

Department of Planning and Development



446 West Crogan Street • Lawrenceville, GA 30046-2140
 (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:	Maag USA Inc		
*Mailing Address:	2020 Adams Point Dr		
City, State, Zip Code:	Snellville, GA 30078		
Contact Person:	Mohammed Arif		
Telephone Number:	404-484-4184		
Mobile Telephone Number:			
Email Address:	arif050@yahoo.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:	Maag USA Inc
Mailing Address:	3609 Everson Rd
City, State, Zip Code:	Snellville, GA 30039
Telephone Number:	404-484-4184
Contact Person:	Mohammed Arif

Property Information:

Subdivision or Project Name:	Maag USA Inc
Address of Property:	3609 Everson Rd., Snellville GA 30039
District, Land Lot, Parcel:	6th District, Land lot 34, 35 - Parcel R6035 004, Lot 2
Zoning:	R-100
Proposed Development:	Single-Family Residential
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

Road Frontage Variance

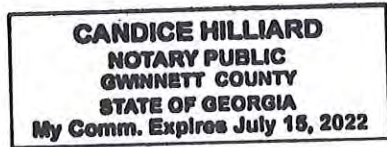
Case Number:

ZVR2020-00023

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).

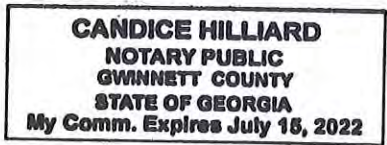
I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.




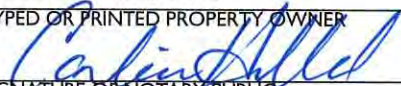
NOTARY SEAL


 SIGNATURE OF APPLICANT _____ DATE 1/30
 Mohammed Arif
 TYPED OR PRINTED APPLICANT NAME _____

 SIGNATURE OF NOTARY PUBLIC _____ DATE 1/30/2020



NOTARY SEAL


 SIGNATURE OF PROPERTY OWNER _____ DATE 1/30
 Mohammed Arif
 TYPED OR PRINTED PROPERTY OWNER _____

 SIGNATURE OF NOTARY PUBLIC _____ DATE 1/30/2020

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: 2/13/2020 Received By: Tyler Lessor MRN: 6035 004

Zoning District: R-100 Hearing Date (for ZBA): 3/10/2020 Commission District: 3

Variance Type: ROAD FRONTAGE REDUCTION Code Section: UDO 230-70.1 - (ROAD FRONTAGE)

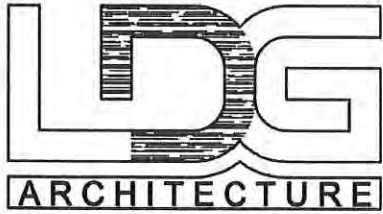
Related Cases & Applicable Conditions: _____

Variance Description: REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2)

Approval: _____ Date: _____
(Administrative Variance Only)

Conditions: _____

Case Number: _____



Lawrence Design Group

Architectural Construction Planning

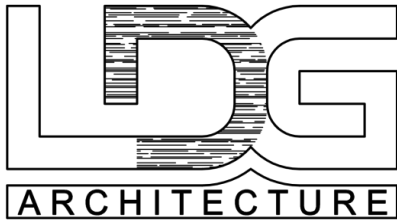
Date: January 30, 2020
From: Gordon Lawrence Applicant, and Owner Mohammed Arif
To: Gwinnett County Planning Department (Development)
Re: MAAG Usa LLC, 3609 Everson Road, Snellville, Ga 30039
Conversion from 2 lots to 5 lots, with provision for
Variance for ROAD FRONTAGE for Lot 2; 34,110 sf;

The Owner, Mohammed Arif, owns a parcel of land totaling 3.9582 acres. Currently it is subdivided into 2 lots, but is in violation of Gwinnett code. The owner's desire is to divide the land into 5 parcels (see survey) ranging from 25,588 sf to 49,358 sf, while also obtaining easement access to each lot. A proposed access easement is shown on the existing survey, and will be finalized at the exemption plat phase.

This variance request is for Lot 2, requesting ROAD FRONTAGE per Gwinnett County Development Review Office.

Thank you for your consideration.

Gordon Lawrence
Lawrence Design Group Architects
Lawrenceville, Ga.



Lawrence Design Group

Architectural Construction Planning

Date: February 10, 2020
From: Gordon Lawrence and Owner Mohammed Arif, Applicant
To: Gwinnett County Planning Department (Development)
Re: MAAG Usa LLC, 3609 Everson Road, Snellville, Ga 30039
Conversion from 2 lots to 5 lots, with provision for

Variance for LOT WIDTH, for Lot 2 - 5.
Variance for ROAD FRONTAGE, for Lot 2 - 5.

The Owner, Mohammed Arif, owns a parcel of land totaling 3.9582 acres. Currently it is subdivided into 2 lots, but is in violation of Gwinnett code. The owner's desire is to divide the land into 5 parcels (see survey) ranging from 25,588 sf to 49,358 sf, while also obtaining easement access to each lot. A proposed access easement is shown on the existing survey, and will be finalized at the exemption plat phase.

1. Consistent with the intent of the UDO.

A1. This appeal arises from a unique and peculiar condition. The lot is 750 deep and 3.9 acres, with no current access to the rear of the property, and 350 feet of distance from house 2 to the back of the property.

B. The justification for this appeal is that the County has currently fined the owner for having 2 buildings on the single parcel. Since the property minimum is 25,000 sf, the engineer suggested the property be subdivided into 5 lots, in the event future owners would want to build more homes.

C. This is an extreme hardship on the owner because the road frontage is so narrow that normal access of 3.9 acres would allow for multiple lots. He purchased the property with the intent of at least two homes, with possible expansion. Part of his hardship is finding out after purchase that his investment is . . .

1) in violation, and 2) that development of future lots is restricted.

D. The variance request is within the bounds of normal residential planning. Easements and driveways will be within the property lines and all setbacks will be met. Obviously, Gwinnett County still controls the application and permit process. The owner does not currently plan to build additional housing, but would like the option to do so.

Thank you for your consideration.

Gordon Lawrence
Lawrence Design Group Architects
Lawrenceville, Ga.

