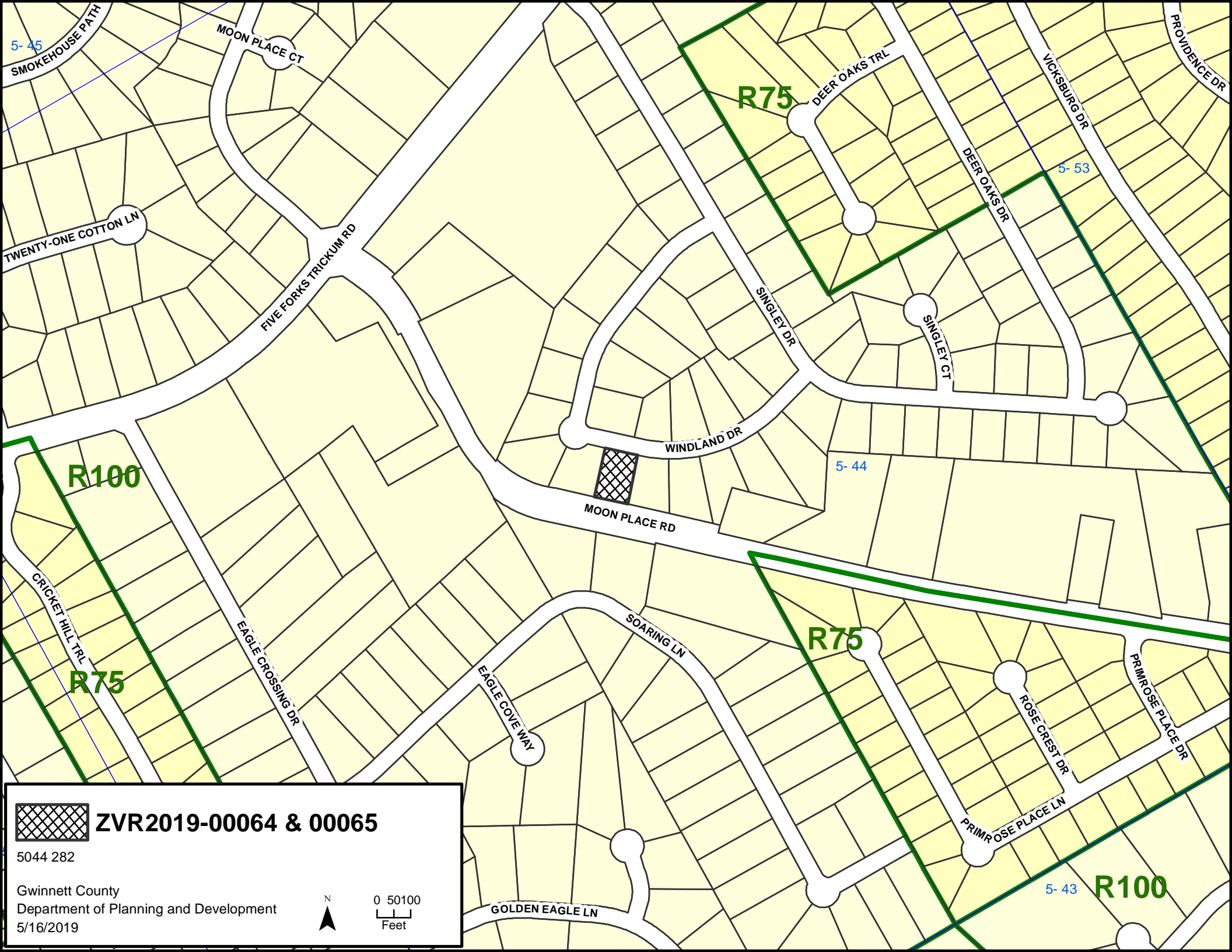
5044 282

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 50 100  
Feet





**ZVR2019-00064 & 00065**

5044 282

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 50100  
Feet



# PUBLIC HEARING NOTICE

Zoning Board of Appeals

## APPLICATION FOR VARIANCE:

Allow Encroachment of 10 FT into  
the 20 FT Accessory Structure  
Setback

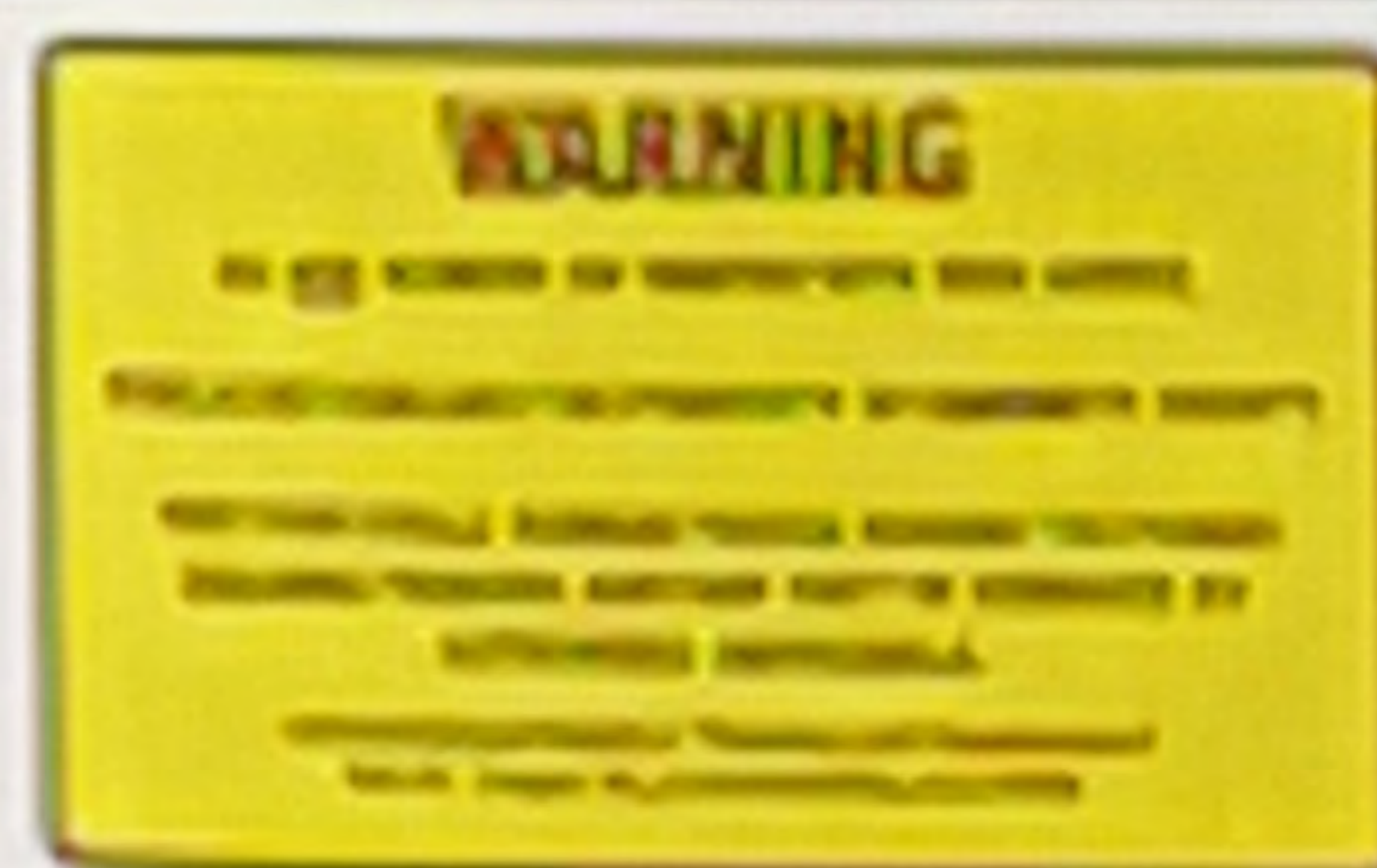
Increase Size of Accessory Structure  
From 500 SQ FT to 768 SQ FT

ZNR2019-00064

Case # ZNR2019-00065

Date 6-11-19 Time 6:30 PM

75 LANGLEY DRIVE  
LAWRENCEVILLE, GA 30046



For Information Call 678-518-6000

**THIS IS NOT A REZONING APPLICATION**

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

CASE NUMBERS	<b>ZVR2019-00066-ZVR2019-00067</b>
ZONING	O-I
LOCATION	2530 SEVER RD
MAP NUMBER	7123 056
VARIANCES REQUESTED	<b>ZVR2019-00066:</b> ALLOW THREE (3) GROUND SIGNS ON A SINGLE ROAD FRONTAGE (NORTH ENTRANCE) <b>ZVR2019-00067:</b> ALLOW THREE (3) GROUND SIGNS ON A SINGLE ROAD FRONTAGE (SOUTH ENTRANCE)
COMMISSION DISTRICT	1 (BROOKS)

APPLICANT: PATTI HUXFORD/SERENA JOHNSTON  
165 TIDWELL DR, SUITE A  
ALPHARETTA, GA 30004

CONTACT: SERENA JOHNSTON PHONE: 770-569-5871

OWNER: GEORGIA SEVER REALTY, LP  
8633 SOUTH BAY DRIVE  
ORLANDO, FL 32819

**ZONING HISTORY:**

The subject property is a 13.17 acre O-I (per REZ1982-00145) zoned lot with an existing office building on Sever Road. The adjoining properties are O-I and RM-10 with existing structures. The building was built in 2005; the applicant has owned the property since 2005.

**DEPARTMENT ANALYSIS:**

Applicant’s letter of intent proposes two (2) ground signs in addition to the one (1) existing sign at the center entrance. The additional ground signs would be located at the north and south access points of the property. The letter of intent states the additional signage would increase visibility for motorists and allow for greater circulation within the property and right-of-way.

The Gwinnett County Sign Ordinance allows one (1) monument sign per road frontage.

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

**(NO CONDITIONS)**





PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00066- ZVR2019-00067--FRONT ENTRANCE  
PATTI HUXFORD / SERNA JOHNSTON  
2530 SEVER ROAD, LAWRENCEVILLE, GA  
COMMISSION DISTRICT 1  
C-2 PARCEL 7123 056





PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00066- ZVR2019-00067-  
CENTER ENTRANCE (EXISTING SINGAGE)  
PATTI HUXFORD / SERNA JOHNSTON  
2530 SEVER ROAD, LAWRENCEVILLE, GA  
COMMISSION DISTRICT 1  
C-2 PARCEL 7123 056





PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00066- ZVR2019-00067-  
NORTH ENTRANCE PROPOSED LOCATION  
PATTI HUXFORD / SERNA JOHNSTON  
2530 SEVER ROAD, LAWRENCEVILLE, GA  
COMMISSION DISTRICT 1  
C-2 PARCEL 7123 056





PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00066- ZVR2019-00067  
SOUTH ENTRANCE PROPOSED LOCATION  
PATTI HUXFORD / SERNA JOHNSTON  
2530 SEVER ROAD, LAWRENCEVILLE, GA  
COMMISSION DISTRICT 1  
C-2 PARCEL 7123 056





PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00066- ZVR2019-00067  
SOUTH ENTRANCE PROPOSED LOCATION  
PATTI HUXFORD / SERNA JOHNSTON  
2530 SEVER ROAD, LAWRENCEVILLE, GA  
COMMISSION DISTRICT 1  
C-2 PARCEL 7123 056





gwinnettkounty

**VARIANCE APPLICATION**

FROM THE  UNIFIED DEVELOPMENT ORDINANCE  SIGN ORDINANCE

For Consideration of:  BOARD OF APPEALS VARIANCE  
 ADMINISTRATIVE VARIANCE

**Applicant Information:**

Applicant:	PATTI HUXFORD / SERENA JOHNSTON		
*Mailing Address:	165 TIDWELL DR, ST A		
City, State, Zip Code:	ALPHARETTA, GA 30004		
Contact Person:	SERENA JOHNSTON		
Telephone Number:	770-569-5871		
Mobile Telephone Number:	678-939-9009		
Email Address:	S. Johnston@optionsigns.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:	Georgia Sever Realty, LP
Mailing Address:	8633 South Bay Drive
City, State, Zip Code:	Orlando, FL 32819
Telephone Number:	407-451-5422
Contact Person:	Chris Wideman

**Property Information:**

Subdivision or Project Name:	INTELLICENTER
Address of Property:	2530 SEVER RD
District, Land Lot, Parcel:	7123 056
Zoning:	O-1
Proposed Development:	—
Building Permit Number (if construction has begun):	BLD: —

**Variance Requested:**

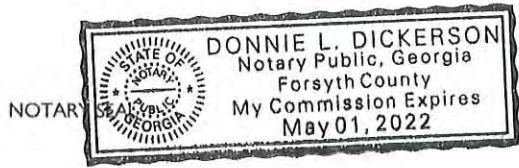
ADDITIONAL GROUND (MONUMENT) SIGN AT NORTH ENTRANCE





# VARIANCE APPLICATION

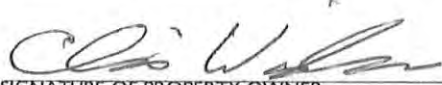
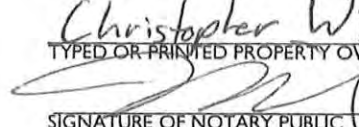
The Undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the 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.



  
 SIGNATURE OF APPLICANT \_\_\_\_\_ DATE 4-30-19  
SOBON4 Johnson  
 TYPED OR PRINTED APPLICANT NAME \_\_\_\_\_  
  
 SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE 4/30/19



  
 SIGNATURE OF PROPERTY OWNER \_\_\_\_\_ DATE 4/30/19  
Christopher Wideman  
 TYPED OR PRINTED PROPERTY OWNER \_\_\_\_\_  
  
 SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE 4/30/2019

**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: 5/10/19 Received By: Sharon Cook MRN: 7123 086  
 Zoning District: 01 Hearing Date (for ZBA): 6/11/19 Commission District: 1  
 Variance Type: Ground Sign Quantity Increase Code Section: SO86-11A non Res. Sim  
 Related Cases & Applicable Conditions: Rez 1982-60145  
 Variance Description: Allow three ground signs on a single road frontage (with entrance)

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

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

Case Number: ZVR2019-00066





gwinnettcounty

**VARIANCE APPLICATION**

FROM THE  UNIFIED DEVELOPMENT ORDINANCE  SIGN ORDINANCE

For Consideration of:  BOARD OF APPEALS VARIANCE  
 ADMINISTRATIVE VARIANCE

**Applicant Information:**

Applicant:	PATTI HUXFORD / SERENA JOHNSTON		
*Mailing Address:	165 TOWELL DR STE A		
City, State, Zip Code:	ALPHARETTA, GA 30004		
Contact Person:	SERENA JOHNSTON		
Telephone Number:	770-569 5871		
Mobile Telephone Number:	678 939 9009		
Email Address:	S.Johnston@option signs.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:	Georgia Sever Realty, LP
Mailing Address:	8633 South Bay Drive
City, State, Zip Code:	Orlando, FL 32819
Telephone Number:	407-451-5422
Contact Person:	Chris Wideman

**Property Information:**

Subdivision or Project Name:	INTELLICENTRE
Address of Property:	2530 SEVER RD
District, Land Lot, Parcel:	7123 056
Zoning:	O1
Proposed Development:	-
Building Permit Number (if construction has begun):	BLD: -

**Variance Requested:**

ADDITIONAL GROUND MONUMENT SIGN AT SOUTH ENTRANCE

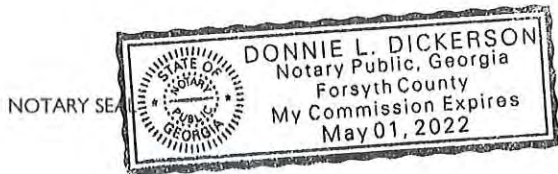
Case Number: ZVR2019-00067



# VARIANCE APPLICATION

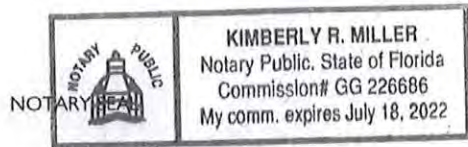
The Undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the 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.



4-30-19

SIGNATURE OF APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_  
*Sharon Cook*  
 TYPED OR PRINTED APPLICANT NAME \_\_\_\_\_  
 SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
*Donnie L. Dickerson* 4/30/19



4/30/19

SIGNATURE OF PROPERTY OWNER \_\_\_\_\_ DATE \_\_\_\_\_  
*Christopher W. W. W.*  
 TYPED OR PRINTED PROPERTY OWNER \_\_\_\_\_  
 SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE \_\_\_\_\_  
*Kimberly R. Miller* 4/30/2019

**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: 5/10/19 Received By: Sharon Cook MRN: 7123086  
 Zoning District: 01 Hearing Date (for ZBA): 6/11/19 Commission District: 1  
 Variance Type: Ground Sign Quantity Increase Code Section: S086-11A non Res. Ground Sign  
 Related Cases & Applicable Conditions: Rez 1982-00145  
 Variance Description: Allow three Ground Signs on a Single Road Frontage (South Entrance)

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

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

Case Number: ZVR2019-00067





# OPTION SIGNS

& ENVIRONMENTAL GRAPHICS

165 TIDWELL DRIVE • SUITE A • ALPHARETTA, GA • 30004

## LETTER OF INTENT

Georgia Sever Realty, LP, is requesting a variance to the sign ordinance section 86-114A pertaining to the number of ground monuments allowed per parcel.

This request is consistent with the intent of the Unified Development Ordinance (UDO Sect 270-100) which allows an applicant to mitigate exceptional or undue hardship without conferring special privilege. The variance requested is to add an identifying sign at an additional entrance at the front of the property.

There are currently three main and equally important entrances on Sever Road into the property for UGA Gwinnett Campus/Intellicenter.

Currently there exists an identification sign only at the center entrance. Traffic flows relatively evenly from both the north, south, but due to lack of identification, all entrance and exit traffic is focused on the center entrance. Use of both the north and south entrances would alleviate traffic congestion on Sever Road and provide a more direct access to north and south parking. It is a win/win for both the students, faculty, and visitors of the facility as well as the county residents who regularly travel this section of Sever Road.

Adding ample identification at each of these entrances is in no way injurious to the surrounding properties. The additional signage will enhance the appearance of the entrances, provide visible identification for the state facility and meet all county code requirements, pertaining to size, height and set-back.

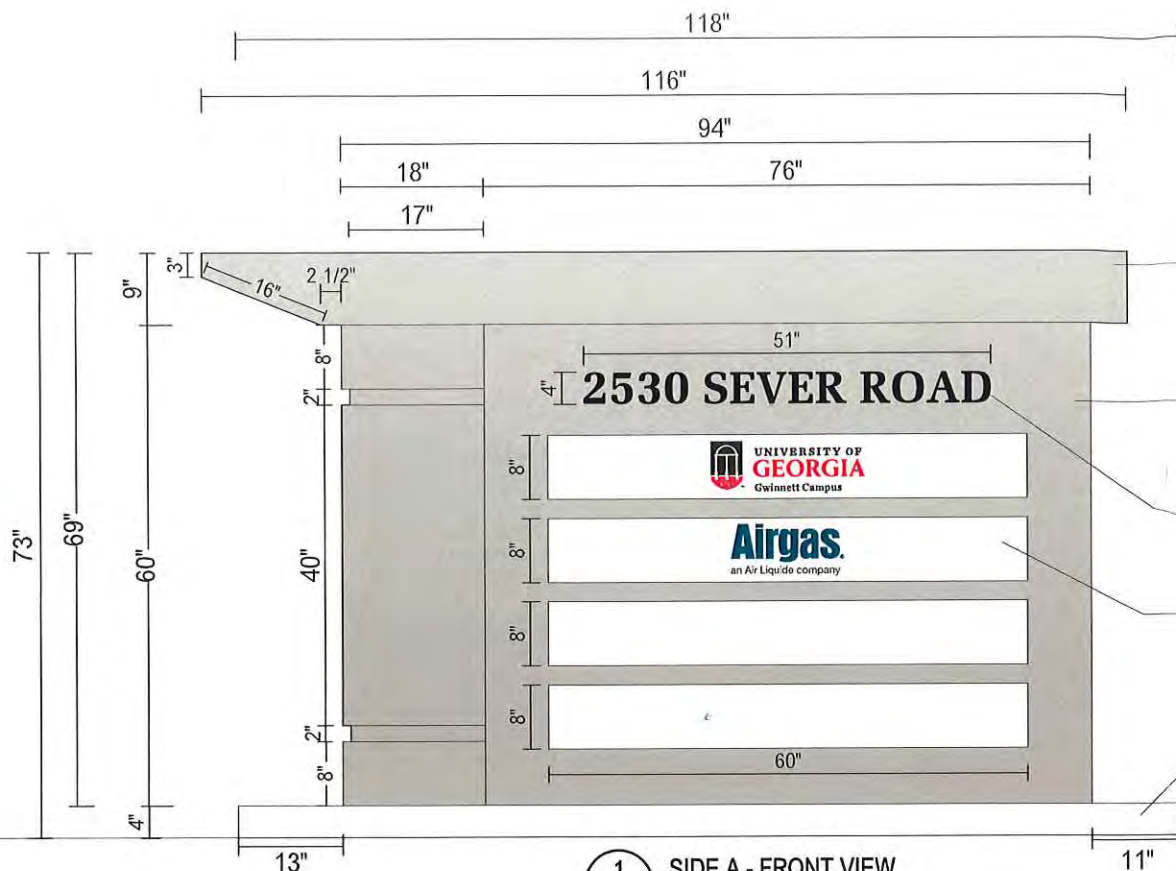


**MONUMENT  
DOUBLE-SIDED**

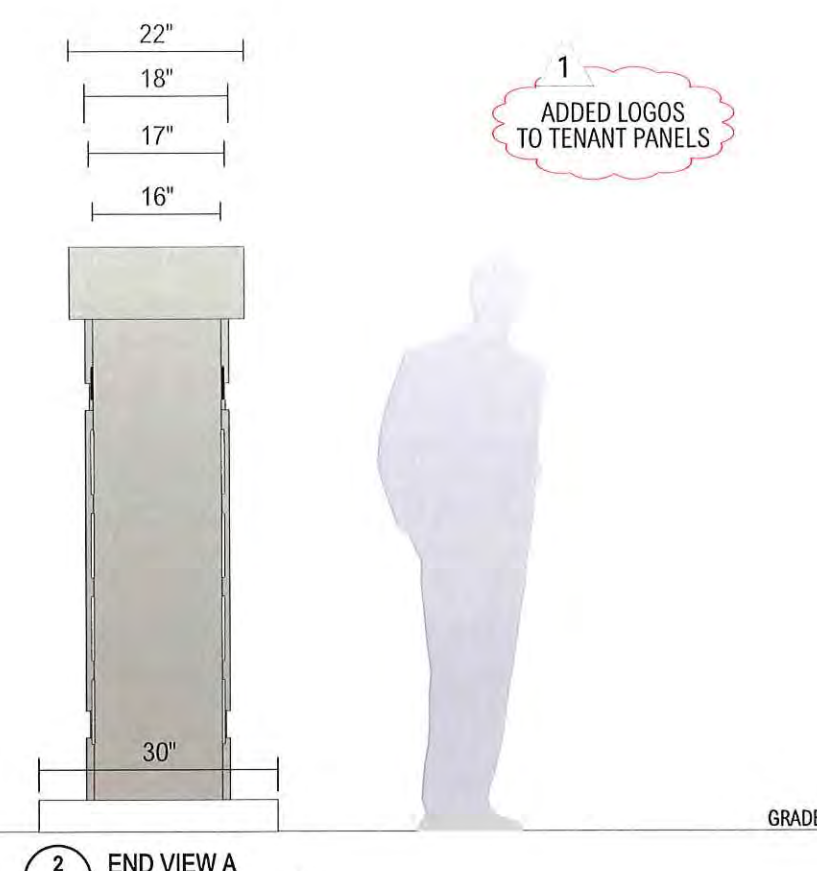
**QTY: 2**

**TOTAL SIGN AREA:  
32 SQ FT**

1



1 SIDE A - FRONT VIEW  
Scale: 1/2" = 1'-0"



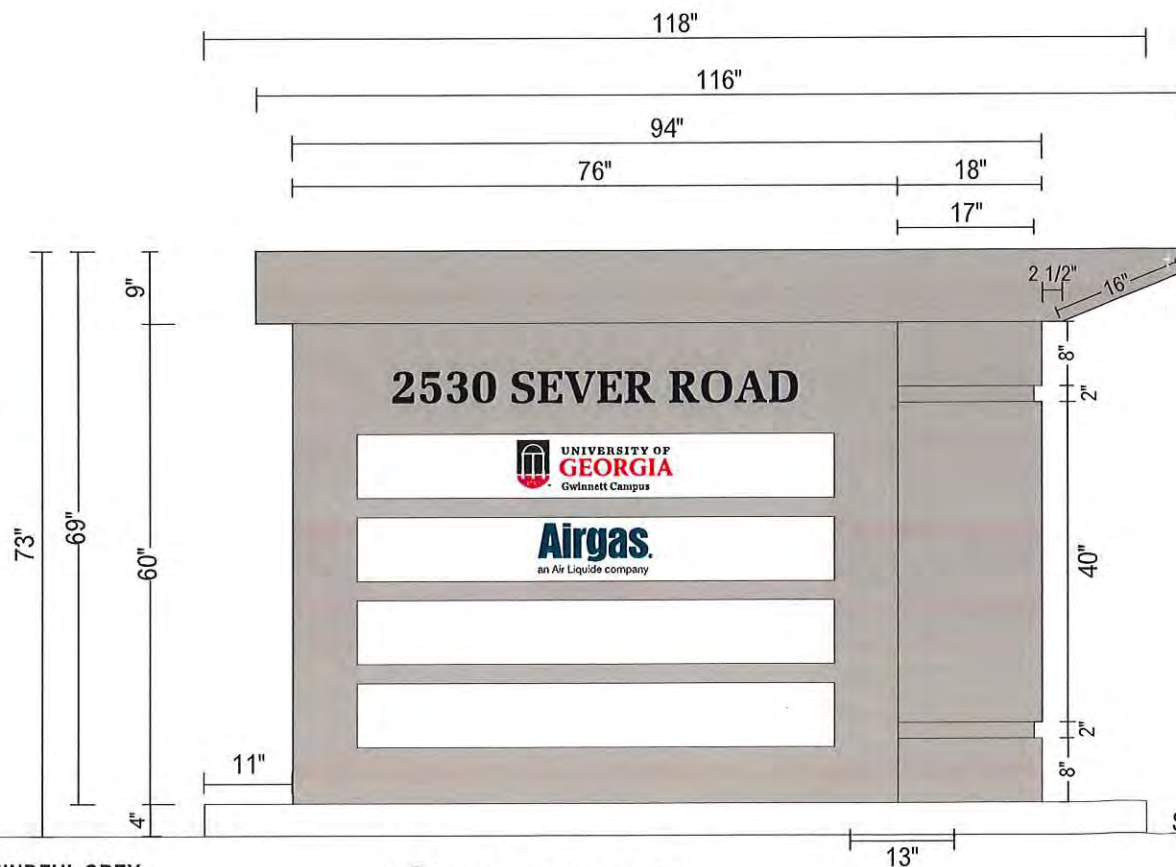
2 END VIEW A  
Scale: 1/2" = 1'-0"

SIDE A

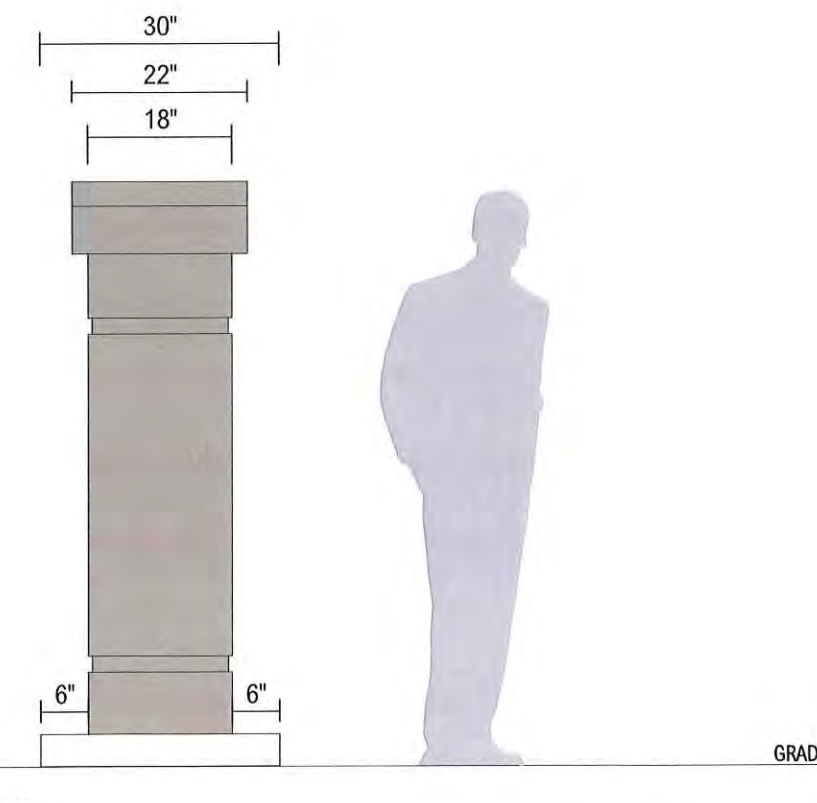
STREET SIDE

GRADE

SIDE B



3 SIDE B - FRONT VIEW  
Scale: 1/2" = 1'-0"



4 END VIEW B  
Scale: 1/2" = 1'-0"

STREET SIDE

GRADE

- P1** SHERWIN WILLIAMS 7016 - MINDFUL GREY
- P2** AKZO NOBLE - BLACK



**OPTION  
SIGNS**  
& ENVIRONMENTAL  
GRAPHICS

165 TIDWELL DRIVE, SUITE A  
ALPHARETTA, GA 30004  
PHONE: 770.569.5871  
FAX: 770.569.5456

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PROJECT NAME:  
**SEVER ROAD  
MONUMENTS**

CLIENT:  
**TRANSWESTERN**

PROJECT ADDRESS:  
**PROPERTY  
STREET  
SUITE  
CITY, ST ZIP**

PROJECT #: 00000

PROJECT MANAGER:  
**SERENA JOHNSTON**

DRAWN BY:  
**NATHAN DIFEE**

DATE: 10/09/18

REVISIONS:  
0 DATE: 00/00/00 BY: XX

DRAWING: **1.0**

PAGE: **1 of 3**

WO DATE: 00/00/00 XX

**# 19030**

R:\2019 GRAPHICS\TRANSWESTERN\SEVER ROAD\TRANSWESTERN - SEVER ROAD MONUMENTS - 19030 REV1.CDR

In order to eliminate all possible errors or omissions, please review each page of these drawings carefully for content, quantities, spelling, material and color specifications. Production will not begin without SIGNED APPROVED drawings. No verbal approvals will be accepted. By signing as approved, client is accepting full responsibility for the correctness of the content here-in, and any changes made post-production will incur additional expense. Dimensions shown are nominal.

CLIENT APPROVAL:  
BY: CUSTOMER DATE: \_\_\_\_\_





**OPTION SIGNS**  
 & ENVIRONMENTAL GRAPHICS

165 TIDWELL DRIVE, SUITE A  
 ALPHARETTA, GA 30004  
 PHONE: 770.569.5871  
 FAX: 770.569.5456

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PROJECT NAME:  
**SEVER ROAD MONUMENTS**

CLIENT:  
**TRANSWESTERN**

PROJECT ADDRESS:  
**PROPERTY STREET SUITE CITY, ST ZIP**

PROJECT #: 00000

PROJECT MANAGER:  
**SERENA JOHNSTON**

DRAWN BY:  
**NATHAN DIFEE**

DATE: 10/09/18

REVISIONS:  
 0 DATE: 00/00/00 BY: XX

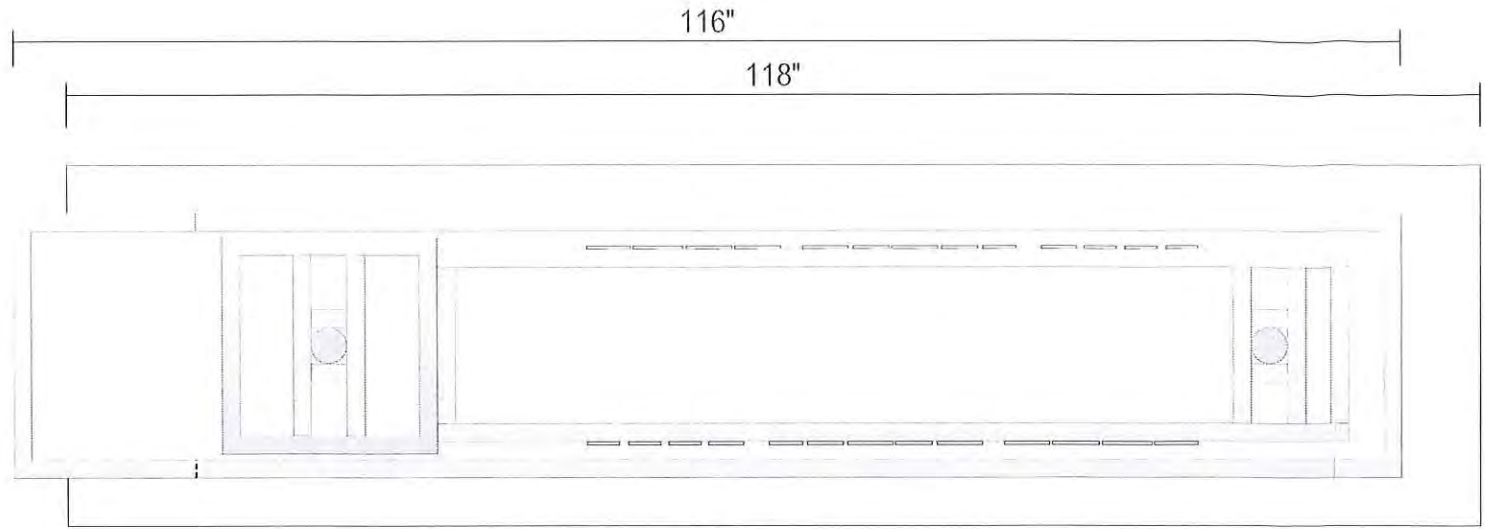
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PAGE: **2 of 3**

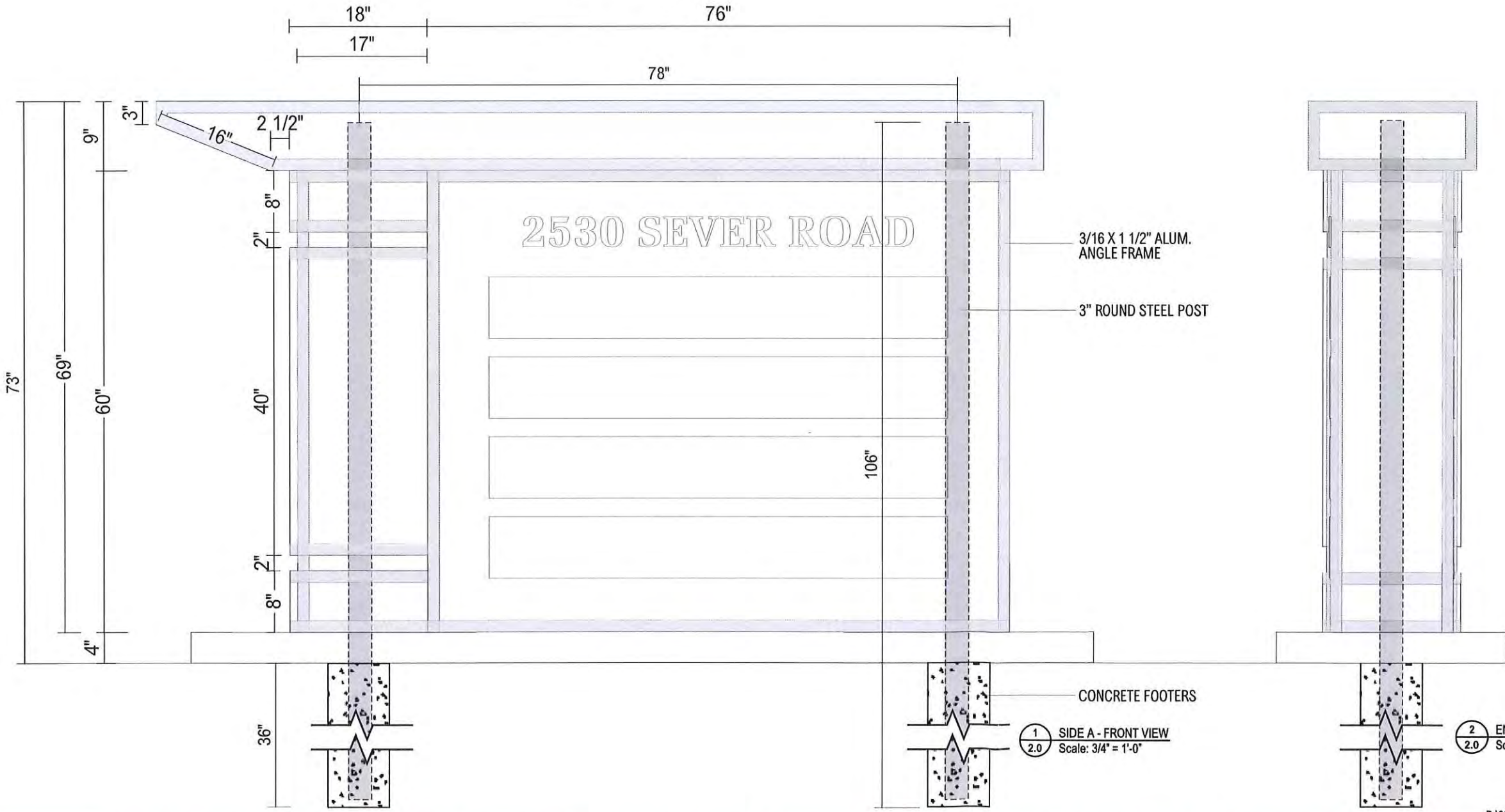
WO DATE: 00/00/00 XX

**# 19030**

R:\2019 GRAPHICS\TRANSWESTERN\SEVER ROAD\TRANSWESTERN - SEVER ROAD MONUMENTS - 19030 REV1.CDR



3 PLAN VIEW  
 2.0 Scale: 3/4" = 1'-0"



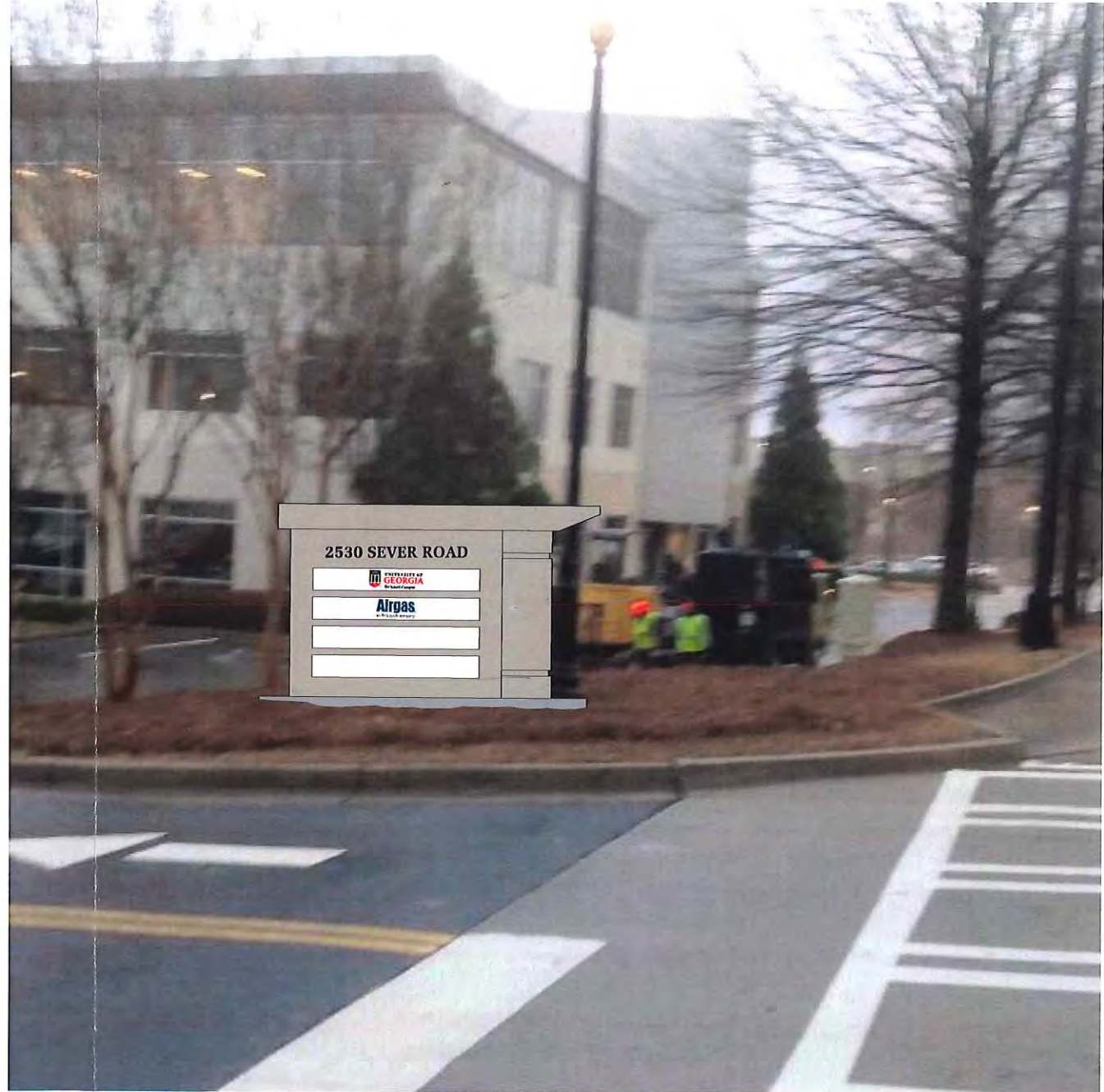
1 SIDE A - FRONT VIEW  
 2.0 Scale: 3/4" = 1'-0"

2 END VIEW  
 2.0 Scale: 3/4" = 1'-0"

In order to eliminate all possible errors or omissions, please review each page of these drawings carefully for content, quantities, spelling, material and color specifications. Production will not begin without SIGNED APPROVED drawings. No verbal approvals will be accepted. By signing as approved, client is accepting full responsibility for the correctness of the content here-in, and any changes made post-production will incur additional expense. Dimensions shown are nominal.