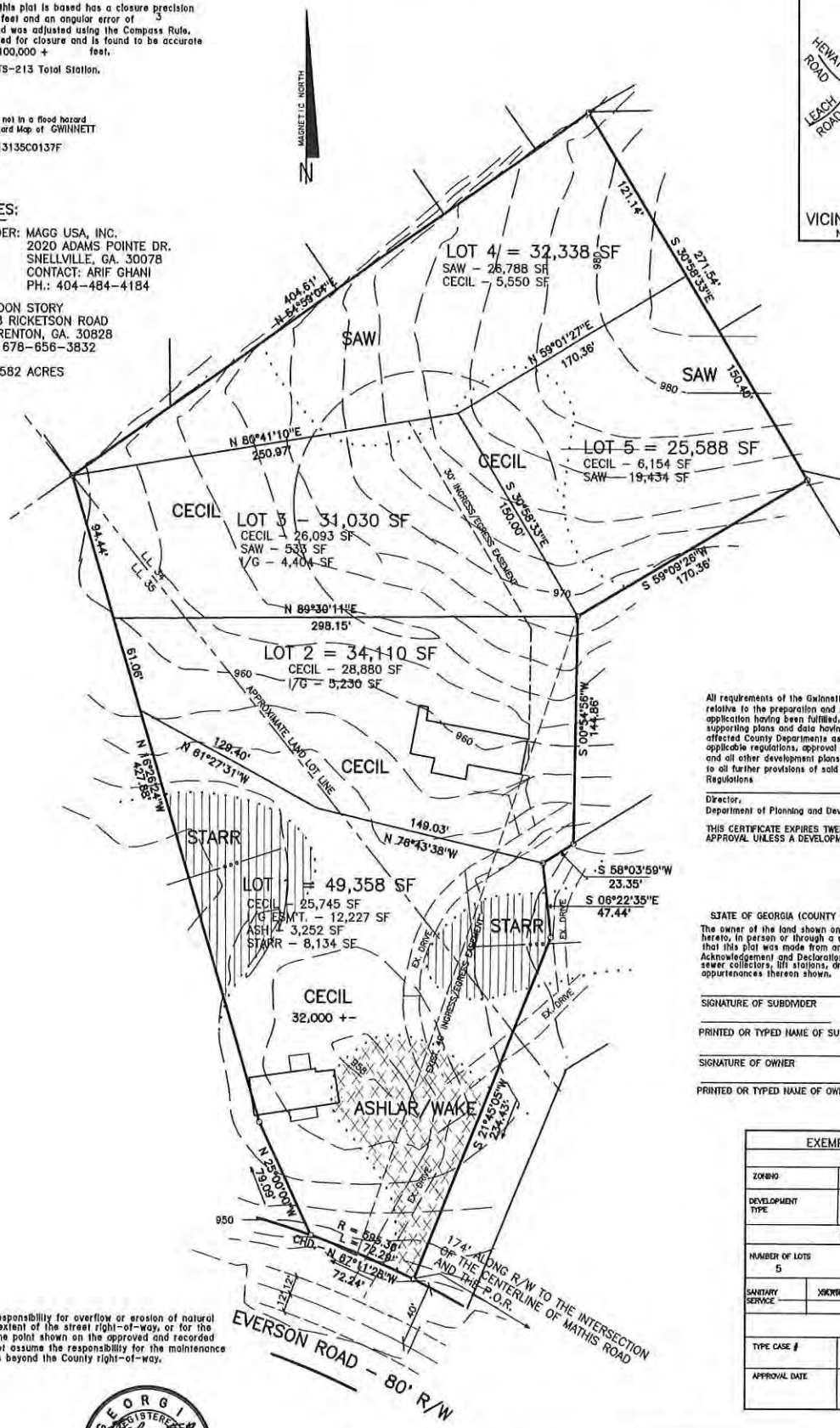
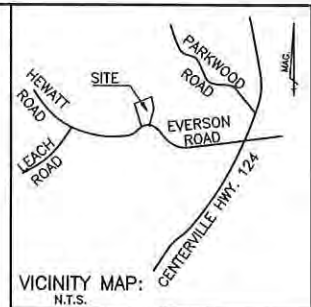
The field data upon which this plat is based has a closure precision of one foot in 25,201 feet and an angular error of 3 seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 + feet.

Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of GWINNETT County, Georgia
 Community Parcel Number 13135C0137F
 Effective Date 09/23/06
 Revision Date

GENERAL NOTES:

- 1.) OWNER/SUBDIVIDER: MAGG USA, INC.
 2020 ADAMS POINTE DR.
 SNELLVILLE, GA. 30078
 CONTACT: ARIF GHANI
 PH.: 404-484-4184
- 2.) SURVEYOR: GORDON STORY
 2608 RICKETSON ROAD
 WARRENTON, GA. 30828
 PH.: 678-656-3832
- 3.) SITE AREA = 3.9582 ACRES



All requirements of the Gwinnett County Development Regulations relative to the preparation and submission of a development permit application having been fulfilled, and said application and all supporting plans and data having been reviewed and approved by all affected County Departments as required under their respective and applicable regulations, approval is hereby granted of this Site Plan and all other development plans associated with this project subject to all further provisions of said Development and other County Regulations.

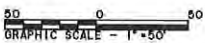
Director, Department of Planning and Development Date
 THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED

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

SIGNATURE OF SUBDIVIDER DATE SIGNED
 PRINTED OR TYPED NAME OF SUBDIVIDER
 SIGNATURE OF OWNER DATE SIGNED
 PRINTED OR TYPED NAME OF OWNER

EXEMPTION PLAT DATA	
GENERAL	
ZONING	R-100
DEVELOPMENT TYPE	SINGLE FAMILY RESIDENTIAL
PROJECT DATA	
NUMBER OF LOTS	5
ACREAGE	3.9582 ACS.
SANITARY SERVICE	SEWER / SEPTIC
RELATED CASES	
TYPE CASE #	
APPROVAL DATE	

Gwinnett County assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded plan. Gwinnett County does not assume the responsibility for the maintenance of pipes in drainage easements beyond the County right-of-way.



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

GORDON STORY, PE, RLS
 CIVIL ENGINEER + LAND SURVEYOR
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 2608 RICKETSON ROAD
 WARRENTON, GA. 30808
 MOBILE PHONE: 678-656-3832
 EMAIL: gtruestory@aol.com

LAND LOT 34, 35
 DISTRICT 6
 GWINNETT COUNTY
 DATE: 07/05/19
 JOB: 1906209
 DISK: # 19GSA

EXEMPTION PLAT FOR :
3609 EVERSON ROAD
 PARCEL NO. R6035 004
 A = 3.9582 ACRES (172,419 sf)

REVISIONS:

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:	Maag USA Inc
*Mailing Address:	2020 Adams Point Dr
City, State, Zip Code:	Snellville, GA 30078
Contact Person:	Mohammed Arif
Telephone Number:	404-484-4184
Mobile Telephone Number:	
Email Address:	arif050@yahoo.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:	Maag USA Inc
Mailing Address:	3609 Everson Rd
City, State, Zip Code:	Snellville, GA 30039
Telephone Number:	404-484-4184
Contact Person:	Mohammed Arif

Property Information:

Subdivision or Project Name:	Maag USA Inc
Address of Property:	3609 Everson Rd., Snellville GA 30039
District, Land Lot, Parcel:	6th District, Land lot 34, 35 - Parcel R6035 004, Lot 2
Zoning:	R-100
Proposed Development:	Single-Family Residential
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

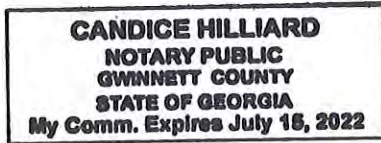
Lot Width Variance

Case Number: ZVR2020.00024

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.