CLIENT APPROVAL:  
 BY: \_\_\_\_\_ CUSTOMER DATE: \_\_\_\_\_





**VIRTUAL INSTALLATION RENDERING IS AN APPROXIMATION ONLY AND MAY NOT SHOW A 100% ACCURATE DEPICTION OF COMPLETED WORK**



**OPTION SIGNS**  
 & ENVIRONMENTAL GRAPHICS

165 TIDWELL DRIVE, SUITE A  
 ALPHARETTA, GA 30004  
 PHONE: 770.569.5871  
 FAX: 770.569.5456

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PROJECT NAME:  
**SEVER ROAD MONUMENTS**

CLIENT:  
**TRANSWESTERN**

PROJECT ADDRESS:  
 PROPERTY  
 STREET  
 SUITE  
 CITY, ST ZIP

PROJECT #: 00000

PROJECT MANAGER:  
**SERENA JOHNSTON**

DRAWN BY:  
**NATHAN DIFEE**

DATE: 10/09/18

REVISIONS:

0	DATE:	BY:
	00/00/00	XX

DRAWING:

PAGE: **3 of 3**

WO DATE:00/00/00 XX

**# 19030**

R:\2019 GRAPHICS\TRANSWESTERN\SERVER ROAD\TRANSWESTERN - SEVER ROAD MONUMENTS - 19030 REV1.CDR

In order to eliminate all possible errors or omissions, please review each page of these drawings carefully for content, quantities, spelling, material and color specifications. Production will not begin without SIGNED APPROVED drawings. No verbal approvals will be accepted. By signing as approved, client is accepting full responsibility for the correctness of the content here-in, and any changes made post-production will incur additional expense. Dimensions shown are nominal.

CLIENT APPROVAL:

BY \_\_\_\_\_ CUSTOMER \_\_\_\_\_ DATE \_\_\_\_\_



**TITLE NOTES:**

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, COVENANTS, RESTRICTIONS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT(S) SHOWN HEREON WAS GAINED FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER: H093,006 COMMITMENT DATE: NOVEMBER 15, 2013, REVISED DECEMBER 9, 2013.

9. ATTENTION IS DIRECTED TO THE FACT THAT CAPTIONED PROPERTY ABUTS INTERSTATE HIGHWAY NO. 85 WHICH IS A LIMITED ACCESS WAY WITH RIGHTS OF ACCESS LIMITED TO THOSE POINTS DESIGNATED BY THE DEPARTMENT OF TRANSPORTATION OF GEORGIA. **AFFECTS AS SHOWN**

10. DRAINAGE RIGHTS AS CONTAINED IN THAT CERTAIN RIGHT OF WAY DEED FROM GUY FINLEY TO GWINNETT COUNTY, GEORGIA, DATED MAY 18, 1949, FILED APRIL 10, 1950 AND RECORDED IN DEED BOOK 94, PAGE 548, AFORESAID RECORDS; **BLANKET EFFECT**

11. DECLARATION OF PROTECTIVE COVENANTS FOR HUNTCREST BY M. D. HODGES ENTERPRISES, INC., A GEORGIA CORPORATION, DATED JUNE 24, 1999, FILED JUNE 24, 1999 AND RECORDED IN DEED BOOK 18655, PAGE 107, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR HUNTCREST BY M.D. HODGES ENTERPRISES, INC., A GEORGIA CORPORATION, DATED MAY 25, 2001, FILED MAY 29, 2001 AND RECORDED IN DEED BOOK 23290, PAGE 101, AFORESAID RECORDS; AS AMENDED BY SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR HUNTCREST BY M.D. HODGES ENTERPRISES, INC., A GEORGIA CORPORATION, DATED JANUARY 2003, FILED JANUARY 23, 2003 AND RECORDED IN DEED BOOK 30755, PAGE 203, AFORESAID RECORDS; AS AMENDED BY THIRD AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR HUNTCREST BY M.D. HODGES ENTERPRISES, INC., A GEORGIA CORPORATION, DATED AUGUST 4, 2003, FILED AUGUST 6, 2003 AND RECORDED IN DEED BOOK 34033, PAGE 26, AFORESAID RECORDS; AS AMENDED BY FIFTH AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS FOR HUNTCREST BY M.D. HODGES ENTERPRISES, INC., A GEORGIA CORPORATION, DATED OCTOBER 14, 2004 AND RECORDED IN DEED BOOK 40231, PAGE 1, AFORESAID RECORDS; AND AS MAY BE FURTHER AMENDED OR SUPPLEMENTED. **AFFECTS AS SHOWN**

12. MAINTENANCE AGREEMENT BETWEEN M.D. HODGES ENTERPRISES, INC., A DELAWARE CORPORATION AND GWINNETT COUNTY, GEORGIA, DATED FEBRUARY 11, 2003, FILED AUGUST 25, 2003 AND RECORDED IN DEED BOOK 34387, PAGE 17, AFORESAID RECORDS. **AFFECTS AS SHOWN**

13. EASEMENT FROM M.D. HODGES ENTERPRISES, INC. TO GWINNETT COUNTY WATER AND SEWERAGE AUTHORITY, DATED DECEMBER 29, 2003, FILED JANUARY 6, 2004 AND RECORDED IN DEED BOOK 36614, PAGE 100, AFORESAID RECORDS. **AFFECTS AS SHOWN**

14. DECLARATION OF EASEMENTS BY M.D. HODGES ENTERPRISES, INC., A DELAWARE CORPORATION AND M.D. HODGES DEVELOPMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED JANUARY 2004, FILED JANUARY 13, 2004 AND RECORDED IN DEED BOOK 36703, PAGE 201, AFORESAID RECORDS; AS RE-RECORDED MARCH 14, 2004 AND RECORDED IN DEED BOOK 37442, PAGE 187, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS BY M.D. HODGES ENTERPRISES, INC., A GEORGIA LIMITED LIABILITY COMPANY, DATED AS OF SEPTEMBER 27, 2005, FILED SEPTEMBER 28, 2005 AND RECORDED IN DEED BOOK 44636, PAGE 197, AFORESAID RECORDS; AS MAY BE FURTHER AMENDED OR SUPPLEMENTED. **AFFECTS AS SHOWN**

15. DECLARATION OF EASEMENTS BY JAMES C. HENDRICKS, JOHN R. KILLIAN AND PHILIP A. RORDAN, THEIR SUCCESSORS AND ASSIGNS, NOT INDIVIDUALLY OR PERSONALLY BUT ONLY AS TRUSTEES OF LIT/HODGES INDUSTRIAL TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST UNDER DECLARATION OF TRUST DATED JANUARY 4, 2004 AND RECORDED IN DEED BOOK 42128, PAGE 394, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF EASEMENTS BY LIT/HODGES INDUSTRIAL TRUST AND INTELLICENTER ATLANTA INVESTMENTS, LLP, A DELAWARE LIMITED LIABILITY PARTNERSHIP, DATED OCTOBER 25, 2006, FILED NOVEMBER 6, 2006 AND RECORDED IN DEED BOOK 47218, PAGE 394, AFORESAID RECORDS; AND AS MAY BE FURTHER AMENDED OR SUPPLEMENTED. **AFFECTS AS SHOWN**

16. INTENTIONALLY OMITTED; RESTRICTIONS EXPIRED OCTOBER 1, 2006

17. INTENTIONALLY OMITTED; PROPERTY IS LESS AND EXCEPTED FROM LEGAL DESCRIPTION.

18. EASEMENT FROM M.D. HODGES TO INTELLICENTER ATLANTA INVESTMENTS, LLP, DATED OCTOBER 5, 2005, FILED NOVEMBER 9, 2006 AND RECORDED IN DEED BOOK 47239, PAGE 563, AFORESAID RECORDS; AS ASSIGNED BY ASSIGNMENT OF EASEMENT BETWEEN INTELLICENTER ATLANTA INVESTMENTS, LLP TO GWINNETT COUNTY WATER AND SEWERAGE AUTHORITY, DATED JANUARY 13, 2006, FILED NOVEMBER 10, 2008 AND RECORDED IN DEED BOOK 49160, PAGE 562, AFORESAID RECORDS. **AFFECTS AS SHOWN**

19. WATER METERING DEVICE EASEMENT FROM INTELLICENTER ATLANTA INVESTMENTS, LLP TO GWINNETT COUNTY WATER AND SEWERAGE AUTHORITY, DATED JANUARY 13, 2006, FILED NOVEMBER 9, 2006 AND RECORDED IN DEED BOOK 47239, PAGE 565, AFORESAID RECORDS. **AFFECTS AS SHOWN**

20. EASEMENT FROM INTELLICENTER ATLANTA INVESTMENTS, LLP TO GEORGIA POWER COMPANY, DATED MAY 10, 2007, FILED MAY 14, 2007 AND RECORDED IN DEED BOOK 47884, PAGE 321, AFORESAID RECORDS. **AFFECTS AS SHOWN**

21. EASEMENT FROM INTELLICENTER ATLANTA INVESTMENTS, LLP TO GWINNETT COUNTY WATER AND SEWERAGE AUTHORITY, DATED JANUARY 27, 2006, FILED NOVEMBER 10, 2008 AND RECORDED IN DEED BOOK 49160, PAGE 564, AFORESAID RECORDS. **AFFECTS AS SHOWN**

22. EASEMENT FROM INTELLICENTER ATLANTA INVESTMENTS, LLP, A DELAWARE LIMITED PARTNERSHIP TO GWINNETT COUNTY WATER AND SEWERAGE AUTHORITY, DATED OCTOBER 25, 2006, FILED NOVEMBER 10, 2008 AND RECORDED IN DEED BOOK 49160, PAGE 568, AFORESAID RECORDS. **AFFECTS AS SHOWN**

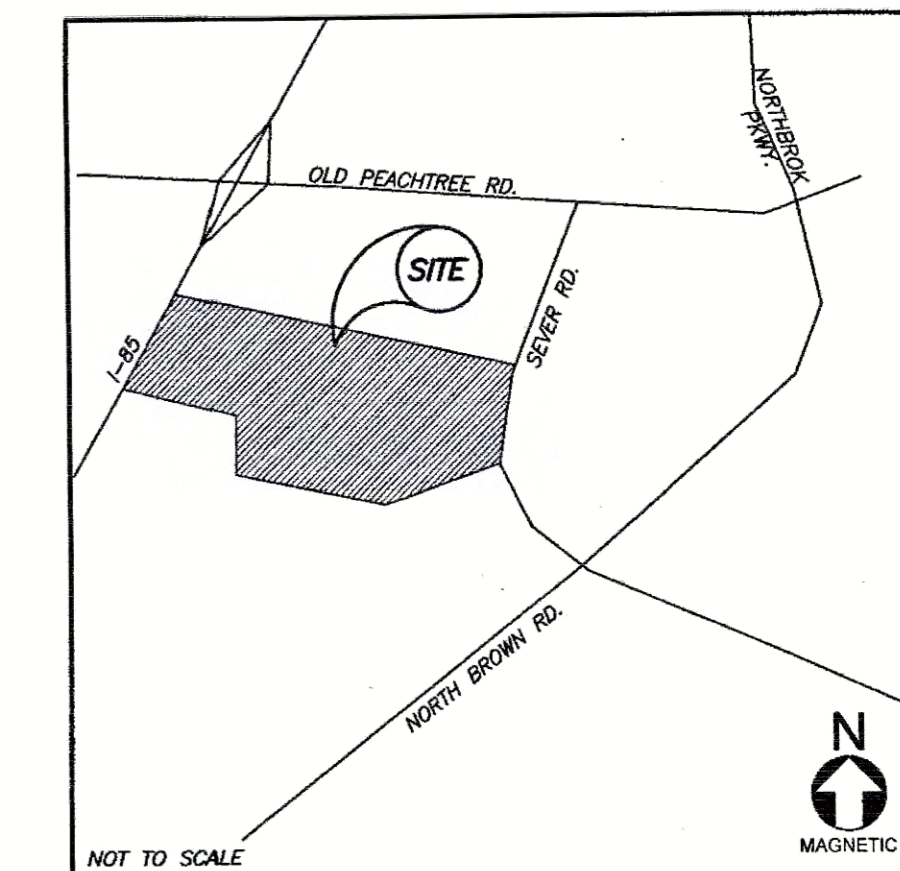
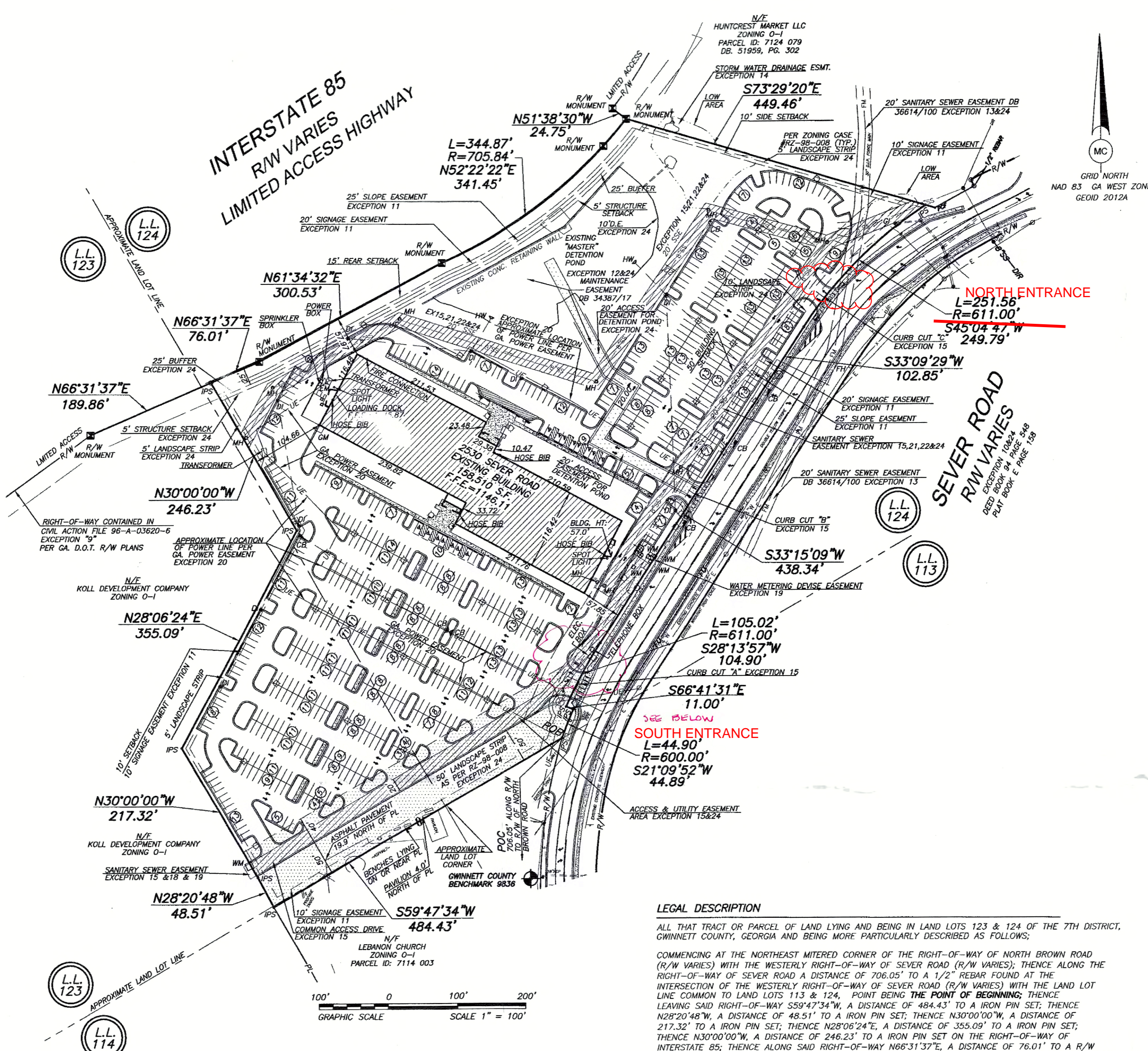
23. NOT A SURVEY MATTER

24. ALL MATTERS AFFECTING SUBJECT PROPERTY AS SET FORTH IN PLAT RECORDED IN PLAT BOOK 118, PAGE 198, AFORESAID RECORDS. **AFFECTS AS SHOWN**

25. NOT A SURVEY MATTER

**LEGEND**

- ⊙ POWER POLE
- E OVERHEAD ELECTRIC
- G STORM DRAINAGE PIPES
- U UNDERGROUND GAS
- W UNDERGROUND WATER
- UT UNDERGROUND TELEPHONE
- CURB AND GUTTER
- PCF PROPERTY CORNER FOUND
- JB JUNCTION BOX
- EQM WATER METER
- RCM GAS METER
- RCM REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- LL LAND LOT LINE
- N/OF NOW OR FORMERLY
- CONCRETE VALVE MARKER
- ◇ LIGHT POLE
- ⊙ BENCH MARK
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ TELEPHONE PEDESTAL
- ⊙ DROP INLET
- ⊙ SANITARY SEWER MANHOLE
- RETAINING WALL
- PIPE DIRECTION ONLY
- PL PROPERTY LINE
- R/W RIGHT OF WAY
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPS IRON PIN SET (1/2" REBAR)
- DB DEED BOOK
- PG PAGE
- PB PLAT BOOK
- GA D.O.T. GEORGIA DEPARTMENT OF TRANSPORTATION
- D.E. DRAINAGE EASEMENT
- EX EXCEPTION



- NOTES:**
- REFERENCES:  
1. 44636-226 (VESTING IN INTELLICENTER ATLANTA INVESTMENTS, LLP)
  - TAX PARCEL ID: 7123 056
  - PARCEL AREA: 13.17 ACRES
  - ZONING: O-1  
SETBACKS:  
FRONT: 50'  
REAR: 15'  
SIDE: 10'
  - PARKING:  
REGULAR: 757  
HANDICAP: 15  
TOTAL: 772
  - THIS PROPERTY LIES WITHIN ZONE "X" (NOT SHADDED) DEFINED AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON F.I.R.M. COMMUNITY PANEL NUMBER 13135 C 0057F, EFFECTIVE DATE SEPTEMBER 29, 2006, GWINNETT COUNTY, GEORGIA.
  - THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS APPROXIMATE BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES AND/OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
  - HORIZONTAL AND VERTICAL DATUM IS NAD 83 STATE PLANE COORDINATE SYSTEM (GEORGIA WEST ZONE) AND NAVD 88, RESPECTIVELY, USING GWINNETT COUNTY BENCHMARK 9836
  - FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A LEICA TRC 403 TOTAL STATION.
  - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 30,395 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT.
  - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 306,486 FEET.
  - ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FOOT.
  - NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, OR BURIAL GROUNDS.
  - THIS SURVEY IS 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

**SURVEYOR'S CERTIFICATION**

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; BRANCH BANKING AND TRUST COMPANY; TDC INTELLICENTER, LLC; THE DILWEG COMPANIES, LLC; AND THEIR SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A)(B)(1) AND (C), 8, 9, 11(A), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 08-05-2013  
DATE OF PLAT OR MAP: 12-20-2013

*Warren Grey Hunter*  
WARREN GREY HUNTER GA. RLS #3010

**MCKIM & CREED**

1505 LAKES PARKWAY,  
SUITE 170,  
LAWRENCEVILLE, GA.  
30043  
770-962-4125  
WWW.MCKIMCREED.COM

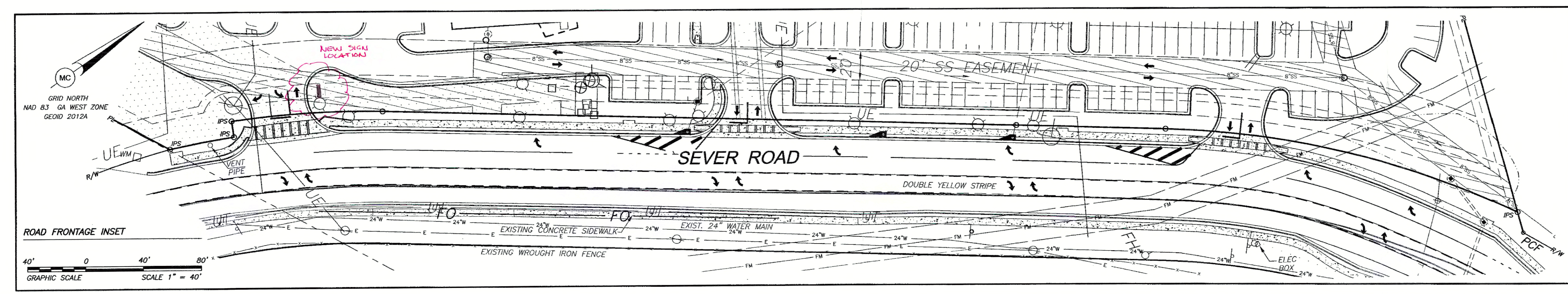
GEORGIA  
No. 2710  
WARREN GREY HUNTER

**ALTA / ACSM LAND TITLE SURVEY**

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
BRANCH BANKING AND TRUST COMPANY  
TDC INTELLICENTER, LLC  
THE DILWEG COMPANIES, LLC