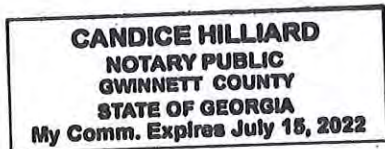
NOTARY SEAL

SIGNATURE OF APPLICANT _____ DATE _____

Mohammed Arif

TYPED OR PRINTED APPLICANT NAME

Candice Hilliard 1/30/2020
SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

SIGNATURE OF PROPERTY OWNER _____ DATE _____

Mohammed Arif

TYPED OR PRINTED PROPERTY OWNER

Candice Hilliard 1/30/2020
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: 2/13/2020 Received By: TYLER LASSER MRN: 6035 004

Zoning District: R-100 Hearing Date (for ZBA): 3/10/2020 Commission District: 3

Variance Type: LOT WIDTH Code Section: UDO 230-10.1
LOT WIDTH

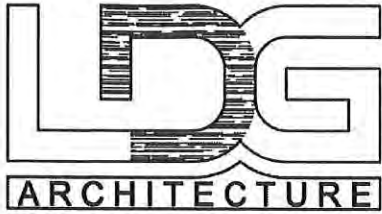
Related Cases & Applicable Conditions: _____

Variance Description: REGUL. REQUIRED LOT WIDTH FROM 100 FT TO 0 FT (LOT 2)

Approval: _____ Date: _____
(Administrative Variance Only)

Conditions: _____

Case Number: _____



Lawrence Design Group

Architectural Construction Planning

Date: January 30, 2020
From: Gordon Lawrence Applicant, and Owner Mohammed Arif
To: Gwinnett County Planning Department (Development)
Re: MAAG Usa LLC, 3609 Everson Road, Snellville, Ga 30039
Conversion from 2 lots to 5 lots, with provision for
Variance for LOT WIDTH for Lot 2; 34,110 sf;

The Owner, Mohammed Arif, owns a parcel of land totaling 3.9582 acres. Currently it is subdivided into 2 lots, but is in violation of Gwinnett code. The owner's desire is to divide the land into 5 parcels (see survey) ranging from 25,588 sf to 49,358 sf, while also obtaining easement access to each lot. A proposed access easement is shown on the existing survey, and will be finalized at the exemption plat phase.

This variance request is for Lot 2, requesting LOT WIDTH per Gwinnett County Development Review Office.

Thank you for your consideration.

Gordon Lawrence
Lawrence Design Group Architects
Lawrenceville, Ga.

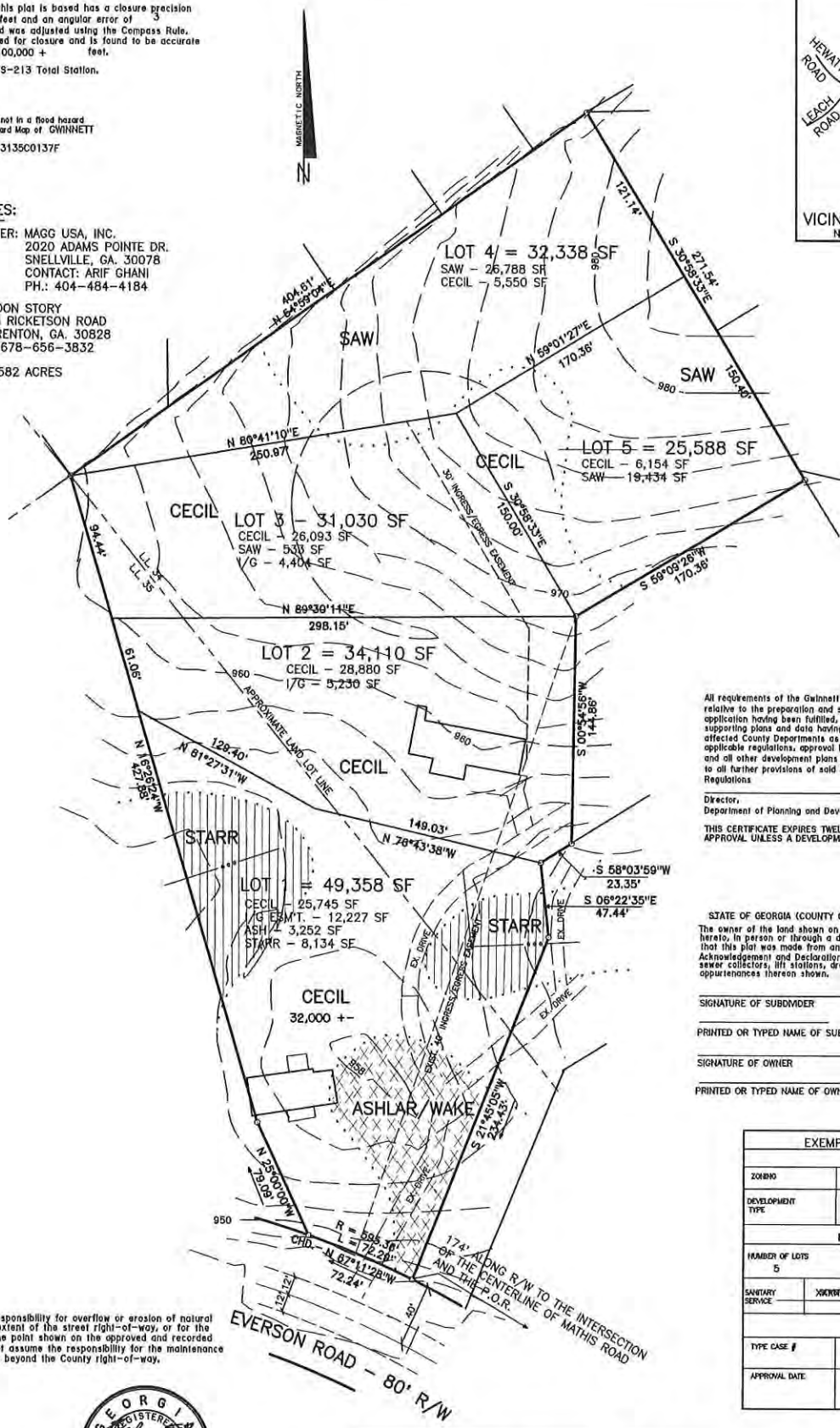
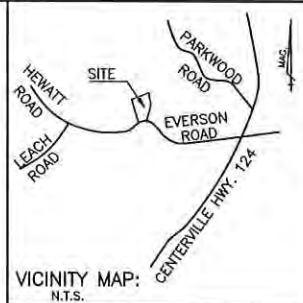
The field data upon which this plat is based has a closure precision of one foot in 25,201 feet and an angular error of 3 seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 + feet.

Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of GWINNETT County, Georgia
 County Panel Number 13135C0137F
 Effective Date 09/29/06
 Revision Date

GENERAL NOTES:

- 1.) OWNER/SUBDIVIDER: MAGG USA, INC.
 2020 ADAMS POINTE DR.
 SNELLVILLE, GA. 30078
 CONTACT: ARIF GHANI
 PH.: 404-484-4184
- 2.) SURVEYOR: GORDON STORY
 2608 RICKETSON ROAD
 WARRENTON, GA. 30828
 PH.: 678-656-3832
- 3.) SITE AREA = 3.9582 ACRES



All requirements of the Gwinnett County Development Regulations relative to the preparation and submission of a development permit application having been fulfilled and said application and all supporting plans and data having been reviewed and approved by all affected County Departments as required under their respective and applicable regulations, approval is hereby granted of this Site Plan and all other development plans associated with this project subject to all further provisions of said Development and other County Regulations.

Director, Department of Planning and Development Date

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED

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

SIGNATURE OF SUBDMOER DATE SIGNED
 PRINTED OR TYPED NAME OF SUBDMOER
 SIGNATURE OF OWNER DATE SIGNED
 PRINTED OR TYPED NAME OF OWNER

EXEMPTION PLAT DATA	
GENERAL	
ZONING	R-100
DEVELOPMENT TYPE	SINGLE FAMILY RESIDENTIAL
PROJECT DATA	
NUMBER OF LOTS	5
ACREAGE	3.9582 ACS.
SANITARY SERVICE	SEPTIC
RELATED CASES	
TYPE CASE #	
APPROVAL DATE	

Gwinnett County assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded plan. Gwinnett County does not assume the responsibility for the maintenance of pipes in drainage easements beyond the County right-of-way.



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

GORDON STORY, PE, RLS
 CIVIL ENGINEER * LAND SURVEYOR
 LEVEL II CERTIFIED DESIGN PROFESSIONAL

2608 RICKETSON ROAD
 WARRENTON, GA. 30808
 MOBILE PHONE: 678-656-3832
 EMAIL: grtuestory@aol.com

LAND LOT 34, 35
 DISTRICT 6
 GWINNETT COUNTY
 DATE: 07/05/19
 JOB: 1906209
 DISK: # 19GSA

EXEMPTION PLAT FOR ;
3609 EVERSON ROAD
 PARCEL NO. R6035 004
 A = 3.9582 ACRES (172,419 sf)

REVISIONS:

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:	Maag USA Inc
*Mailing Address:	2020 Adams Point Dr
City, State, Zip Code:	Snellville, GA 30078
Contact Person:	Mohammed Arif
Telephone Number:	404-484-4184
Mobile Telephone Number:	
Email Address:	arif050@yahoo.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:	Maag USA Inc
Mailing Address:	3609 Everson Rd
City, State, Zip Code:	Snellville, GA 30039
Telephone Number:	404-484-4184
Contact Person:	Mohammed Arif

Property Information:

Subdivision or Project Name:	Maag USA Inc
Address of Property:	3609 Everson Rd., Snellville GA 30039
District, Land Lot, Parcel:	6th District, Land lot 34, 35 - Parcel R6035 004, Lot 3
Zoning:	R-100
Proposed Development:	Single-Family Residential
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

Road Frontage Variance

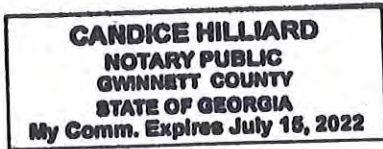
Case Number: ZVR2020-00025

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



Mohammed Arif 1/30/20

SIGNATURE OF APPLICANT _____ DATE _____

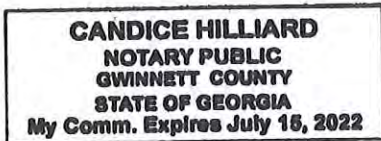
Mohammed Arif

TYPED OR PRINTED APPLICANT NAME _____

Candice Hilliard 1/30/2020

SIGNATURE OF NOTARY PUBLIC _____ DATE _____

NOTARY SEAL



Mohammed Arif 1/30/20

SIGNATURE OF PROPERTY OWNER _____ DATE _____

Mohammed Arif

TYPED OR PRINTED PROPERTY OWNER _____

Candice Hilliard 1/30/2020

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: 2/13/2020 Received By: Tyler Lasser MRN: 6055 004

Zoning District: R-1W Hearing Date (for ZBA): 3/10/2020 Commission District: 3

Variance Type: ROAD FRONTAGE REDUCTION Code Section: UDO 230-70.1
ROAD FRONTAGE

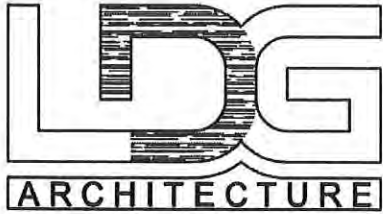
Related Cases & Applicable Conditions: _____

Variance Description: REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3)

Approval: _____ Date: _____
(Administrative Variance Only)

Conditions: _____

Case Number: _____



Lawrence Design Group

Architectural Construction Planning

Date: January 30, 2020
From: Gordon Lawrence Applicant, and Owner Mohammed Arif
To: Gwinnett County Planning Department (Development)
Re: MAAG Usa LLC, 3609 Everson Road, Snellville, Ga 30039
Conversion from 2 lots to 5 lots, with provision for
Variance for ROAD FRONTAGE for Lot 3; 31,030 sf;

The Owner, Mohammed Arif, owns a parcel of land totaling 3.9582 acres. Currently it is subdivided into 2 lots, but is in violation of Gwinnett code. The owner's desire is to divide the land into 5 parcels (see survey) ranging from 25,588 sf to 49,358 sf, while also obtaining easement access to each lot. A proposed access easement is shown on the existing survey, and will be finalized at the exemption plat phase.

This variance request is for Lot 3, requesting ROAD FRONTAGE per Gwinnett County Development Review Office.

Thank you for your consideration.

Gordon Lawrence
Lawrence Design Group Architects
Lawrenceville, Ga.