LOCATED IN LAND LOTS 123 & 124 OF THE 7TH DISTRICT, GWINNETT COUNTY, GEORGIA

PROJECT NO:	020940003	SHEET NO:	1
DATE:	12/20/2013	ISSUE No. 1	of 1











**ZVR2019-00066 & 00067**

7123 056

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 50 100  
Feet





**ZVR2019-00066 & 00067**

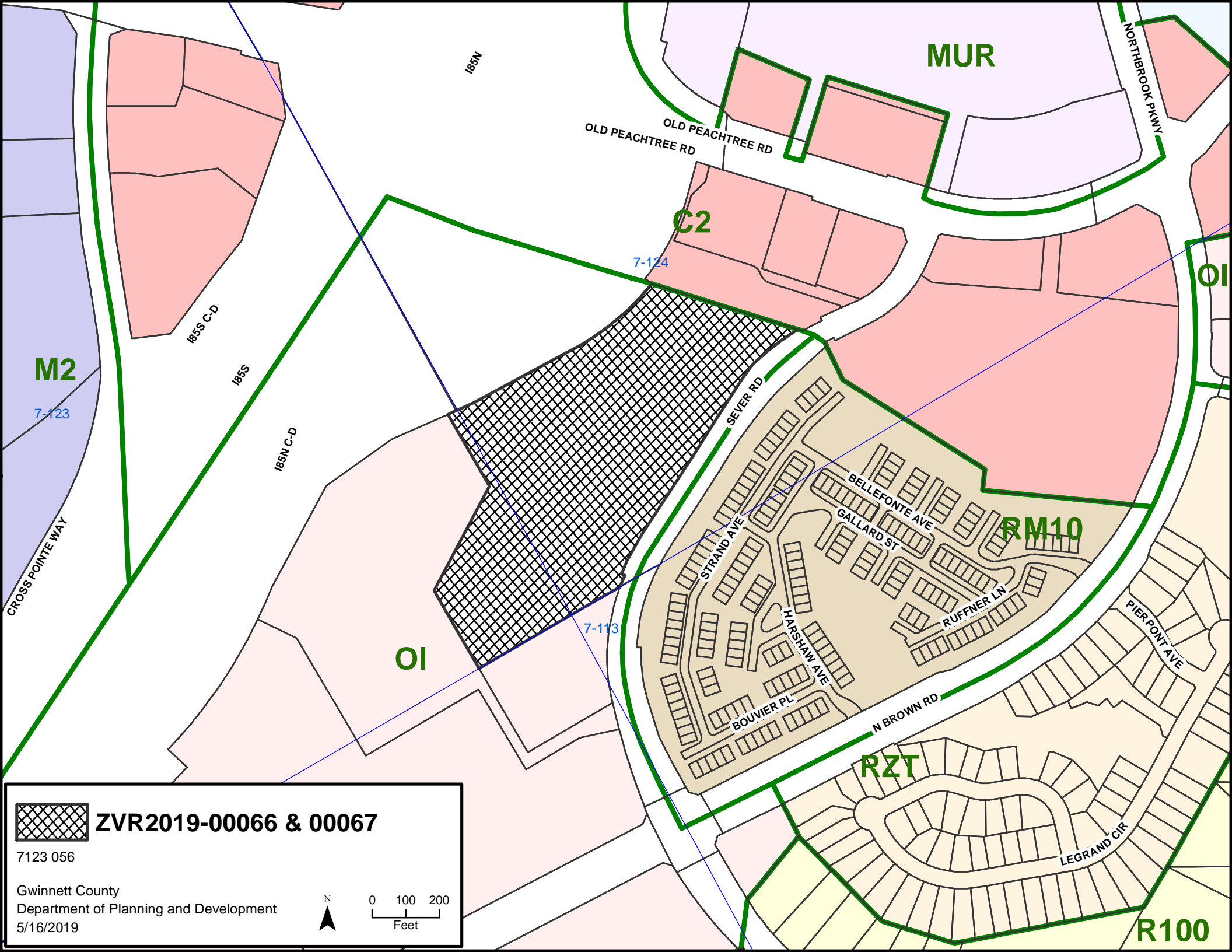
7123 056

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 100 200  
Feet





M2

7-123

MUR

C2

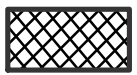
7-124

OI

RM10

RZT

R100



**ZVR2019-00066 & 00067**

7123 056

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 100 200  
Feet



2530

**PUBLIC HEARING NOTICE**  
Zoning Board of Appeals  
**APPLICATION FOR VARIANCE:**  
To the "Three (3) Foot Front Setback on A  
Single Road Frontage (Side Entrance)  
Allow Three (3) Foot Front Setback on A  
Single Road Frontage (Side Entrance)  
ZVR 2019-00066  
Case # ZVR 2019-00067  
Date 6-11-19 Time 6:30 PM  
15 LANGLEY DRIVE  
LAWRENCEVILLE, GA 30046  
For Information Call 678-518-6000  
THIS IS NOT A REZONING APPLICATION



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

CASE NUMBERS: **ZVR2019-00068, ZVR2019-00069,**  
ZONING: C-2  
LOCATION: 4975 JIMMY CARTER BOULEVARD  
MAP NUMBER: 6169 135  
VARIANCES REQUESTED: **ZVR2019-00068:** INCREASE ALLOWABLE SIGN AREA  
ON FRONT ELEVATION FROM  
200 SQ FT TO 590.75 SQ FT.  
**ZVR2019-00069:** INCREASE AGGREGATE TOTAL OF  
WALL SIGNAGE FROM 400 SQ FT  
TO 590.75

COMMISSION DISTRICT: 2 (KU)

APPLICANT: STEPHANIE MARTIN  
600 CHESTNUT STREET, SUITE 630  
PHILADELPHIA, PA 19106

CONTACT: KAYLA KRATZINGER PHONE: 215.254.3972

OWNER: WALMART REAL ESTATE BUSINESS TRUST  
1301 SE 10<sup>TH</sup> STREET  
BENTONVILLE, AR 72712-7998

**ZONING HISTORY:**

The subject property is a 14.22-acre C-2 (per CIC2018-00015 & SUP2018-00059) zoned lot with an existing Wal-Mart Super Center at the intersection of Jimmy Carter Boulevard and Rockbridge Road. The adjoining properties are C-2, R-75, R-ZT and RM-8 zoned lots. This parcel was redeveloped in 2013.

**DEPARTMENT ANALYSIS:**

The applicant's letter of intent states that the requested increase in sign area is to accommodate additional signage for the Online Grocery Pickup program. The parking lot configuration and extensive landscaping create site constraints that make the additional signage necessary for way-finding. The area of the proposed signage is 89.38 square feet and located on the northwest corner of the façade. The additional signage will provide clear direction allowing customers to easily locate designated parking stalls for the Online Grocery Pickup program.

Two variances, ZVR2012-00065 and ZVR2012-00066, were approved for this property in 2012 to allow an increase in sign area on the façade and the aggregate sign area to 505 square feet.



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

**(NO CONDITIONS)**






PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00068 - ZVR2019-00069  
STEPHANIE MARTIN  
4975 JIMMY CARTER BOULEVARD, NORCROSS, GA  
COMMISSION DISTRICT 2  
C-2 PARCEL 6169 135





PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00068 - ZVR2019-00069  
STEPHANIE MARTIN  
4975 JIMMY CARTER BOULEVARD, NORCROSS, GA  
COMMISSION DISTRICT 2  
C-2 PARCEL 6169 135





PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00068 - ZVR2019-00069  
STEPHANIE MARTIN  
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COMMISSION DISTRICT 2  
C-2 PARCEL 6169 135





PLANNING AND DEVELOPMENT SITE VISIT  
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STEPHANIE MARTIN  
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COMMISSION DISTRICT 2  
C-2 PARCEL 6169 135





446 West Crogan Street • Lawrenceville, GA 30046-2140  
 (tel) 578.518.6000  
 www.gwinnettcourty.com

**VARIANCE APPLICATION**

FROM THE  UNIFIED DEVELOPMENT ORDINANCE  SIGN ORDINANCE

For Consideration of:  BOARD OF APPEALS VARIANCE  
 ADMINISTRATIVE VARIANCE

**Applicant Information:**

Applicant:	Stephanie Martin		
*Mailing Address:	600 Chestnut Street, Suite 630		
City, State, Zip Code:	Philadelphia, PA 19106		
Contact Person:	Kayla Kratzinger, Permit Coordinator for BRR Architecture		
Telephone Number:	215-254-3972		
Mobile Telephone Number:	N/A		
Email Address:	kayla.kratzinger@brrarch.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:	Walmart Real Estate Business Trust
Mailing Address:	1301 SE 10th Street
City, State, Zip Code:	Bentonville, AR 72712-7998
Telephone Number:	(479) 277-2918; mark.richardson@walmart.com
Contact Person:	Mark Richardson

**Property Information:**

Subdivision or Project Name:	Walmart #3067
Address of Property:	4975 Jimmy Carter Blvd Norcross, GA 30093
District, Land Lot, Parcel:	Parcel: R6169 135
Zoning:	C2
Proposed Development:	
Building Permit Number (if construction has begun):	BLD: In review

**Variance Requested:**

Variances from the Sign Ordinance



# 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.


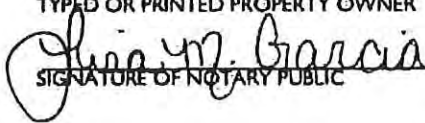


NOTARY SEAL

  
 SIGNATURE OF APPLICANT \_\_\_\_\_ DATE 05/01/19  
 Stephanie Martin  
 TYPED OR PRINTED APPLICANT NAME \_\_\_\_\_  
  
 SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE 5-1-19



NOTARY SEAL

  
 SIGNATURE OF PROPERTY OWNER \_\_\_\_\_ DATE 4/28/19  
 Mark Richardson  
 TYPED OR PRINTED PROPERTY OWNER \_\_\_\_\_  
  
 SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE 4/28/19

**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: 5/6/19 Received By: Sharon Cook MRN: 46169 135  
 Zoning District: C-2 Hearing Date (for ZBA): 6/11/19 Commission District: 2  
 Variance Type: Wall Sign Area Increase Code Section: SO 80-114A  
 Related Cases & Applicable Conditions: ICICZ018-00015, SUP2018-00059  
 Variance Description: Increase Allowable Sign Area on Front Elevation from 200 SQ FT to 500.75 SQ FT.

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

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

Case Number: ZVR2019-00068



**Department of Planning and Development**

446 West Crogan Street • Lawrenceville, GA 30046-2140  
 (tel) 578.518.6000  
 www.gwinnettcourty.com



**VARIANCE APPLICATION**

FROM THE  UNIFIED DEVELOPMENT ORDINANCE  SIGN ORDINANCE

For Consideration of:

BOARD OF APPEALS VARIANCE  
 ADMINISTRATIVE VARIANCE

**Applicant Information:**

Applicant:	Stephanie Martin		
*Mailing Address:	600 Chestnut Street, Suite 630		
City, State, Zip Code:	Philadelphia, PA 19106		
Contact Person:	Kayla Kratzinger, Permit Coordinator for BRR Architecture		
Telephone Number:	215-254-3972		
Mobile Telephone Number:	N/A		
Email Address:	kayla.kratzinger@brrarch.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:	Walmart Real Estate Business Trust
Mailing Address:	1301 SE 10th Street
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Telephone Number:	(479) 277-2918; mark.richardson@walmart.com
Contact Person:	Mark Richardson

**Property Information:**

Subdivision or Project Name:	Walmart #3067
Address of Property:	4975 Jimmy Carter Blvd Norcross, GA 30093
District, Land Lot, Parcel:	Parcel: R6169 135
Zoning:	C2
Proposed Development:	
Building Permit Number (if construction has begun):	BLD: In review

**Variance Requested:**

Variations from the Sign Ordinance

Case Number: ZVR2019-00069




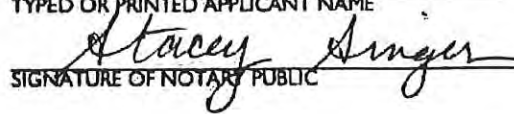
# VARIANCE APPLICATION

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 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.


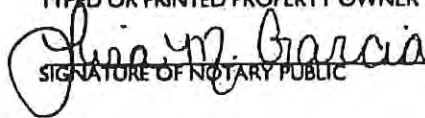


NOTARY SEAL

  
 SIGNATURE OF APPLICANT \_\_\_\_\_ DATE 05/01/19  
Stephanie Martin  
 TYPED OR PRINTED APPLICANT NAME \_\_\_\_\_  
  
 SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE 5-1-19



NOTARY SEAL

  
 SIGNATURE OF PROPERTY OWNER \_\_\_\_\_ DATE 4/28/19  
Mark Richardson  
 TYPED OR PRINTED PROPERTY OWNER \_\_\_\_\_  
  
 SIGNATURE OF NOTARY PUBLIC \_\_\_\_\_ DATE 4/28/19

**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: 5/16/19 Received By: Sharon Cook MRN: 6/169/135  
 Zoning District: C-2 Hearing Date (for ZBA): 6/11/19 Commission District: 2  
 Variance Type: Wall sign Aggregate Area Code Section: SO 86-114A  
 Related Cases & Applicable Conditions: CIC2018-00015, SUP 2018-00059  
 Variance Description: Increase Aggregate total of Wall Signage  
From 400 SQ FT to 590.75 SQ FT.

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

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

Case Number: ZVR2019-00069





April 29, 2019

Gwinnett County Government  
Building Plan Review Department  
Attn. Mr. Marcus Canada, Manager  
446 West Crogan Street  
Lawrenceville, GA 30046

**Re: Application for Sign Variance – Letter of Intent**

Dear Mr. Canada,

The purpose of this Letter of Intent, and attached application with corresponding documents, is to request a Sign Variance for the proposed Online Grocery Pickup (OGP) remodel at the existing Walmart store 3067 located at 4975 Jimmy Carter Blvd in Norcross. The proposed exterior wall sign consists of white internally-illuminated "Pickup" letters to be located on the existing building's northwest corner facade. The total area of the illuminated sign is 65.43 square feet. The sign would be installed over a proposed painted portion of the existing concrete masonry unit wall; this paint 'badge' would utilize Sherwin Williams #6885 'Knockout Orange'. The paint badge, combined with the sign, would be a total of 89.375 square feet.

We appreciate the Planning Commission's time and consideration of our request. Based on our team's initial and follow-up phone call correspondence with you the past several weeks, it is our understanding that a past variance was submitted to and approved by the Commission to enable the overall allowable square footage of 200 square feet to be increased to 505 square feet on the front façade; of note, and from what we can determine, the existing as-built drawings, and the past variance drawing exhibit, both show a total 501 square feet per signage schedules.

Our client is continuing to implement this remodel scope of work nationally, as well as with new stores, because retail shoppers are increasingly turning online to buy merchandise. The OGP use and service is intended to compliment the use of the existing retail site. Customers want to save time on shopping trips and have the convenience of purchasing from their homes or mobile phones. When customers arrive at the designated parking stall, they dial a provided phone number notifying the store; the Walmart associate then has approximately five minutes to deliver the order to the waiting customer in their vehicle.

Customers who order their groceries online will drive to the Walmart store and need to navigate their way to the designated parking spaces to pick up their orders. Not knowing where to go once in the parking lot and looking for signage and clear directions can potentially be impractical, difficult, and unsafe; motorists also need to be mindful of pedestrians. Therefore, the proposed addition of a Pickup wall sign combined with the orange exterior paint badge behind the sign, as well as OGP directional signage within the existing parking lot, will make it much easier for wayfinding and will present a clear path of travel. The orange color is part of Walmart's national brand color for their OGP program.

[www.brrarch.com](http://www.brrarch.com)

6700 Antioch Plaza, Suite 300, Merriam, KS 66204 MAIN 913.262.9095

Kansas City – Bentonville – Phoenix – San Francisco – Philadelphia – Atlanta – Austin – Miami – Los Angeles – Chicago



Regarding the proposed paint color, we are aware of the Gwinnett County Unified Development Ordinance, Architectural Design Standards referenced in Section 9.0.0. We believe the color is in tune with the required 'earth tone' colors' specified in the UDO. Included in the document package is both a Color Comparison exhibit and email correspondence with the Senior Planner at DeKalb County regarding Walmart Store 2427 located at 2427 Gresham Road SE in Atlanta. The same color proposed for the Norcross store was reviewed and approved for the Atlanta store which is located in the I-20 Corridor Overlay District and has similar design guidelines.

Because of the size and scale of the existing store and parking lot, a larger parking space ratio requirement condition per the Zoning Ordinance must be observed and has been met. As such, wayfinding difficulty will occur and customer convenience will be compromised due to the long-distance setbacks. Due to the building being situated deep on the site per the required setbacks, signage visibility is critical for motorists entering the property from both Rockbridge Road and Jimmy Carter Blvd. The deep setbacks create a site constraint where way-finding signage is imperative. Extensive landscaping exists along Rockbridge Road adjacent to the northern property line and dense commercial development exists to the west along Jimmy Carter Blvd., with both conditions creating a detrimental site constraint as it relates to signage visibility.

The proposed Sign Variance would not substantially impair the intent, purpose, or integrity of the standards specified in the Gwinnett County UDO, specifically as it relates to Section 270-100. The size and scale of the store and the number of services offered, in comparison to other commercial properties within the neighboring area, provide the rationale for additional wayfinding signage along the front façade.

Not allowing the proposed Pickup wall sign where proposed would create hardships as the OGP use would not be adequately identified and customers would be inconvenienced due to the lack of adequate wayfinding. The type of wall sign being proposed would not pose a risk to the public's well-being. The subject sign is internally-illuminated which will be visible at night, yet the projected light output will be such that any glare created will be minimal. The sign will be located on the front of the building with no nearby properties adversely affected.

The proposed signage is appropriate in scale and placement when compared to the existing wall signage; it would not contribute to traffic safety issues and visual clutter, but instead would provide for the well-being of Norcross citizens and visitors by contributing to a safe, convenient, and aesthetically pleasing shopping environment. Lastly, the subject signage does not produce any potentially negative impact and provides wayfinding to the general public as a matter of convenience.

We believe the proposed signage conforms with, and is in harmony with, the existing signage currently installed and is appropriate and conducive to adequate way-finding. Thank you for your time and consideration. We appreciate the opportunity to communicate the intent of our signage plan and to illustrate the need for the requested Sign Variance approval.

Sincerely,

Scott Ready

BRR Architecture

[www.brrarch.com](http://www.brrarch.com)

6700 Antioch Plaza, Suite 300, Merriam, KS 66204 MAIN 913.262.9095

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NOTE:  
DAMAGE/REMOVAL OF EXISTING TREES/VEGETATION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM THE AIA AND WALMART CONSTRUCTION MANAGER. IF THE RELOCATION OF SITE DIRECTIONAL SIGNAGE IS REQUIRED, COORDINATE WITH THE WALMART CONSTRUCTION MANAGER FOR NEW LOCATION.

ARCHITECTURAL FINISH FLOOR = 100.00'  
NOTE:  
FINISH FLOOR ELEVATION AT ALL EXTERIOR DOORS = 100.00'  
UNLESS NOTED OTHERWISE

NOTE:  
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### SIGNAGE LEGEND

DIRECTIONAL SIGN REF 2 - 0P1 1

— SIGN ARROW DIRECTION  
L-LEFT  
R-RIGHT  
S-STRAIGHT

### DIRECTIONAL SIGN SCHEDULE

ARROW	NUMBER	MOUNTING TYPE
PICKUP DIRECTIONAL SIGN-LEFT	2	Pole
PICKUP DIRECTIONAL SIGN-RIGHT	1	Pole
PICKUP DIRECTIONAL SIGN-STRAIGHT	1	Pole

### SHEET NOTES

- GO TO THE PLACE AND INSURE SIGNAGES ON DEAD LANDSCAPE MATERIALS ADJACENT TO DRIVEWAY OR DIRECTION DRIVE
- ON PROJECTS WHERE PICKUP IS IN OPERATION AND PICKUP SIGNAGE EXISTS ON SITE, VERIFY THAT SIGN LOCATIONS MATCH THE NEW PROPOSED SIGN LOCATIONS SHOWN IN THIS SET. REMOVE ANY EXISTING PICKUP SIGNS THAT DO NOT MATCH THE SIGN TYPES AND LOCATIONS SHOWN IN THIS SET. CONSULT WITH WMA CONSTRUCTION MANAGER PRIOR TO REMOVING EXISTING PICKUP SIGNAGE. PATCH AND REPAIR PAVEMENT TO MATCH EXISTING AND PROVIDE FLUSH WITH EXISTING TOP OF PAVEMENT.