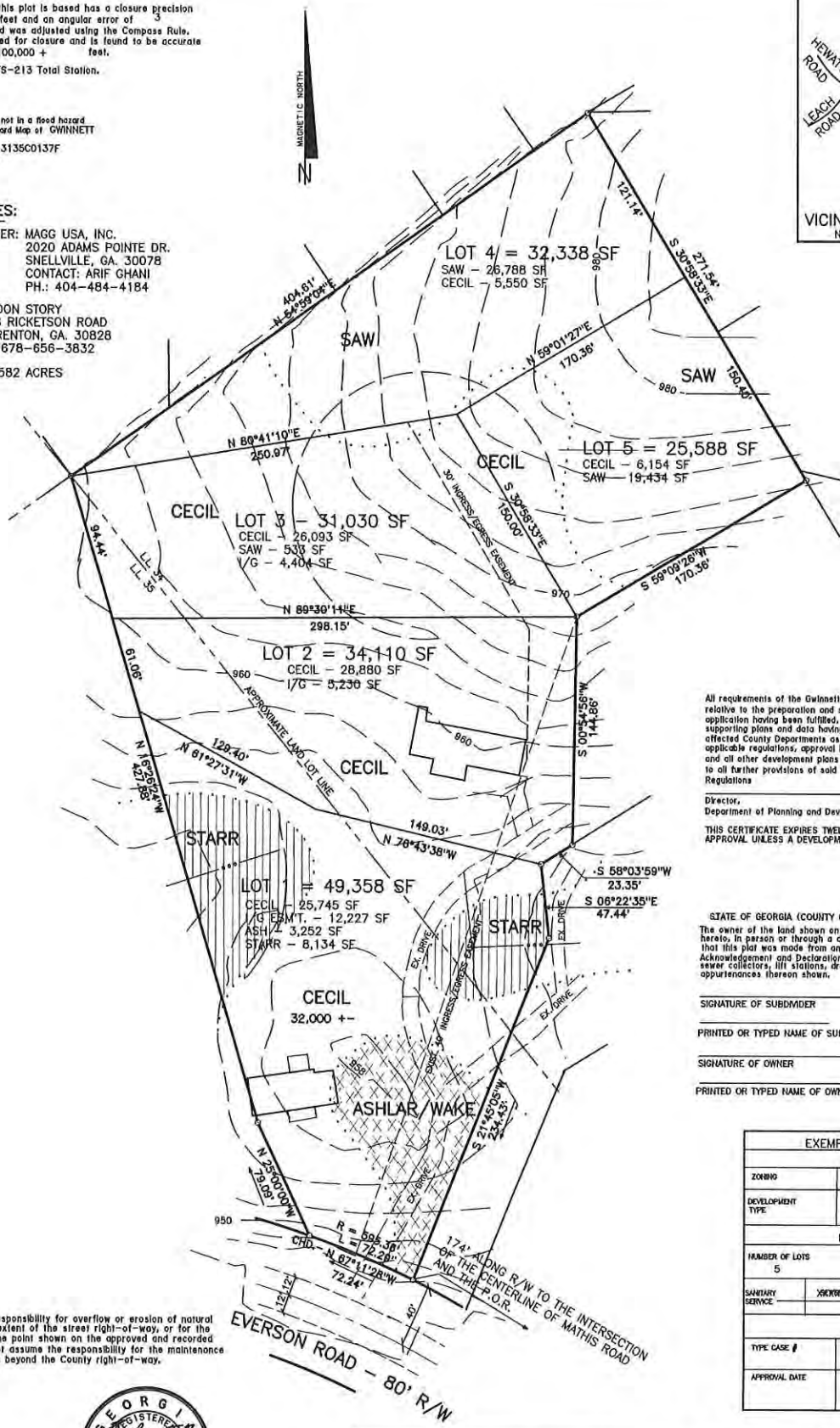
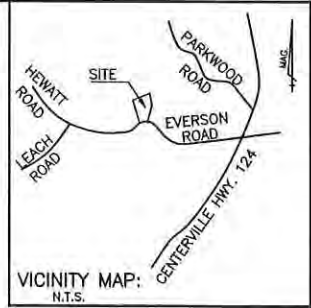
The field data upon which this plot is based has a closure precision of one foot in 25,201 feet and an angular error of 3 seconds per angle point and was adjusted using the Compass Rule. This plot has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.F.R.M Flood Hazard Map of GWINNETT County, Georgia
 Community Panel Number 13135CD137F
 Effective Date 09/28/08
 Revision Date

GENERAL NOTES:

- 1.) OWNER/SUBDIVIDER: MAGG USA, INC.
 2020 ADAMS POINTE DR.
 SNELLVILLE, GA. 30078
 CONTACT: ARIF GHANI
 PH.: 404-484-4184
- 2.) SURVEYOR: GORDON STORY
 2808 RICKETSON ROAD
 WARRENTON, GA. 30828
 PH.: 678-656-3832
- 3.) SITE AREA = 3.9582 ACRES



All requirements of the Gwinnett County Development Regulations relative to the preparation and submission of a development permit application having been fulfilled, and said application and all supporting plans and data having been reviewed and approved by all affected County Departments as required under their respective and applicable regulations, approval is hereby granted of this Site Plan and all other development plans associated with this project subject to all further provisions of said Development and other County Regulations

Director, Department of Planning and Development Date
 THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED

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

SIGNATURE OF SUBDIVIDER DATE SIGNED
 PRINTED OR TYPED NAME OF SUBDIVIDER
 SIGNATURE OF OWNER DATE SIGNED
 PRINTED OR TYPED NAME OF OWNER

EXEMPTION PLAT DATA	
GENERAL	
ZONING	R-100
DEVELOPMENT TYPE	SINGLE FAMILY RESIDENTIAL
PROJECT DATA	
NUMBER OF LOTS	5
ACREAGE	3.9582 ACS.
SANITARY SERVICE	SEPTIC
RELATED CASES	
TYPE CASE #	
APPROVAL DATE	

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GORDON STORY, PE, RLS
 CIVIL ENGINEER + LAND SURVEYOR
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 2808 RICKETSON ROAD
 WARRENTON, GA. 30808
 MOBILE PHONE: 678-656-3832
 EMAIL: grturstory@aol.com

LAND LOT 34, 35
 DISTRICT 6
 GWINNETT COUNTY
 DATE: 07/05/19
 JOB: 1906209
 DISK: # 19GSA

EXEMPTION PLAT FOR :
 3609 EVERSON ROAD
 PARCEL NO. R6035 004
 A = 3.9582 ACRES (172,419 sf)

REVISIONS:

SHEET OF
 1 1

Department of Planning and Development



446 West Crogan Street • Lawrenceville, GA 30046-2140
(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:	Maag USA Inc
*Mailing Address:	2020 Adams Point Dr
City, State, Zip Code:	Snellville, GA 30078
Contact Person:	Mohammed Arif
Telephone Number:	404-484-4184
Mobile Telephone Number:	
Email Address:	arif050@yahoo.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:	Maag USA Inc
Mailing Address:	3609 Everson Rd
City, State, Zip Code:	Snellville, GA 30039
Telephone Number:	404-484-4184
Contact Person:	Mohammed Arif

Property Information:

Subdivision or Project Name:	Maag USA Inc
Address of Property:	3609 Everson Rd., Snellville GA 30039
District, Land Lot, Parcel:	6th District, Land lot 34, 35 - Parcel R6035 004, Lot 3
Zoning:	R-100
Proposed Development:	Single-Family Residential
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

Lot Width Variance

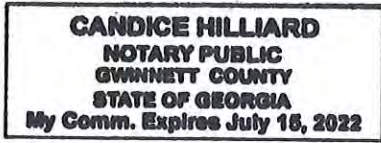
Case Number: ZVR2020 - 00026



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).

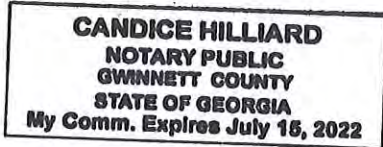
I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.