ARCHITECT OF RECORD  
JAMES ALLEN LUDWIG, INC.  
2125 GARDEN HAVEN  
MARIETTA, GA 30066  
PHONE: 770-426-8800  
FAX: 770-426-8800

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CONSULTANTS

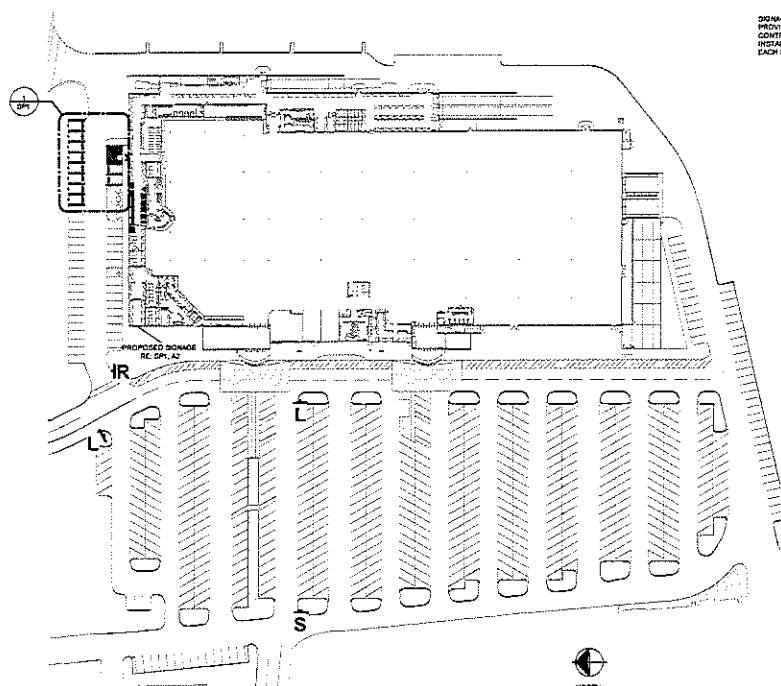
**Walmart**  
NORCROSS, GA  
4975 JIMMY CARTER BLVD  
STONE MOUNTAIN  
GA 30088  
JOB NUMBER: 20040001  
DATE: 03/20/14

ISSUE BLOCK

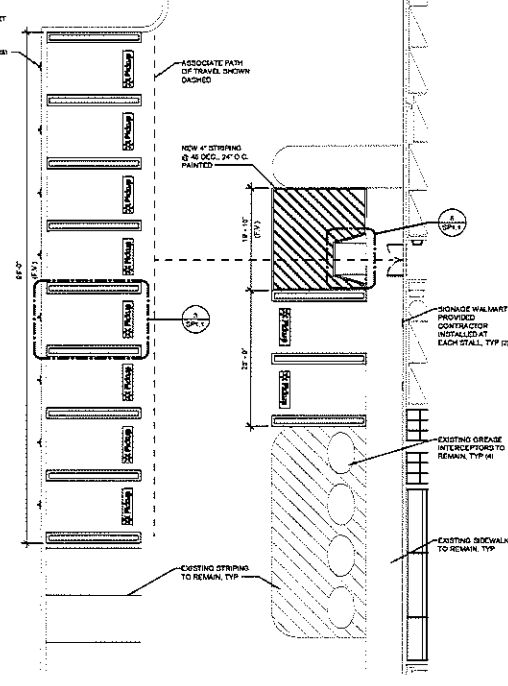
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SITE PLAN

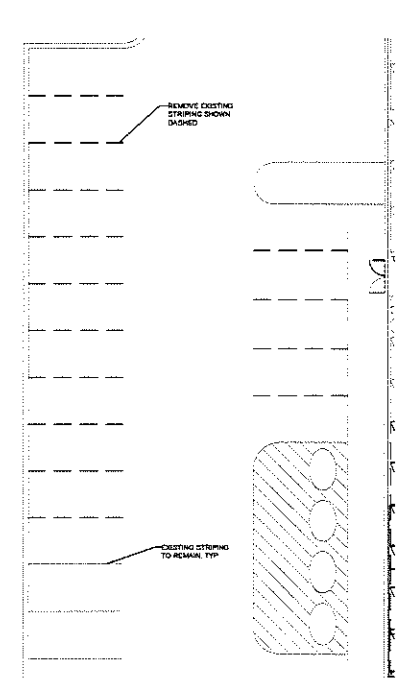
SHEET  
SP1



3 SITE DIRECTIONAL SIGNAGE PLAN  
1/8" = 1'-0"



2 PICKUP PARKING PLAN  
3/32" = 1'-0"



1 DEMO SITE PLAN  
3/32" = 1'-0"







NOTE:  
DAMAGE/REMOVAL OF EXISTING TREES/VEGETATION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM THE A/E AND WALMART CONSTRUCTION MANAGER. IF THE RELOCATION OF SITE DIRECTIONAL SIGNAGE IS REQUIRED, COORDINATE WITH THE WALMART CONSTRUCTION MANAGER FOR NEW LOCATION.

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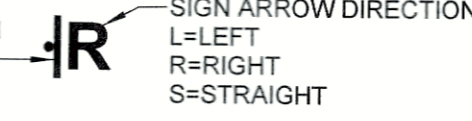
ARCHITECTURAL FINISH FLOOR = 100.00'

NOTE:  
FINISH FLOOR ELEVATION AT ALL EXTERIOR DOORS = 100.00'  
UNLESS NOTED OTHERWISE

REFER TO SPEC SECTION 01500 FOR DETAILS AND REQUIREMENTS FOR STORMWATER POLLUTION CONTROLS AND SITE STORAGE OF MATERIALS AND EQUIPMENT. DEVIATION(S) FROM DETAILS SHOWN MUST BE SUBMITTED FOR APPROVAL IN ACCORDANCE WITH SPEC SECTION 01330.

### SIGNAGE LEGEND

DIRECTIONAL SIGN REF 2-SP1.1



### DIRECTIONAL SIGN SCHEDULE

ARROW	NUMBER	MOUNTING TYPE
PICKUP DIRECTIONAL SIGN-LEFT	2	Pole
PICKUP DIRECTIONAL SIGN-RIGHT	1	Pole
PICKUP DIRECTIONAL SIGN-STRAIGHT	1	Pole

### SHEET NOTES

- GC TO REPLACE ANY MISSING, DISTURBED OR DEAD LANDSCAPE MATERIALS ADJACENT TO CANOPY OR DIRECTION SIGNS.
- ON PROJECTS WHERE PICKUP IS IN OPERATION AND PICKUP SIGNAGE EXISTS ON SITE, VERIFY THAT SIGN LOCATIONS MATCH THE NEW PROPOSED SIGN LOCATIONS SHOWN IN THIS SET. REMOVE ANY EXISTING PICKUP SIGNS THAT DO NOT MATCH THE SIGN TYPES AND LOCATIONS PROVIDED IN THIS SET. CONSULT WITH WM CONSTRUCTION MANAGER PRIOR TO REMOVING EXISTING PICKUP SIGNAGE. PATCH AND REPAIR PAVEMENT TO MATCH EXISTING AND PROVIDE FLUSH WITH EXISTING TOP OF PAVEMENT.



ARCHITECT OF RECORD:  
JAMES ALLEN HALEY  
6700 ANTIOCH PLAZA  
SUITE 300  
MERRIAM, KS 66204  
www.brrarch.com  
TEL: 913-262-9095  
FAX: 913-262-9044

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CONSULTANTS

**Walmart**  
NORCROSS, GA  
4975 JIMMY CARTER BLVD  
STORE NO. 3067

JOB NUMBER: 96544483  
03/29/19

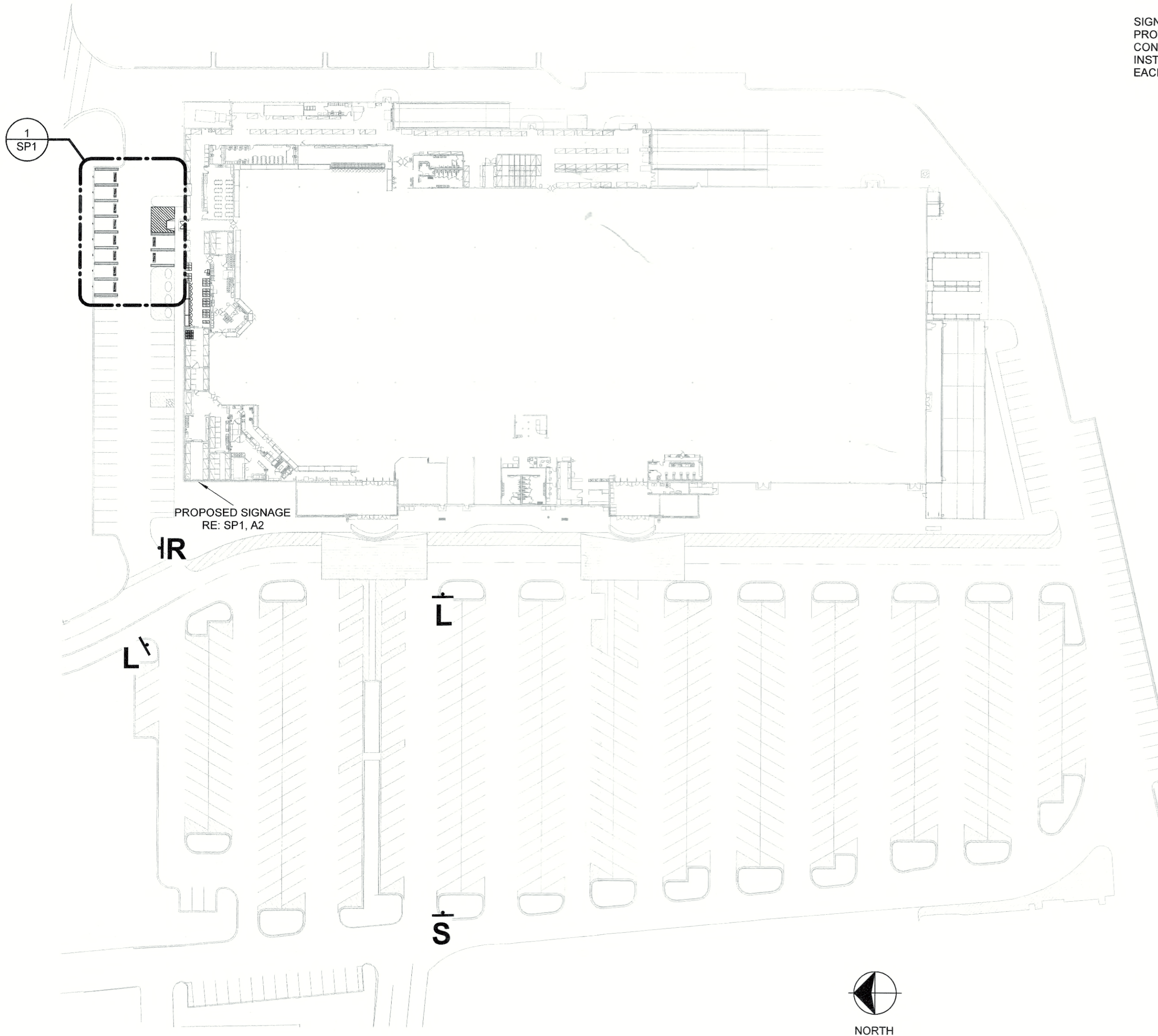
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PROTO: 03/29/19  
DOCUMENT DATE: 04/16/19

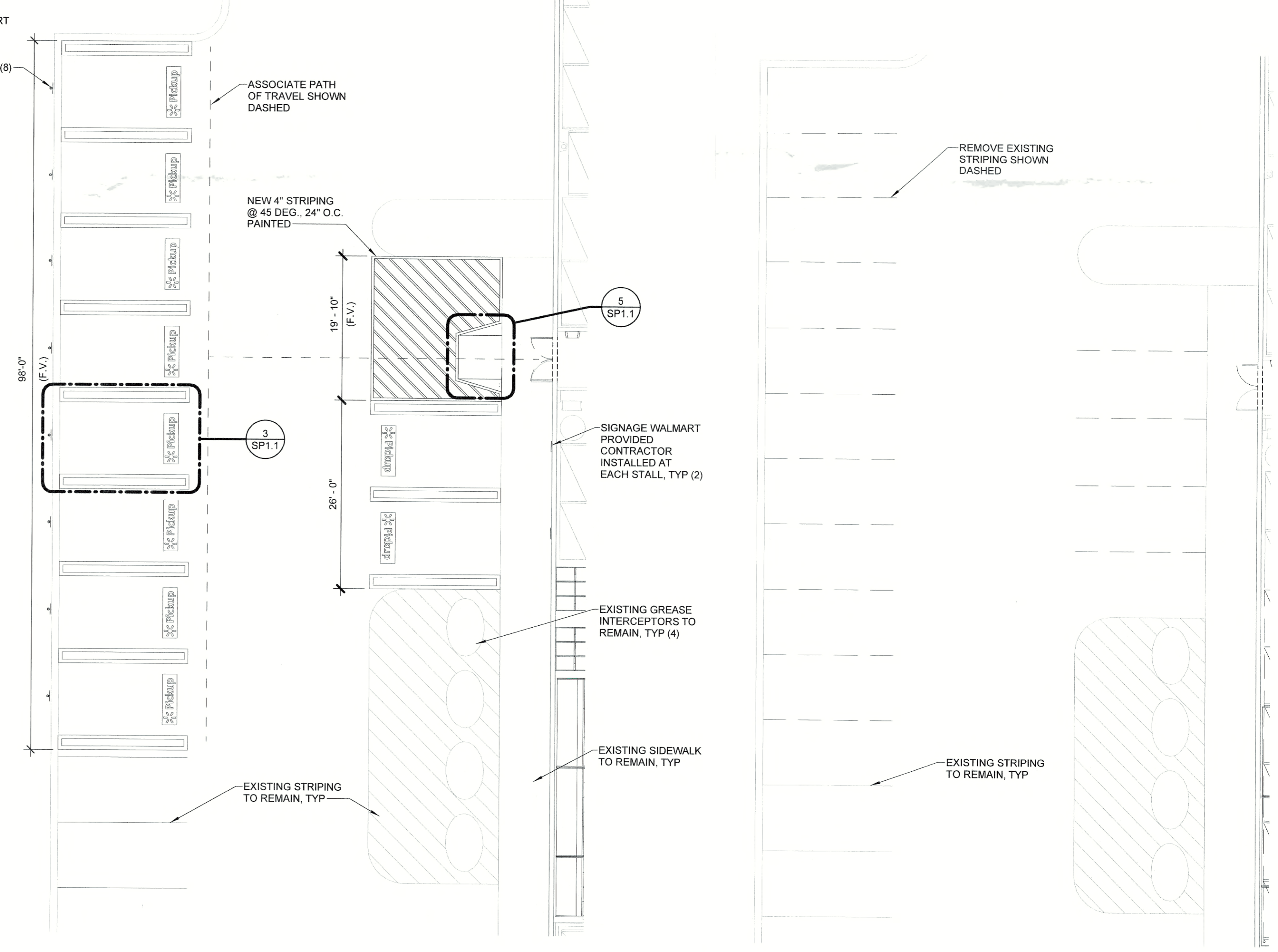


SITE PLAN

SHEET: SP1



3 SITE DIRECTIONAL SIGNAGE PLAN  
1/64" = 1'-0"



2 PICKUP PARKING PLAN  
3/32" = 1'-0"

1 DEMO SITE PLAN  
3/32" = 1'-0"



**SIGNAGE SCHEDULE**

SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
<b>FRONT SIGNAGE</b>						
Walmart (EXISTING)	1	LED	WHITE	5'-6"		
Spark (EXISTING)	1	LED	YELLOW	8'-0"		298.00 SF
Pickup (NEW)	1	LED	WHITE	2'-6"		
Spark (NEW)	1	LED	YELLOW	4'-3"		65.43 SF
Market (EXISTING)	1	N/A	WHITE	2'-6"	28.17 SF	28.17 SF
Home & Pharmacy (EXISTING)	1	N/A	WHITE	2'-6"	97.66 SF	97.66 SF
Outdoor Living (EXISTING)	1	N/A	WHITE	2'-6"	77.17 SF	77.17 SF
<b>TOTAL FRONT SIGNAGE</b>						<b>566.43 SF</b>

**COLOR LEGEND**

P126U	KNOCKOUT ORANGE SW#6885 (URETHANE)
-------	------------------------------------

**SHEET NOTES**

- POWER WASH EXTERIOR WALLS TO BE PAINTED PRIOR TO PAINTING PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQUIRED.
- DO NOT PAINT WALL PACK LIGHT HOUSINGS

**SIGNAGE GENERAL NOTES**

- CANOPY AND BUILDING SIGNAGE FURNISHED BY WALMART, INSTALLED BY OTHERS. SITE DIRECTIONAL PLACARDS FURNISHED BY WALMART. INSTALLED BY G.C.; POLE FURNISHED AND INSTALLED BY G.C. PAVEMENT PAINT FURNISHED AND INSTALLED BY G.C.
- GENERAL CONTRACTOR RESPONSIBILITIES:
  - REMOVE EXISTING BUILDING SIGNAGE AS INDICATED.
  - BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SECTION 01255. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
  - PROVIDE JUNCTION BOXES AND CIRCUITRY TO NEW "Pickup" AND "Spark" SIGNAGE.
  - VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE. REFER TO ELECTRICAL.
  - MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE.
  - INSTALL CHECK-IN KIOSKS & COORDINATE W/ VENDOR.
  - FOR SPECIAL PROJECTS, WHEN REQUIRED BY AHJ, G.C. IS RESPONSIBLE TO ACQUIRE SEPARATE PERMIT(S) FOR INSTALLATION OF SITE SIGNS. FOR REM PROJECTS, FOLLOW REM SIGN STANDARDS FOR PERMITS AND INSTALLATION.
  - ALL SIGN PLACARDS FURNISHED BY WALMART AND INSTALLED BY GENERAL CONTRACTOR. ALL PAINT FOR PAVEMENT MARKINGS ARE SUPPLIED AND PAINTED BY THE GENERAL CONTRACTOR.
  - FOR REMODEL PROJECTS, THE GC SHALL CONTACT THE WALMART SIGN SHOP WITH QUANTITIES AND TYPES OF PARKING STALL SIGNS AND WAY FINDING SIGNS NEEDED. CONTRACTOR TO PLACE ORDER AT LEAST 3 WEEKS IN ADVANCE OF THE OGP LAUNCH DATE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (Getty.Thomas@walmart.com) AND BRAD KEENER (Bradley.Keener@walmart.com). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED DELIVERY DATE, AND ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.
- SIGNAGE CONTRACTOR RESPONSIBILITIES:
  - FURNISH SPECIFIED CONDUIT FOR LIGHTED SIGNAGE.
  - MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECIFICATION SECTION 07900.
  - INSTALL SIGNAGE PER DETAILS ON THIS SHEET.



ARCHITECT OF RECORD:  
 JAMES ALLEN HALLLEY  
 6700 ANTIOCH PLAZA  
 SUITE 300  
 HERRIAM, KS 66204  
 www.brarch.com  
 TEL: 913-263-9095  
 FAX: 913-262-9546

STIPULATION FOR REUSE  
 THIS DRAWING WAS PREPARED FOR THE PROJECT AND SITE AT: [Address] IN [City], MISSOURI. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR REFERENCE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT MAY BE CONSIDERED A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND MAY BE SUBJECT TO LEGAL ACTION.

CONSULTANTS

**Walmart**  
 NORCROSS, GA  
 4975 JIMMY CARTER BLVD  
 STORE NO.: 3067  
 JOB NUMBER: 98544483  
 03/29/19

ISSUE BLOCK

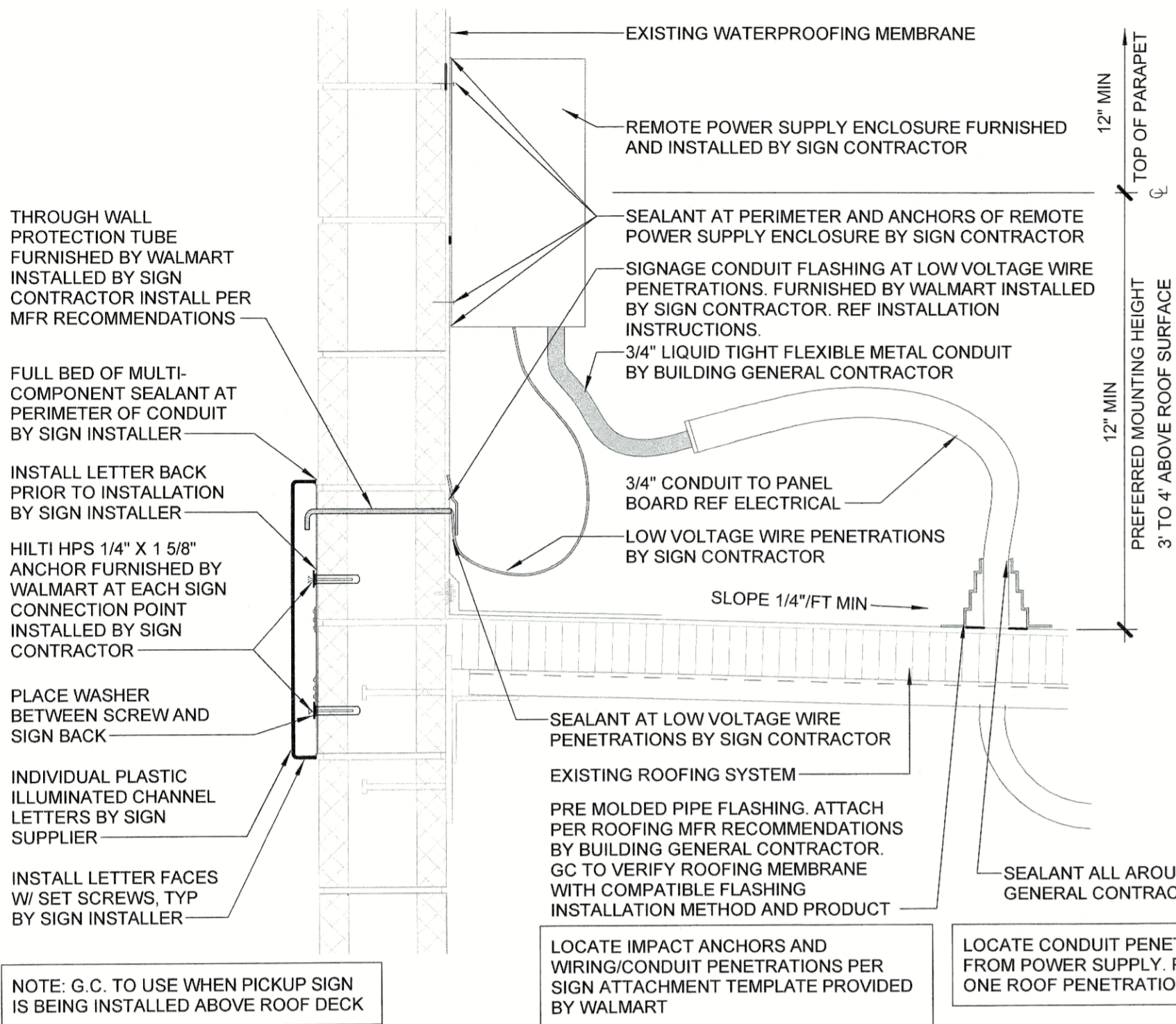
CHECKED BY: [Signature]  
 DRAWN BY: LH  
 PROTO: 03/29/19  
 DOCUMENT DATE: 04/16/19

STATE OF GEORGIA  
 REGISTERED ARCHITECT

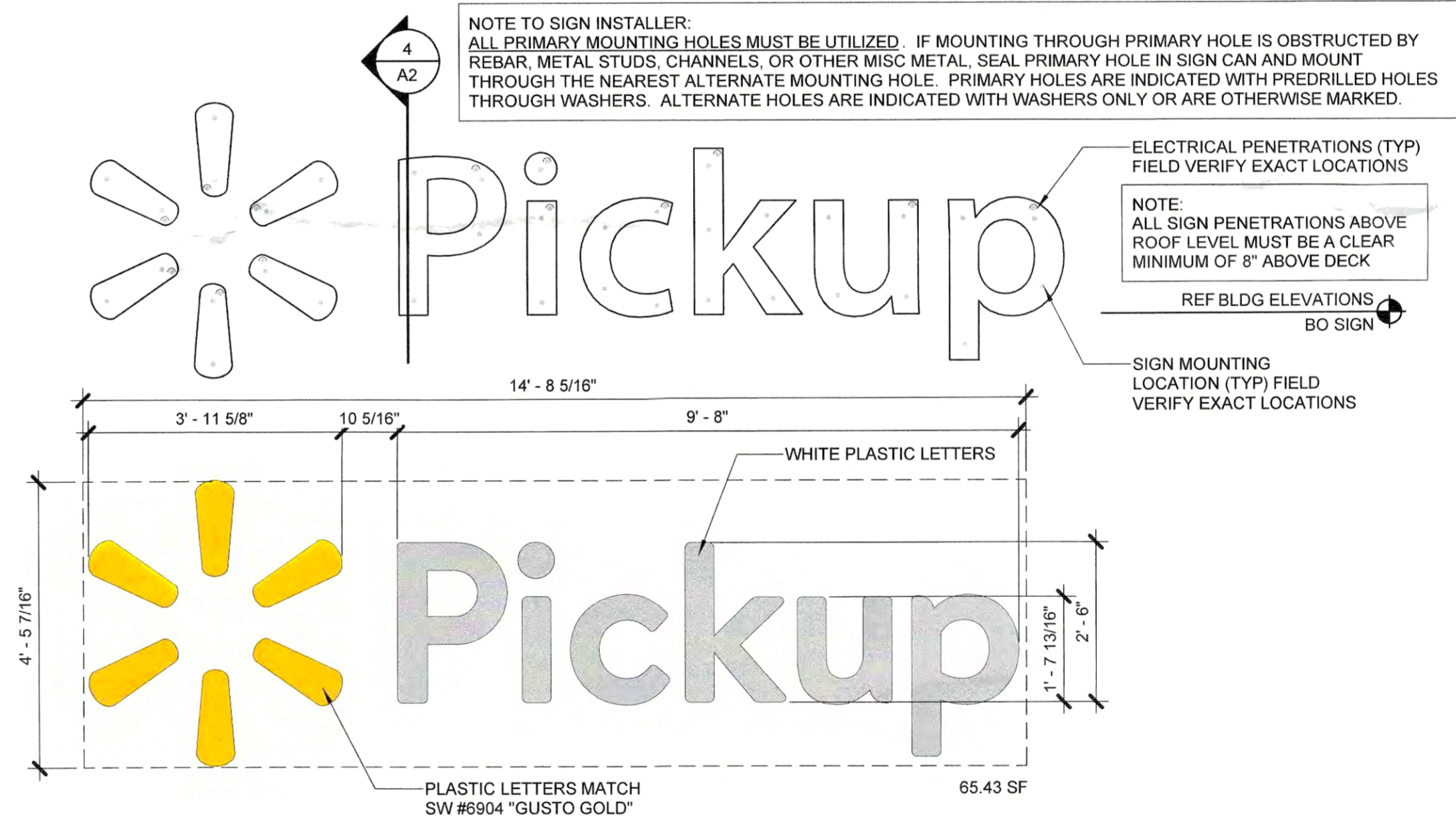


ELEVATIONS AND SIGNAGE

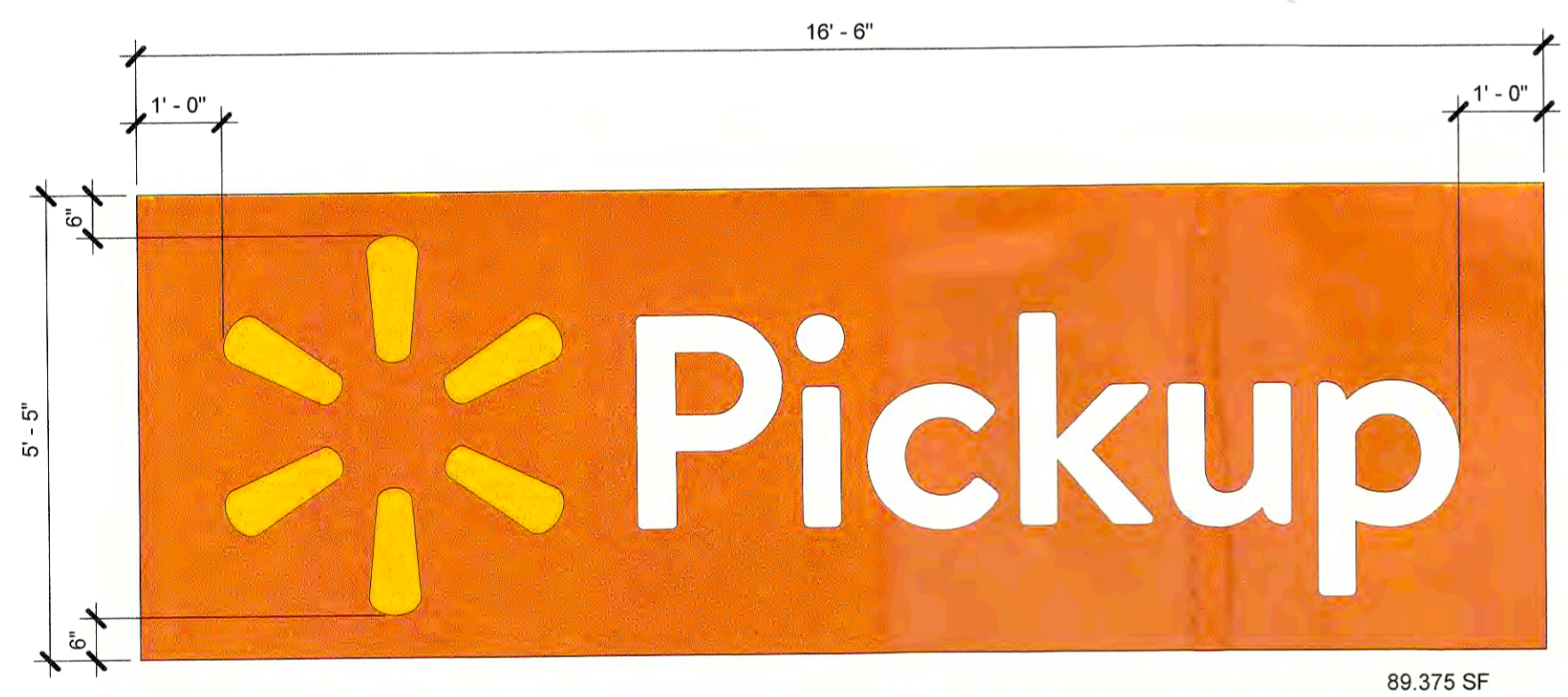
SHEET: A2



**4 SIGN ATTACHMENT**  
 1/2" = 1'-0"



**2 SIGNAGE**  
 1/2" = 1'-0"

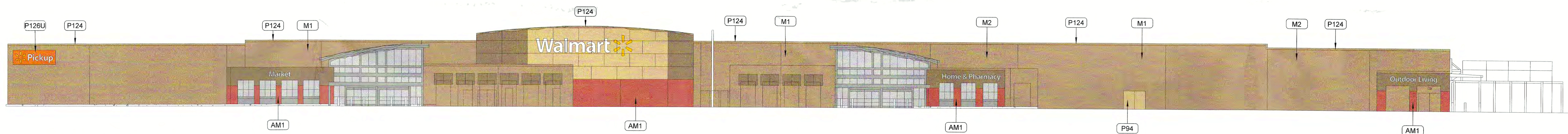


**3 SIGNAGE WITH KNOCKOUT ORANGE PAINT BADGE**  
 1/2" = 1'-0"



**1 FRONT ELEVATION**  
 1" = 20'-0"





1 COLOR ELEVATION  
1" = 20'-0"

P124 - MEADOWLARK (EXISTING)

P94 - EXT DROMEDARY CAMEL (EXISTING)

P126 - KNOCKOUT ORANGE

M1 - INTEGRAL COLOR MASONRY TO MATCH "SADDLE TAN" BY TRENWYTH (EXISTING)

M2 - INTEGRAL COLOR MASONRY TO MATCH "COUNTRY STONE" BY CEMEX (EXISTING)

AM1 - ARCHITECTURAL MASONRY TO MATCH "PROMENADE BLEND" BY QUIK BRIK (EXISTING)



**brr** 4/29/19

# 3067 NORCROSS, GA



ELEVATIONS

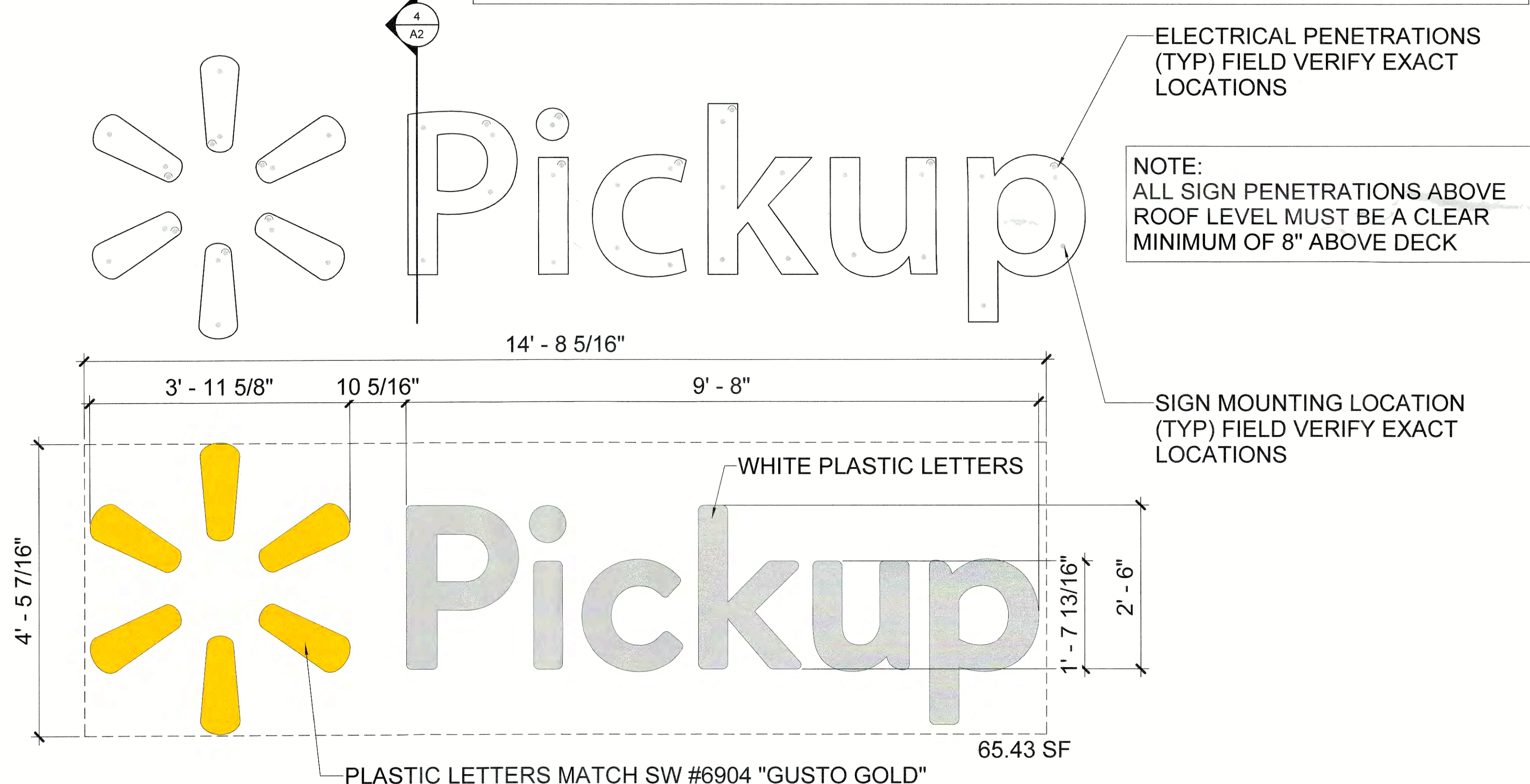
1





3 SIGNAGE WITH KNOCKOUT ORANGE PAINT BADGE 89.375 SF

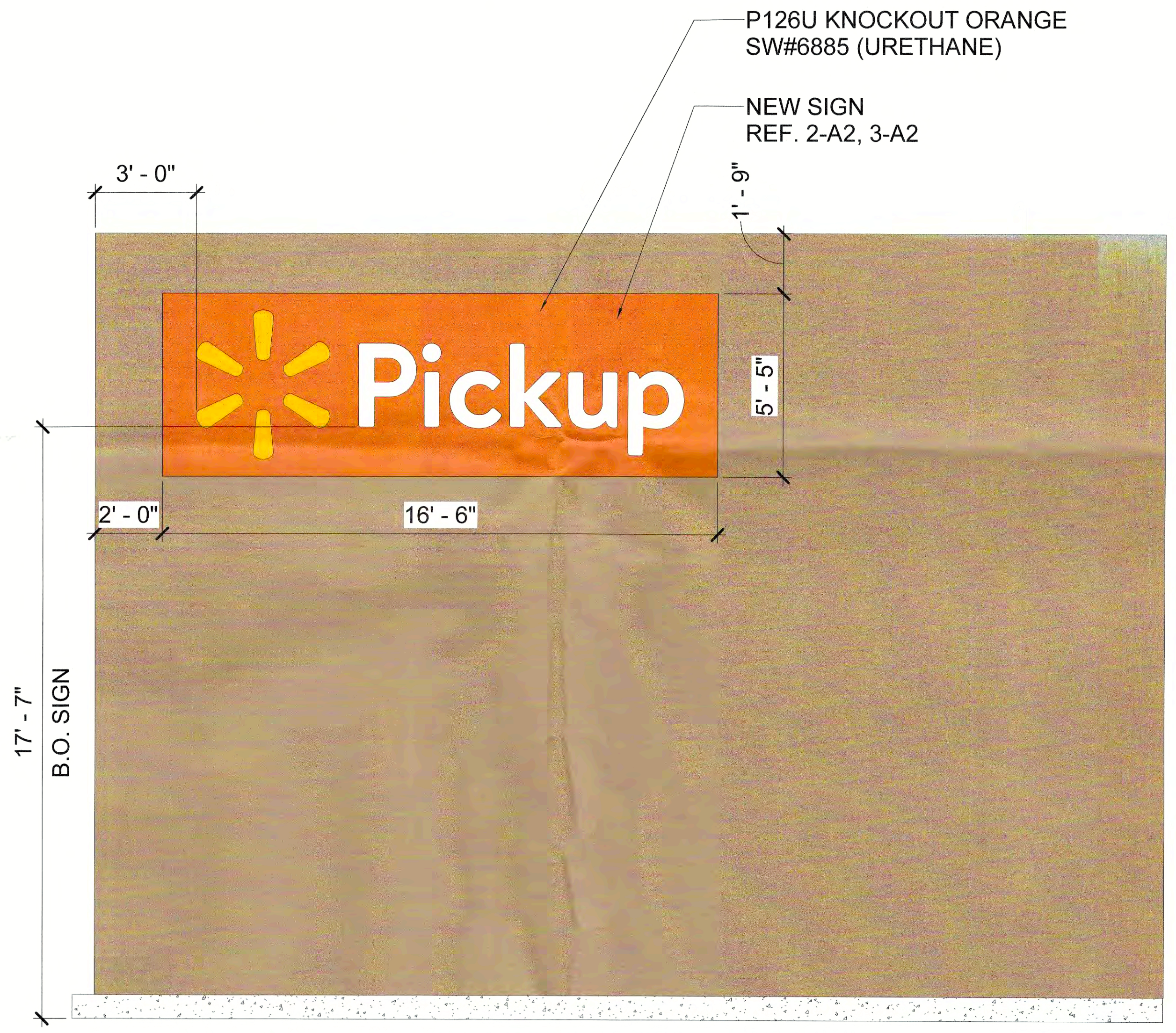
NOTE TO SIGN INSTALLER:  
 ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES THROUGH WASHERS. ALTERNATE HOLES ARE INDICATED WITH WASHERS ONLY OR ARE OTHERWISE MARKED.