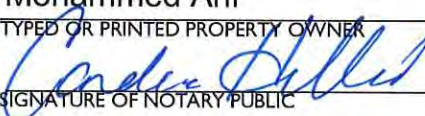
NOTARY SEAL




 SIGNATURE OF APPLICANT _____ DATE 1/30/20
 Mohammed Arif
 TYPED OR PRINTED APPLICANT NAME _____

 SIGNATURE OF NOTARY PUBLIC _____ DATE 1/30/2020

NOTARY SEAL




 SIGNATURE OF PROPERTY OWNER _____ DATE 1/30/20
 Mohammed Arif
 TYPED OR PRINTED PROPERTY OWNER _____

 SIGNATURE OF NOTARY PUBLIC _____ DATE 1/30/2020

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: 2/13/2020 Received By: Tyler Lesser MRN: 6035 004

Zoning District: R-100 Hearing Date (for ZBA): 3/10/2020 Commission District: 3

Variance Type: LOT WIDTH Code Section: UDO230-10.1
LOT WIDTH

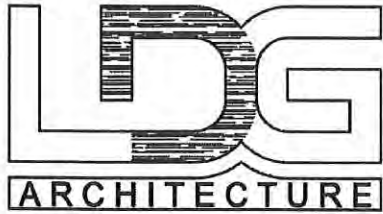
Related Cases & Applicable Conditions: _____

Variance Description: REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 0 FT (LOT 3)

Approval: _____ Date: _____
 (Administrative Variance Only)

Conditions: _____

Case Number: _____



Lawrence Design Group

Architectural Construction Planning

Date: January 30, 2020
From: Gordon Lawrence Applicant, and Owner Mohammed Arif
To: Gwinnett County Planning Department (Development)
Re: MAAG Usa LLC, 3609 Everson Road, Snellville, Ga 30039
Conversion from 2 lots to 5 lots, with provision for
Variance for LOT WIDTH for Lot 3; 31,030 sf;

The Owner, Mohammed Arif, owns a parcel of land totaling 3.9582 acres. Currently it is subdivided into 2 lots, but is in violation of Gwinnett code. The owner's desire is to divide the land into 5 parcels (see survey) ranging from 25,588 sf to 49,358 sf, while also obtaining easement access to each lot. A proposed access easement is shown on the existing survey, and will be finalized at the exemption plat phase.

This variance request is for Lot 3, requesting LOT WIDTH per Gwinnett County Development Review Office.

Thank you for your consideration.

Gordon Lawrence
Lawrence Design Group Architects
Lawrenceville, Ga.

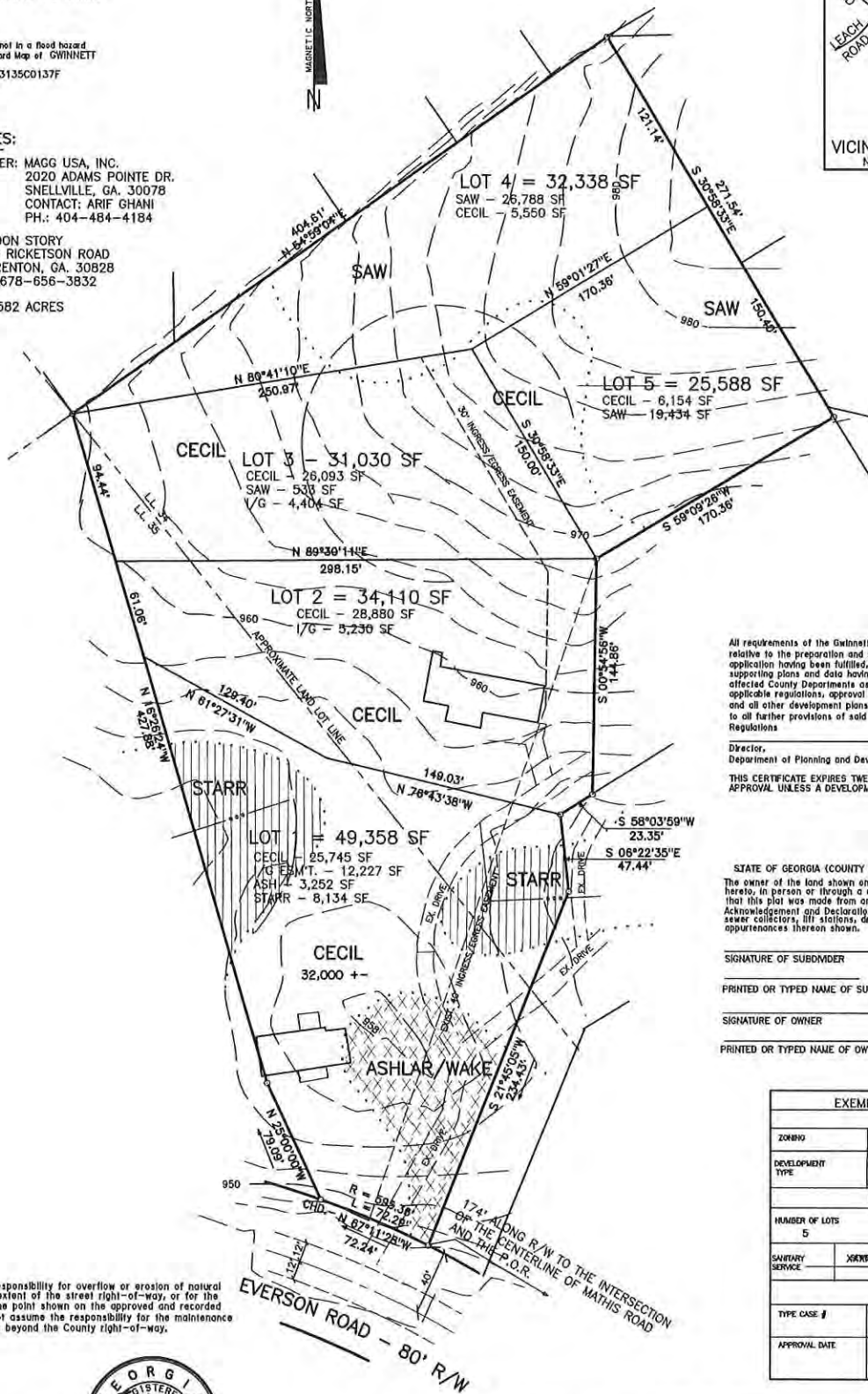
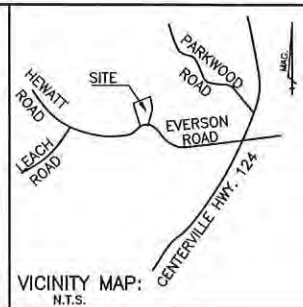
The field data upon which this plat is based has a closure precision of one foot in 25,201 feet and an angular error of 3 seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.A.R.M Flood Hazard Map of GWINNETT County, Georgia
 Community Panel Number 13135C0137F
 Effective Date 09/28/06
 Revision Date

GENERAL NOTES:

- 1.) OWNER/SUBDIVIDER: MAGG USA, INC.
 2020 ADAMS POINTE DR.
 SNELLVILLE, GA. 30078
 CONTACT: ARIF GHANI
 PH.: 404-484-4184
- 2.) SURVEYOR: GORDON STORY
 2608 RICKETSON ROAD
 WARRENTON, GA. 30828
 PH.: 678-656-3832
- 3.) SITE AREA = 3.9582 ACRES



All requirements of the Gwinnett County Development Regulations relative to the preparation and submission of a development permit application having been fulfilled, and said application and all supporting plans and data having been reviewed and approved by all affected County Departments as required under their respective and applicable regulations, approval is hereby granted of this Site Plan and all other development plans associated with this project subject to all further provisions of said development and other County Regulations.