2 SIGNAGE 65.43 SF

### SIGNAGE SCHEDULE

SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
<b>FRONT SIGNAGE</b>						
WALMART (EXISTING)	1	LED	WHITE	5'-6"		
SPARK (EXISTING)	1	LED	YELLOW	8'-0"		298.00 SF
PICKUP (NEW)	1	LED	WHITE	2'-6"		
SPARK (NEW)	1	LED	YELLOW	4'-3"		65.43 SF
MARKET (EXISTING)	1	N/A	WHITE	2'-6"	28.17 SF	28.17 SF
HOME & PHARMACY (EXISTING)	1	N/A	WHITE	2'-6"	97.66 SF	97.66 SF
OUTDOOR LIVING (EXISTING)	1	N/A	WHITE	2'-6"	77.17 SF	77.17 SF
<b>TOTAL FRONT SIGNAGE</b>						<b>566.43 SF</b>

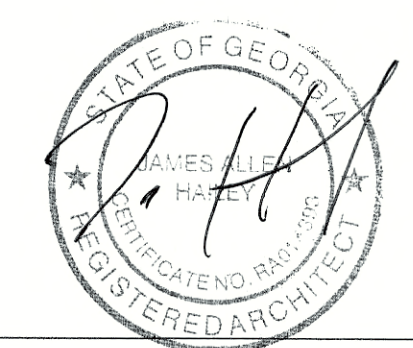


1 BADGE ELEVATION/PARTIAL BUILDING ELEVATION



**brr** 04/25/19

# 3067 NORCROSS, GA



SIGNAGE INFORMATION

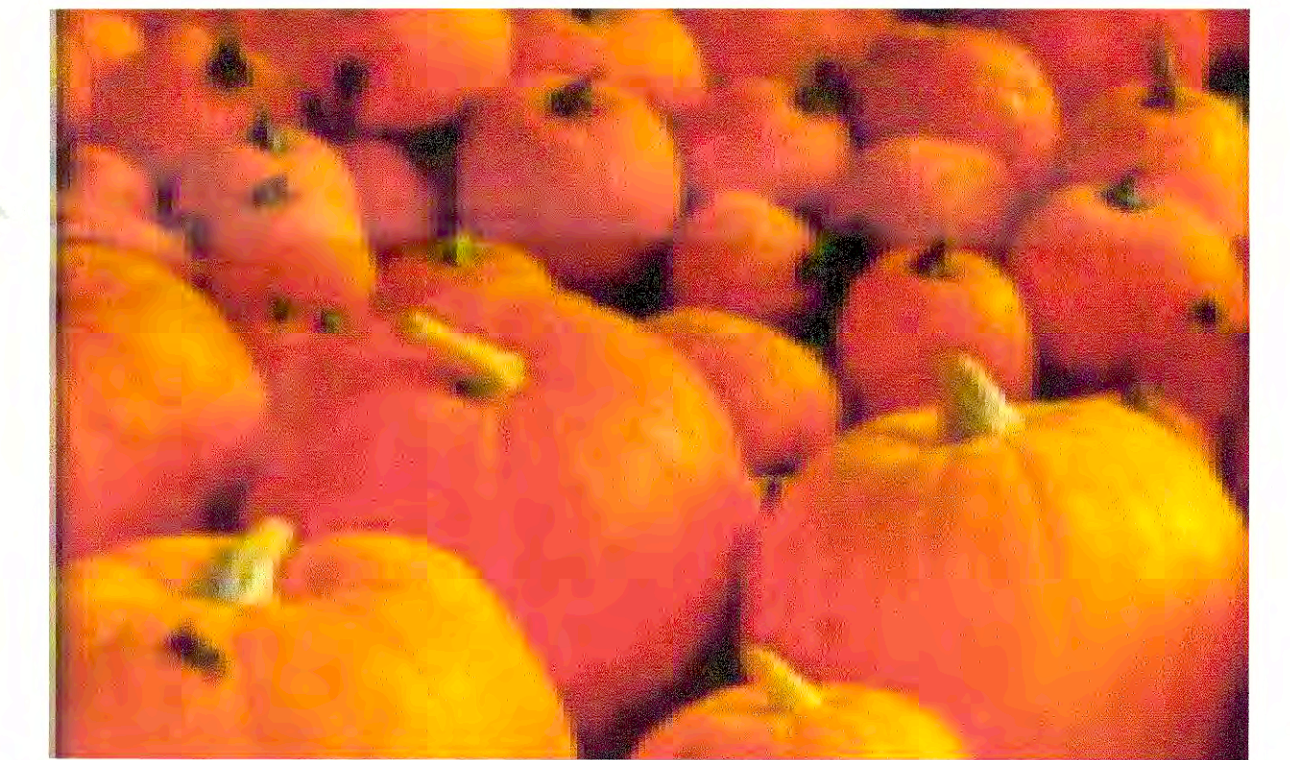




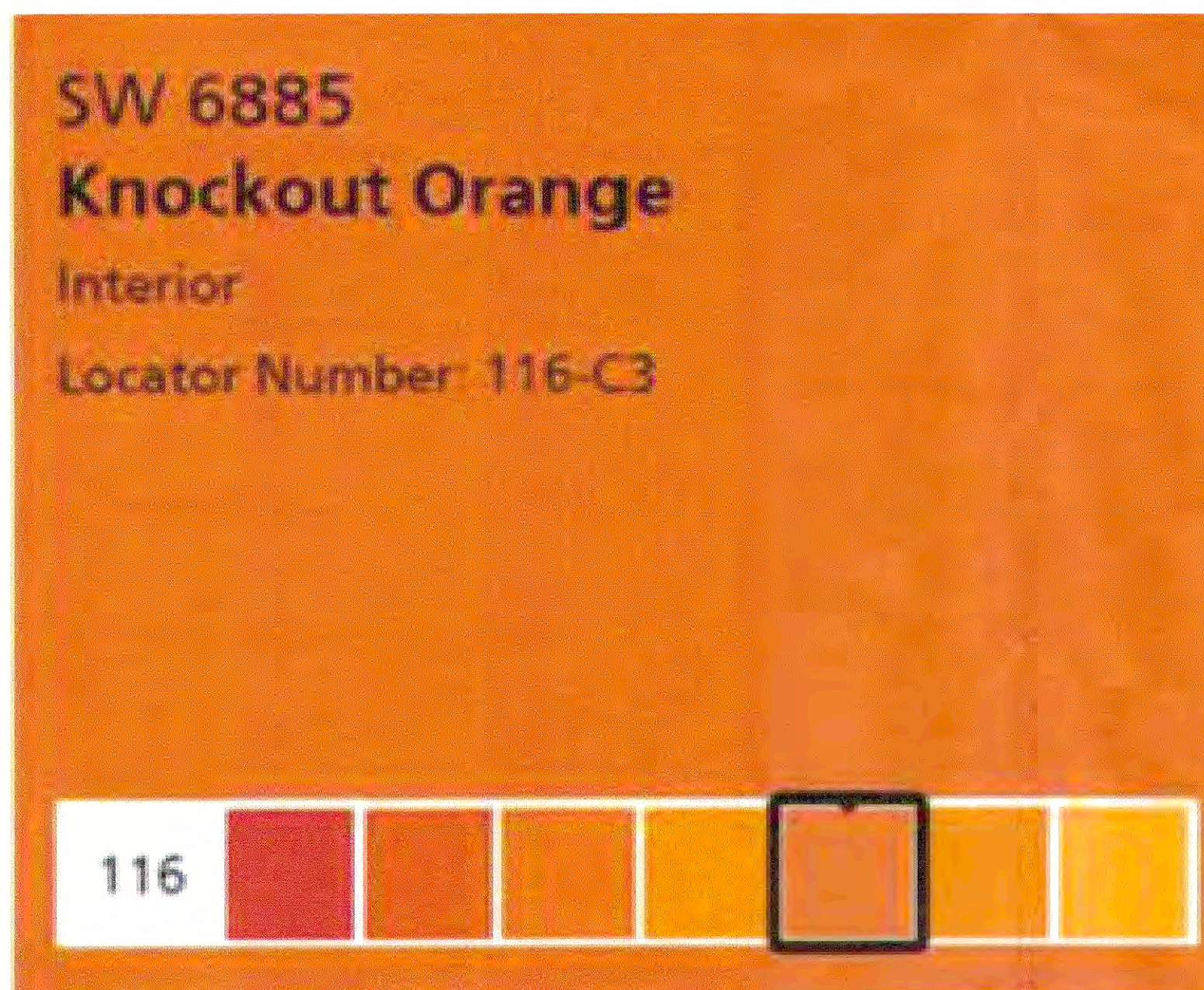
AS SHOWN, THE PROPOSED ACCENT COLOR "KNOCKOUT ORANGE" IS SIMILAR TO EARTH TONE COLORS SEEN IN A CLAY DIRT ROAD, A PUMPKIN PATCH, A FALL FOLIAGE DISPLAY, AND AN EVENING SUNSET.

P126U KNOCKOUT ORANGE  
SW#6885 (URETHANE)

NEW SIGN  
REF. 2-A2, 3-A2



 P126 - KNOCKOUT ORANGE (NEW)



brr

04/25/19

# 3067 NORCROSS, GA

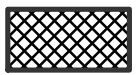
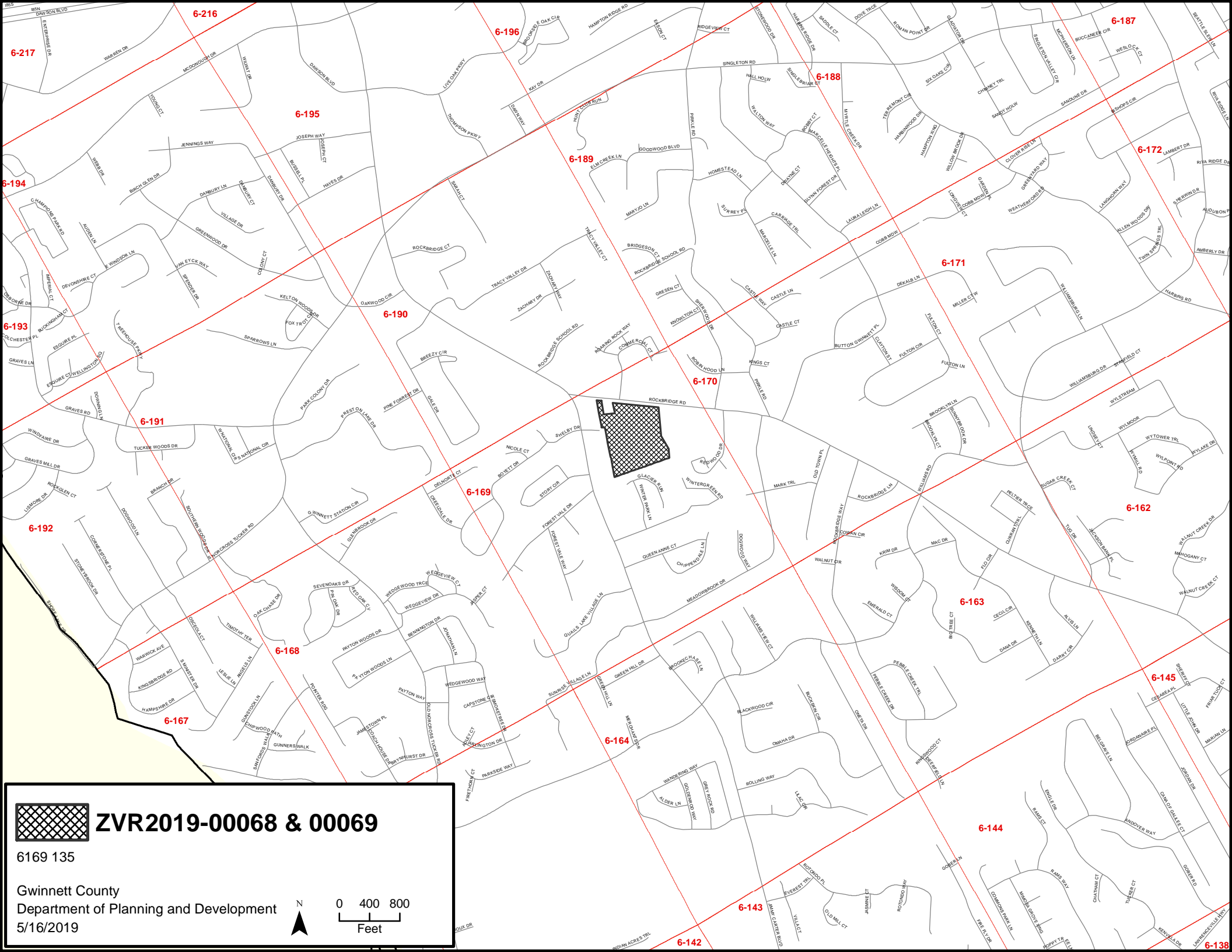


COLOR COMPARISON

3

*SWP*

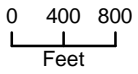




**ZVR2019-00068 & 00069**

6169 135

Gwinnett County  
Department of Planning and Development  
5/16/2019







ROCKBRIDGE RD

SHELBY DR

JIMMY CARTER BLVD

GLACIER RUN



**ZVR2019-00068 & 00069**

6169 135

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 50 100  
Feet





**ZVR2019-00068 & 00069**

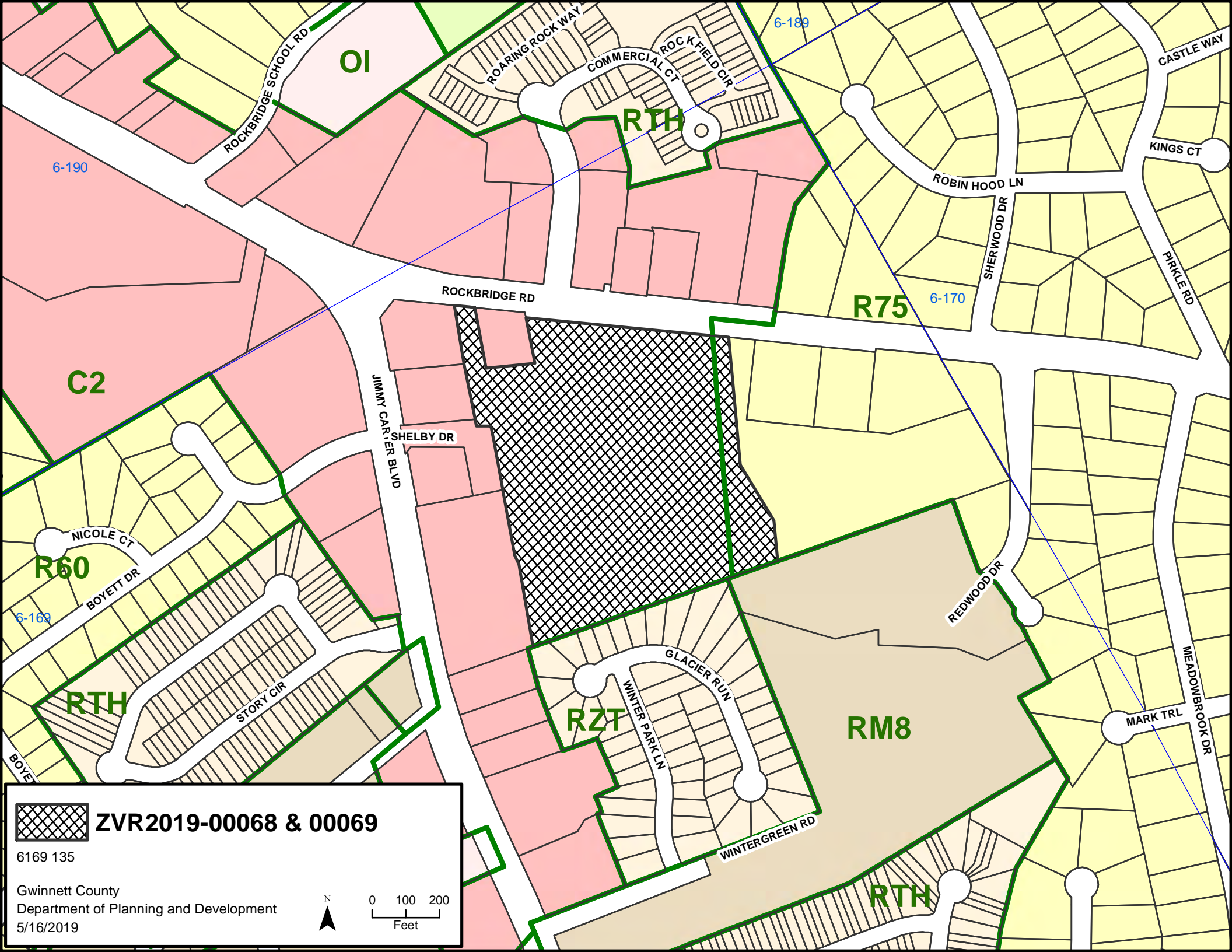
6169 135


Gwinnett County  
Department of Planning and Development  
5/16/2019



0 100 200  
Feet

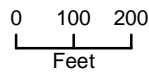




 **ZVR2019-00068 & 00069**

6169 135

Gwinnett County  
Department of Planning and Development  
5/16/2019





# PUBLIC HEARING NOTICE

Zoning Board of Appeals

## APPLICATION FOR VARIANCE:

- Increase Allowable Sign Area on Front Elevation From 200 SQ FT to 590.75 SQ FT
- Increase Aggregate total of Wall Signage From 400 SQ FT to 590.75 SQ FT

Case # ZVR2019-00068  
ZVR2019-00069

Date 6-11-19 Time 6:30 PM

75 LANGLEY DRIVE  
LAWRENCEVILLE, GA 30046



For Information Call 678-518-6000

**THIS IS NOT A REZONING APPLICATION**

As set forth in Americans with Disabilities Act of 1992, the Gwinnett County Government does not discriminate on the basis of disability and will assist citizens with special needs given proper notice (seven working days). For information, please call Muriam Nafees at 770.822.7955.



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

CASE NUMBER	<b>ZVR2019-00071</b>
ZONING	R-TH
LOCATION	1484 IDA LANE
MAP NUMBER	7045 470
VARIANCE REQUESTED	INCREASE SIZE OF ACCESSORY STRUCTURE FROM 500 SQ FT TO 900 SQ FT
COMMISSION DISTRICT	1 (BROOKS)

APPLICANT:     BRENDA J AREVALO  
                  1484 IDA LANE  
                  LAWRENCEVILLE, GA 30043

CONTACT:       BRENDA AREVALO     PHONE: 678-548-6851

OWNER:         JOSE MARIO AREVALO & BRENDA J AREVALO  
                  1484 IDA LANE  
                  LAWRENCEVILLE, GA 30043

**ZONING HISTORY:**

The subject property is a 0.89 acre RTH (per REZ1984-00181) zoned lot with an existing single-family dwelling in the Jackson Township subdivision off of Duluth Highway. The house was built in 1990; the applicant has owned the house since August 2010.

**DEPARTMENT ANALYSIS:**

The applicant proposes to construct a 900 square foot accessory structure in the rear yard. Based on the size of this lot, the Unified Development Ordinance allows accessory structures up to a cumulative size of 500 square feet. The letter of intent states the proposed structure will be built to match the exterior of the house. Per staff's conversation with the applicant, the structure will be used for additional storage.

The site plan provided illustrates an existing retaining wall in the rear yard which restricts access for construction of the proposed structure. Per conversation with the applicant on June 4<sup>th</sup>, 2019, an access easement agreement from the adjacent property owner (PID 7045 012) must be obtained to gain access to the proposed structure.

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



- 1. The applicant shall obtain a residential building permit for the accessory structure within 30 days of variance approval, and achieve satisfactory field inspections for issuance of a Certificate of Completion.**
- 2. Access easement agreement from the adjacent property (PID 7045 012) shall be recorded prior to issuance of a building permit for the construction of the accessory structure.**





PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00071 BRENDA AREVALO  
1484 IDA LANE, LAWRENCEVILLE, GA  
COMMISSION DISTRICT 1  
R-TH PARCEL 7045 470



**PUBLIC HEARING NOTICE**  
Planning Board of Appeals  
APPLICATION FOR VARIANCE  
*See Site of Hearing*  
Time: 10:00 AM to 11:00 AM  
ZVR 2019-00071  
HPP Time: 8:00 AM  
10:00 AM  
11:00 AM  
For Information Call 878-515-8000  
PLANNING & ZONING APPLICATIONS

PLANNING AND DEVELOPMENT SITE VISIT  
ZVR2019-00071 BRENDA AREVALO  
1484 IDA LANE, LAWRENCEVILLE, GA  
COMMISSION DISTRICT 1  
R-TH PARCEL 7045 470



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:	Brenda Arevalo
*Mailing Address:	1484 Ida Lane
City, State, Zip Code:	Lawrenceville, Georgia 30043
Contact Person:	Brenda Arevalo
Telephone Number:	678-548-6851
Mobile Telephone Number:	678-548-6851
Email Address:	brendita.j1110@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:	Jose Mario Arevalo & Brenda J. Arevalo
Mailing Address:	1484 Ida Lane
City, State, Zip Code:	Lawrenceville, Georgia 30043
Telephone Number:	678-548-6851
Contact Person:	Brenda Arevalo

**Property Information:**

Subdivision or Project Name:	Jackson Township
Address of Property:	1484 Ida Lane Lawrenceville, Georgia 30043
District, Land Lot, Parcel:	LL45, Dist 7, Lot 170, Assessor's Parcel 7045 470
Zoning:	RTK
Proposed Development:	
Building Permit Number (if construction has begun):	BLD:

**Variance Requested:**

Increase square footage for Accessory Building to 900 sq ft.

Case Number: ZVR2019-00071



# 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 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.



Brenda J. Arevalo 4-19-19  
 SIGNATURE OF APPLICANT DATE

Brenda J. Arevalo  
 TYPED OR PRINTED APPLICANT NAME

[Signature] 4-19-19  
 SIGNATURE OF NOTARY PUBLIC DATE



Brenda J. Arevalo 4-19-19  
 SIGNATURE OF PROPERTY OWNER DATE

Brenda J. Arevalo  
 TYPED OR PRINTED PROPERTY OWNER

[Signature] 4-19-19  
 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: 4/22/19 Received By: Sharon Cook MRN: 7045470

Zoning District: RTH Hearing Date (for ZBA): 6-11-19 Commission District: 1

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

Related Cases & Applicable Conditions: Bez 1984-00151

Variance Description: Increase Size of Accessory Structure From 500 SQ FT to 900 SQ FT

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

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

Case Number: ZVR2019-00071



u e r.

## LETTER OF INTENT

### TO WHOM IT MAY CONCERN:

The purpose of this letter is to respectfully requesting for a variance to increase the Building Floor area allowed by the Gwinnett County Residential Accessory Building Permit Requirements.

I understand that based on my property lot size and the documentation provided to me by the Gwinnett County Building Permit Office it only allows up to 500 square feet. I would respectfully like to petition to increase the allowable amount of square footage to 850-900 square feet. It's our intent to build a detached building approximately of 34x25 in our back yard. The proposed building will sit on concrete slab with siding on all sides. It will be painted with the same color as the current residence. The proposed detached building is not close to our primary residence nor does it obstruct the view of the neighbors surrounding our property.

The shed noted on the submitted layout is actually a playhouse. It's not fixed on the ground. It's actually sitting on concrete cinder blocks and can be moved. We can get rid of it after the proposed building is built if the County does not allow for us to keep it.