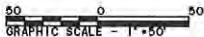
Director, Department of Planning and Development Date
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SIGNATURE OF SUBDIVIDER DATE SIGNED
 PRINTED OR TYPED NAME OF SUBDIVIDER
 SIGNATURE OF OWNER DATE SIGNED
 PRINTED OR TYPED NAME OF OWNER

EXEMPTION PLAT DATA	
GENERAL	
ZONING	R-100
DEVELOPMENT TYPE	SINGLE FAMILY RESIDENTIAL
PROJECT DATA	
NUMBER OF LOTS	5
ACREAGE	3.9582 ACS.
SANITARY SERVICE	SEPTIC
RELATED CASES	
TYPE CASE #	
APPROVAL DATE	

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GORDON STORY, PE, RLS
 CIVIL ENGINEER * LAND SURVEYOR
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 2608 RICKETSON ROAD
 WARRENTON, GA. 30808
 MOBILE PHONE: 678-656-3832
 EMAIL: gtruestory@aol.com

LAND LOT 34, 35
 DISTRICT 6
 GWINNETT COUNTY
 DATE: 07/05/19
 JOB: 1906209
 DISK: # 19GSA

EXEMPTION PLAT FOR :
 3609 EVERSON ROAD
 PARCEL NO. R6035 004
 A = 3.9582 ACRES (172,419 sf)

REVISIONS:

Department of Planning and Development



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 (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:	Maag USA Inc		
*Mailing Address:	2020 Adams Point Dr		
City, State, Zip Code:	Snellville, GA 30078		
Contact Person:	Mohammed Arif		
Telephone Number:	404-484-4184		
Mobile Telephone Number:			
Email Address:	arif050@yahoo.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:	Maag USA Inc
Mailing Address:	3609 Everson Rd
City, State, Zip Code:	Snellville, GA 30039
Telephone Number:	404-484-4184
Contact Person:	Mohammed Arif

Property Information:

Subdivision or Project Name:	Maag USA Inc
Address of Property:	3609 Everson Rd., Snellville GA 30039
District, Land Lot, Parcel:	6th District, Land lot 34, 35 - Parcel R6035 004, Lot 4
Zoning:	R-100
Proposed Development:	Single-Family Residential
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

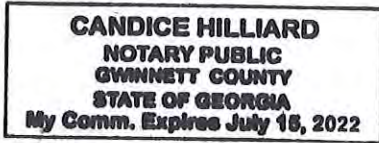
Road Frontage Variance

Case Number: ZVR2020-00027

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.

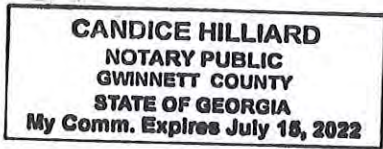


NOTARY SEAL

[Signature]
SIGNATURE OF APPLICANT 1/30/20
DATE

Mohammed Arif
TYPED OR PRINTED APPLICANT NAME

[Signature]
SIGNATURE OF NOTARY PUBLIC 1/30/2020
DATE



NOTARY SEAL

[Signature]
SIGNATURE OF PROPERTY OWNER 1/30/20
DATE

Mohammed Arif
TYPED OR PRINTED PROPERTY OWNER

[Signature]
SIGNATURE OF NOTARY PUBLIC 1/30/2020
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: 2/3/2020 Received By: Tyler Lasser MRN: 6035 004

Zoning District: R-140 Hearing Date (for ZBA): 3/10/2020 Commission District: 3

Variance Type: ROAD FRONTAGE REDUCTION Code Section: UDO 230-70.1
ROAD FRONTAGE

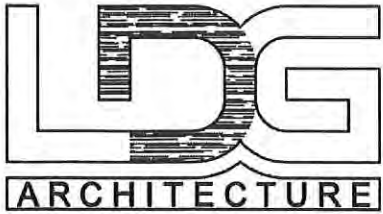
Related Cases & Applicable Conditions: _____

Variance Description: REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 4)

Approval: _____ Date: _____
(Administrative Variance Only)

Conditions: _____

Case Number: _____



Lawrence Design Group

Architectural Construction Planning

Date: January 30, 2020
From: Gordon Lawrence Applicant, and Owner Mohammed Arif
To: Gwinnett County Planning Department (Development)
Re: MAAG Usa LLC, 3609 Everson Road, Snellville, Ga 30039
Conversion from 2 lots to 5 lots, with provision for
Variance for ROAD FRONTAGE for Lot 4; 32,338 sf;

The Owner, Mohammed Arif, owns a parcel of land totaling 3.9582 acres. Currently it is subdivided into 2 lots, but is in violation of Gwinnett code. The owner's desire is to divide the land into 5 parcels (see survey) ranging from 25,588 sf to 49,358 sf, while also obtaining easement access to each lot. A proposed access easement is shown on the existing survey, and will be finalized at the exemption plat phase.

This variance request is for Lot 4, requesting ROAD FRONTAGE per Gwinnett County Development Review Office.

Thank you for your consideration.

Gordon Lawrence
Lawrence Design Group Architects
Lawrenceville, Ga.