Sincerely,

  
Brenda J. Arevalo



**SURVEYORS NOTES:**

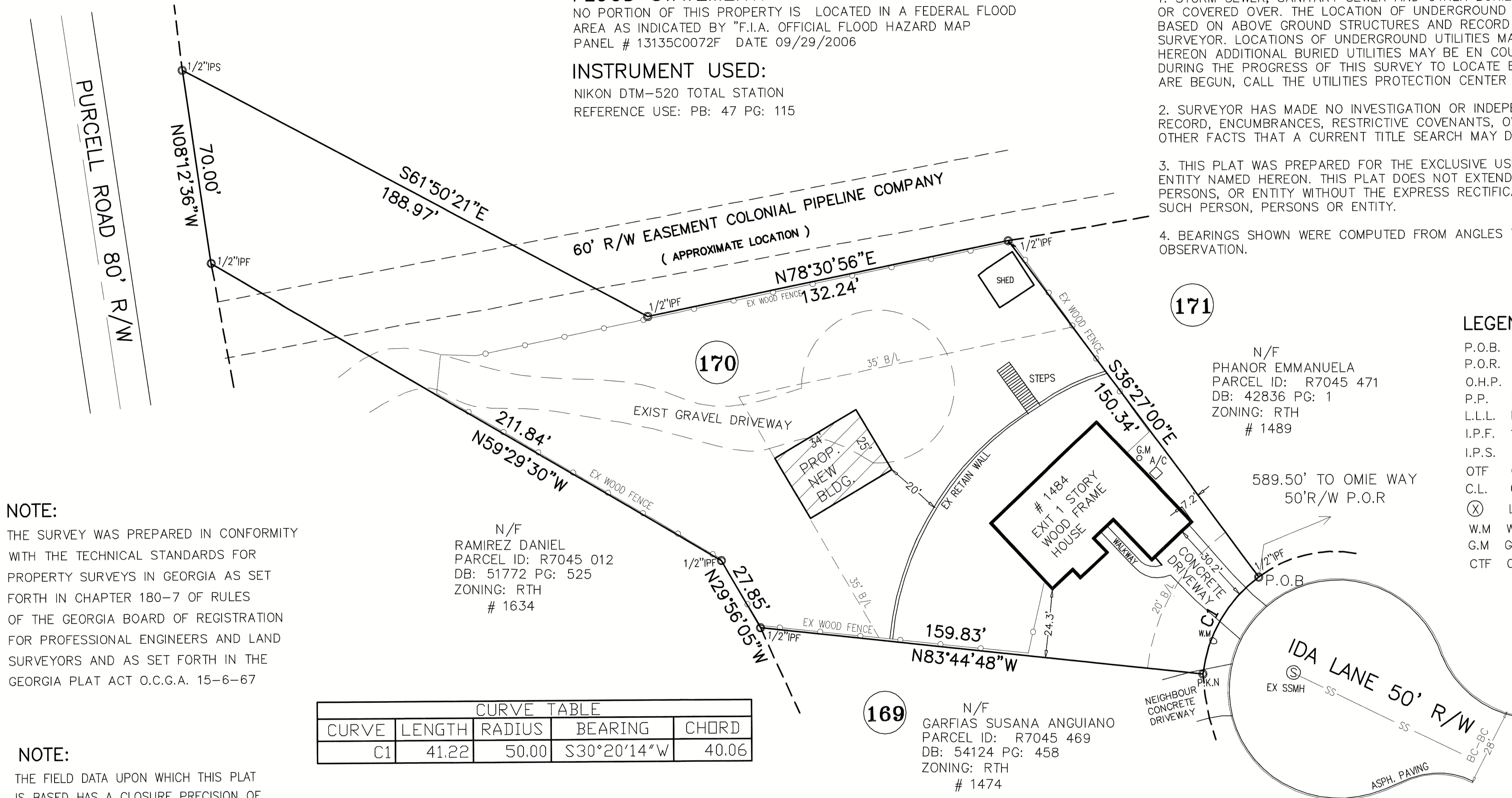
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

**FLOOD STATEMENT:**

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY "F.I.A. OFFICIAL FLOOD HAZARD MAP PANEL # 13135C0072F DATE 09/29/2006

**INSTRUMENT USED:**

NIKON DTM-520 TOTAL STATION  
REFERENCE USE: PB: 47 PG: 115



**NOTE:**  
THE SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF 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

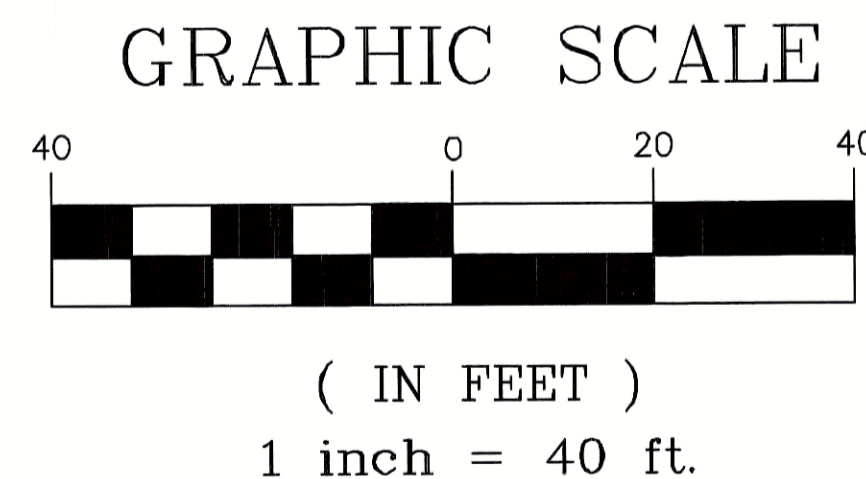
CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	41.22	50.00	S30°20'14\"W	40.06

**NOTE:**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00 00'06\"PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 193,383 FEET

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION: THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE" THEIR LOCATION ,SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN:



**169** N/F  
GARFIAS SUSANA ANGUIANO  
PARCEL ID: R7045 469  
DB: 54124 PG: 458  
ZONING: RTH  
# 1474



**HURD PRINCE & ASSOCIATES, INC.**  
\*Consulting Engineers & Surveyors\*  
110 MLK SR HERITAGE TRAIL  
STOCKBRIDGE, GEORGIA 30281-3424  
Phone (678)-782-7737

- LEGEND:**
- P.O.B. POINT OF BEGINNING
  - P.O.R. POINT OF REFERENCE
  - O.H.P. OVERHEAD POWER LINE
  - P.P. POWER POLE
  - L.L.L. LAND LOT LINE
  - I.P.F. 1/2" IRON PIN FOUND
  - I.P.S. 1/2" IRON PIN SET
  - OTF OPEN TOP FOUND
  - C.L. CENTER LINE
  - ⊗ LOT NUMBER
  - W.M WATER METER
  - G.M GAS METER
  - CTF CRIMP TOP FOUND

**LOT AREA**  
34,400. sq.ft.  
0.789 acres  
ZONING: RTH

**BOUNDARY SURVEY OF EXISTING CONDITION FOR: JOSE MARIO AREVALO & BRENDA J AREVALO**

1484 IDA LANE  
LAWRENCEVILLE, GA 30043  
PARCEL ID: R7045 470  
LAND LOT: 45 7TH DISTRICT  
GWINNETT COUNTY, GEORGIA  
DATE OF FEILD SURVEY: 4-4-19  
SCALE 1"=40' DATE OF PLAT 4-8-19



Department of Planning and Development

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



gwinnettcountry

Sign Posting Instructions for Public Hearings and Deposit Refund Policy  
for the Zoning Board of Appeals Variance Applications

**Sign Posting Instructions:** The Gwinnett County Board of Commissioners has adopted sign posting procedures for public hearings. Under these procedures, the applicant is required to:

1. Obtain the Sign from the Department of Planning and Development (P&D) at 446 West Crogan Street, Suite 150, Lawrenceville GA. The fee for the sign is \$150.00 payable to Gwinnett County (\$100 Sign Deposit Fee is included).
2. Post the Sign no later than one (1) day before the Notification Deadline as shown on the "ZBA Public Hearing Schedule."
  - a. The sign may be picked up from P&D office one (1) week prior to the Notification Deadline.
  - b. Failure to post the sign by the deadline may result in administrative withdrawal of the application. Failure to maintain the Sign continuously throughout the variance application process may or prohibit consideration of the application.

Please Note: The P&D Director may require the placement of multiple Signs at various locations for large acreage tracts or sites with multiple road frontages.

3. Mount the Sign on a hard surface to prevent curling or bending and erect it at or near the right-of-way line of the subject property so that it is visible from the roadway but not interfering with sight distance of any intersection or driveway.
4. Take a photo of the posted sign and email to [Site.planreview@gwinnettcountry.com](mailto:Site.planreview@gwinnettcountry.com)

**Sign Deposit Refund:** Return the Sign no later than 15 calendar day after the ZBA action in order to receive refund of \$100.00 for the sign deposit. Failure to return the Sign within the 15 day period deposit will result in the sign deposit forfeited.

\*\*\*\*\*

**Applicant's Acknowledgement of Sign Posting Instructions**

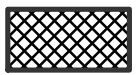
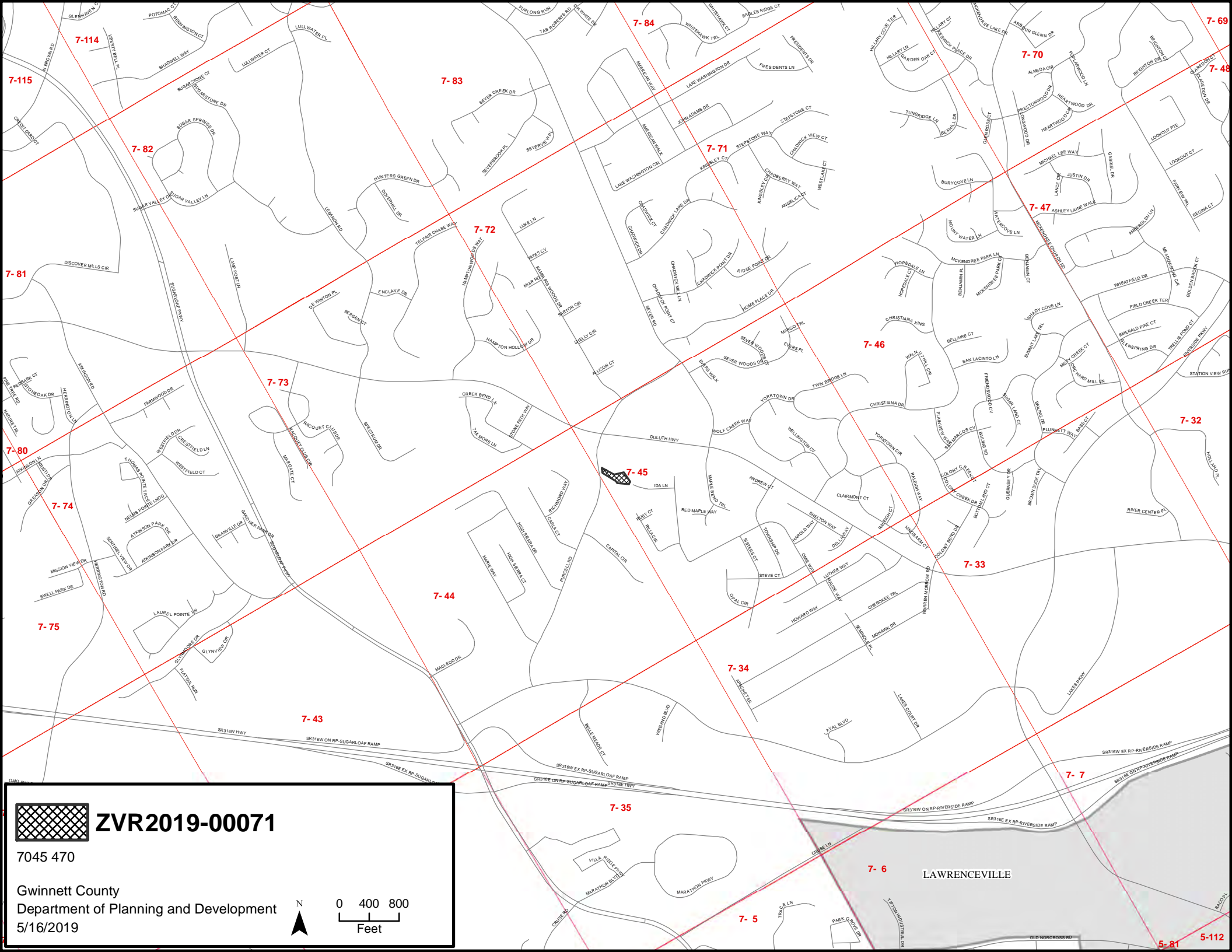
I, the undersigned have read and understand the above Sign Posting Instructions. I further understand that I must pick up the Sign and post it on the subject site on or before the date \_\_\_\_\_ (15 days before hearing)

In order to receive the \$100 sign deposit, I understand that I must return the Sign no later than 15 days after the final ZBA public hearing for the variance I requested.

Signed by: Brenda J. Arenalto Date: 4-19-2019  
 Printed Name: Brenda J. Arenalto Telephone: 678-518-6851  
 Address: 1484 Ida Lane  
Lawrenceville, GA 30043

Case Number ZVR \_\_\_\_\_





**ZVR2019-00071**

7045 470

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 400 800  
Feet

5-81 5-112





**ZVR2019-00071**

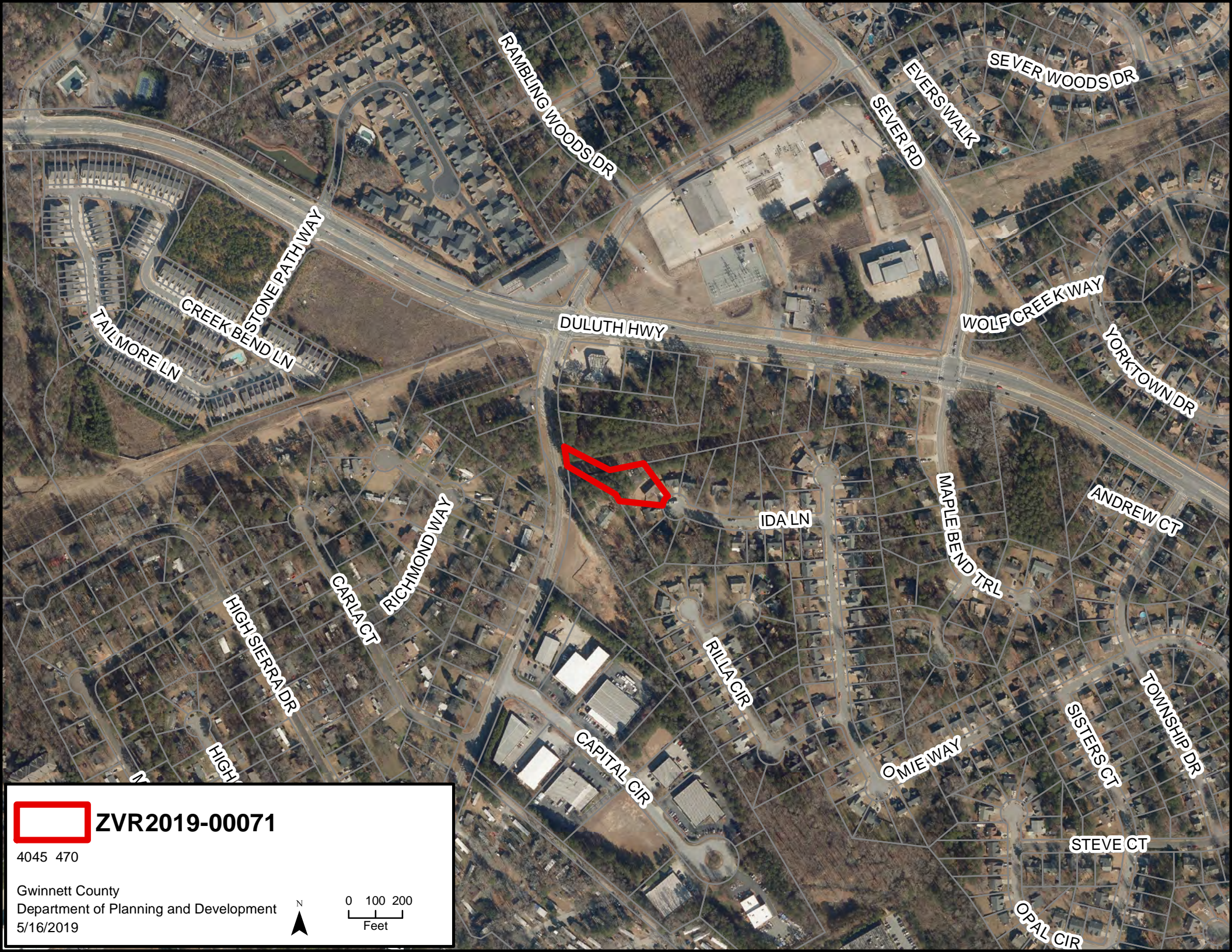
4045 470

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 10 20  
Feet





**ZVR2019-00071**

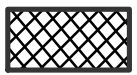
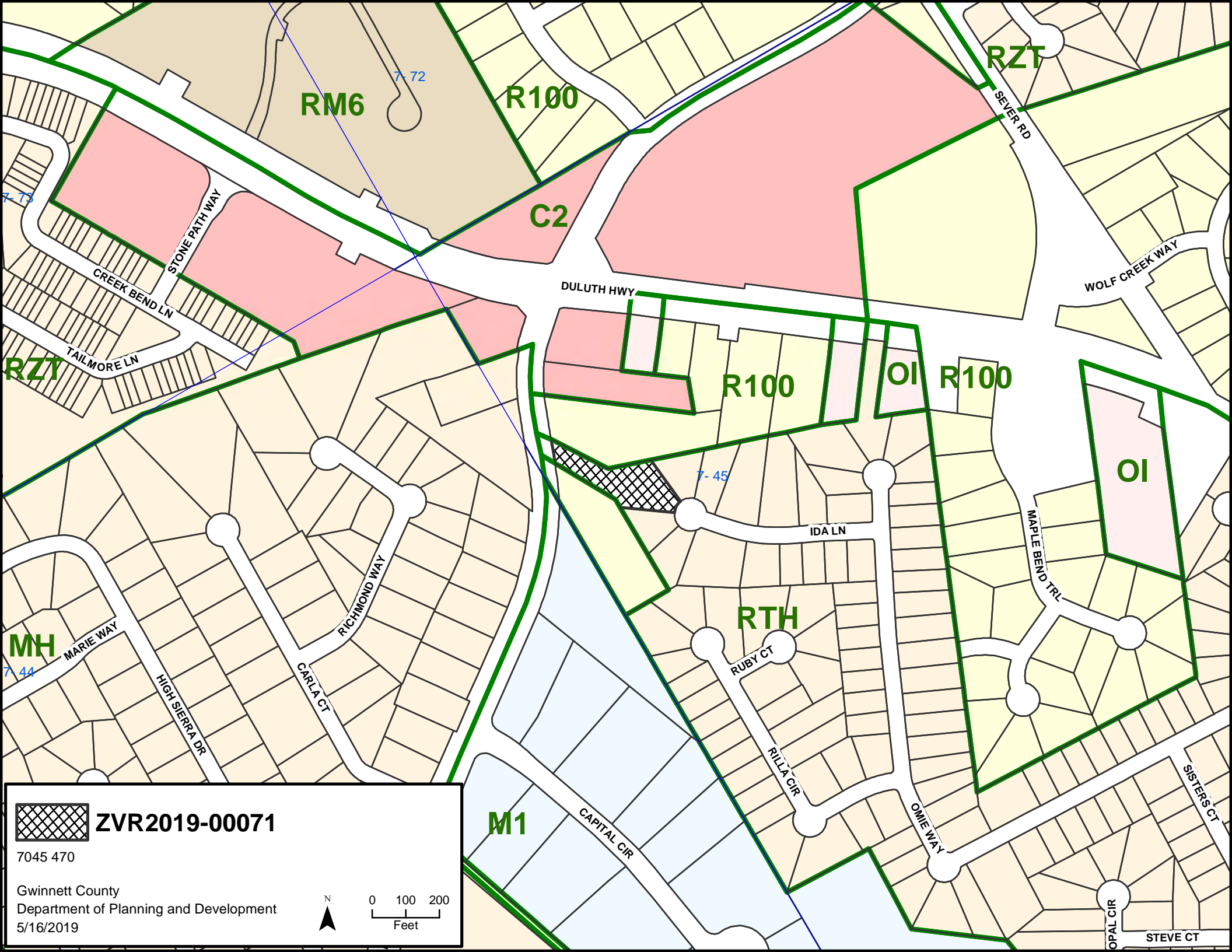
4045 470

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 100 200  
Feet





**ZVR2019-00071**

7045 470

Gwinnett County  
Department of Planning and Development  
5/16/2019



0 100 200  
Feet





**PUBLIC HEARING NOTICE**  
 Zoning Board of Appeals  
**APPLICATION FOR VARIANCE:**  
*Increase Size of Accessory*  
*Structure From 500 SQ FT to 900 SQ FT*  
 Case # *ZVR2019-00071*  
 Date *6-11-19* Time *6:30 PM*  
 75 LANGLEY DRIVE  
 LAWRENCEVILLE, GA 30046  
 For Information Call 678-518-6000  
**THIS IS NOT A REZONING APPLICATION**