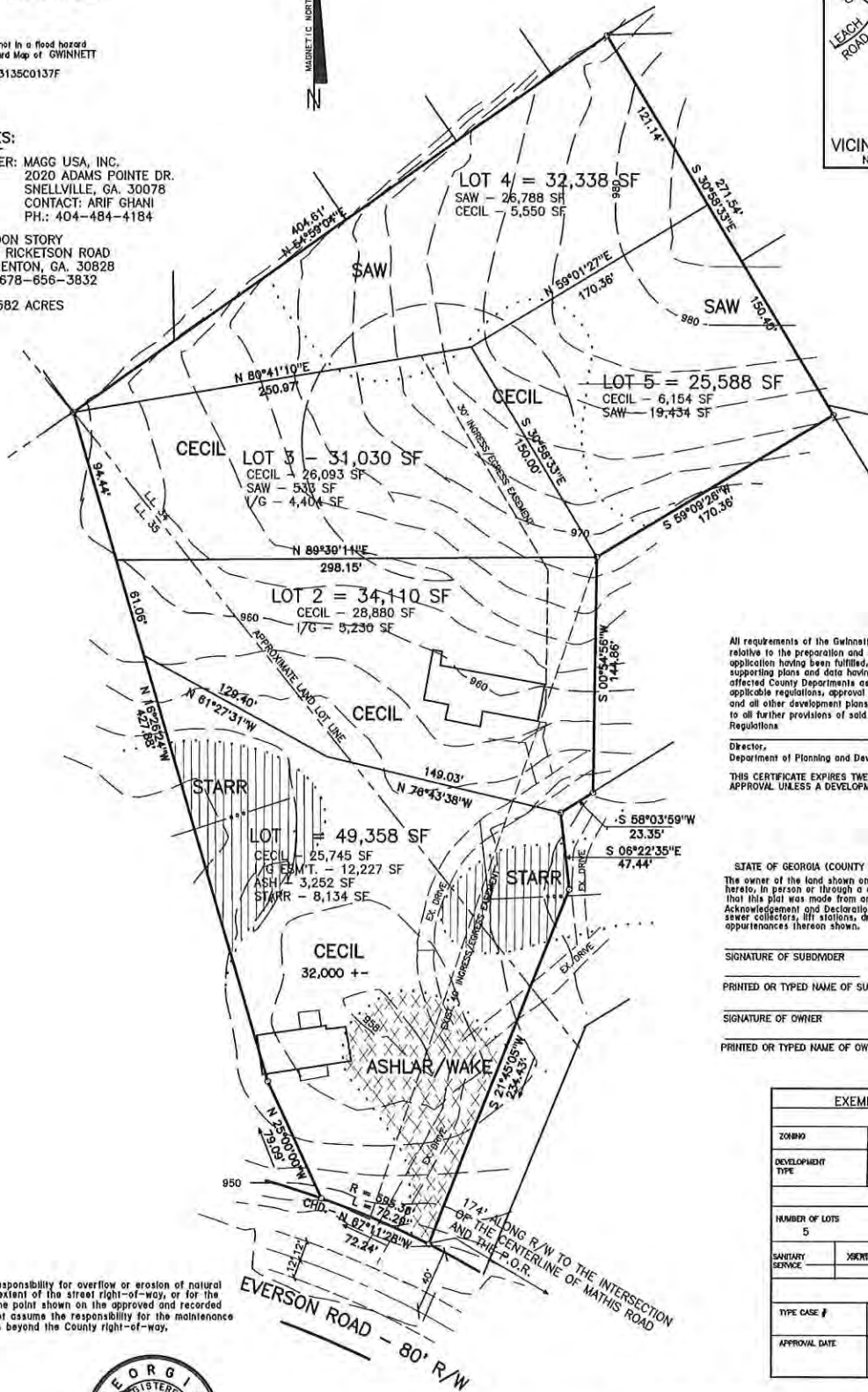
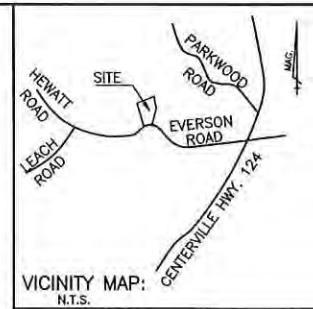
The field data upon which this plat is based has a closure precision of one foot in 25,201 feet and an angular error of 3 seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 + feet.

Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of GWINNETT County, Georgia
 Community Panel Number 13135C0137F
 Effective Date 09/29/06
 Revision Date

GENERAL NOTES:

- 1.) OWNER/SUBDIVIDER: MAGG USA, INC.
 2020 ADAMS POINTE DR.
 SNELLVILLE, GA. 30078
 CONTACT: ARIIF GHANI
 PH.: 404-484-4184
- 2.) SURVEYOR: GORDON STORY
 2608 RICKETSON ROAD
 WARRENTON, GA. 30828
 PH.: 678-656-3832
- 3.) SITE AREA = 3.9582 ACRES



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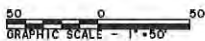
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EXEMPTION PLAT DATA	
GENERAL	
ZONING	R-100
DEVELOPMENT TYPE	SINGLE FAMILY RESIDENTIAL
PROJECT DATA	
NUMBER OF LOTS	5
ACREAGE	3.9582 ACS.
SANITARY SERVICE	SEWER
	SEPTIC
RELATED CASES	
TYPE CASE #	
APPROVAL DATE	

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GORDON STORY, PE, RLS
 CIVIL ENGINEER * LAND SURVEYOR
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 2608 RICKETSON ROAD
 WARRENTON, GA. 30808
 MOBILE PHONE: 678-656-3832
 EMAIL: glruestory@aol.com

LAND LOT 34, 35
 DISTRICT 6
 GWINNETT COUNTY
 DATE: 07/05/19
 JOB: 1906209
 DISK: # 19GSA

EXEMPTION PLAT FOR :
 3609 EVERSON ROAD
 PARCEL NO. R6035 004
 A = 3.9582 ACRES (172,419 sf)

REVISIONS:
 SHEET OF 1 1

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

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Applicant:	Maag USA Inc		
*Mailing Address:	2020 Adams Point Dr		
City, State, Zip Code:	Snellville, GA 30078		
Contact Person:	Mohammed Arif		
Telephone Number:	404-484-4184		
Mobile Telephone Number:			
Email Address:	arif050@yahoo.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:

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Mailing Address:	3609 Everson Rd
City, State, Zip Code:	Snellville, GA 30039
Telephone Number:	404-484-4184
Contact Person:	Mohammed Arif

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Address of Property:	3609 Everson Rd., Snellville GA 30039
District, Land Lot, Parcel:	6th District, Land lot 34, 35 - Parcel R6035 004, Lot 4
Zoning:	R-100
Proposed Development:	Single-Family Residential
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

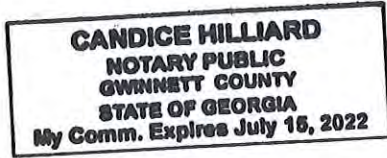
Lot Width Variance

Case Number: ZVR2020-00028

VARIANCE APPLICATION

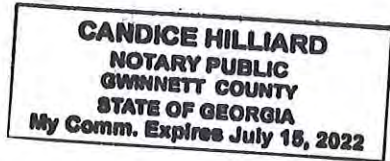
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I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.



NOTARY SEAL

Mohammed Arif
 SIGNATURE OF APPLICANT _____ DATE _____
 Mohammed Arif
 TYPED OR PRINTED APPLICANT NAME _____
Candice Hilliard 1/30/2020
 SIGNATURE OF NOTARY PUBLIC _____ DATE _____



NOTARY SEAL

Mohammed Arif
 SIGNATURE OF PROPERTY OWNER _____ DATE _____
 Mohammed Arif
 TYPED OR PRINTED PROPERTY OWNER _____
Candice Hilliard 1/30/2020
 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: 2/3/2020 Received By: Tyler Lasser MRN: 6035 004

Zoning District: R-100 Hearing Date (for ZBA): 3/10/2020 Commission District: 3

Variance Type: LOT WIDTH Code Section: UDO 230-10.1
LOT WIDTH

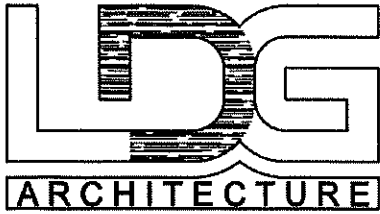
Related Cases & Applicable Conditions: _____

Variance Description: REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 0 FT (LOT 4)

Approval: _____ Date: _____
 (Administrative Variance Only)

Conditions: _____

Case Number: _____



Lawrence Design Group

Architectural Construction Planning

Date: January 30, 2020
From: Gordon Lawrence Applicant, and Owner Mohammed Arif
To: Gwinnett County Planning Department (Development)
Re: MAAG Usa LLC, 3609 Everson Road, Snellville, Ga 30039
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Gordon Lawrence
Lawrence Design Group Architects
Lawrenceville, Ga.

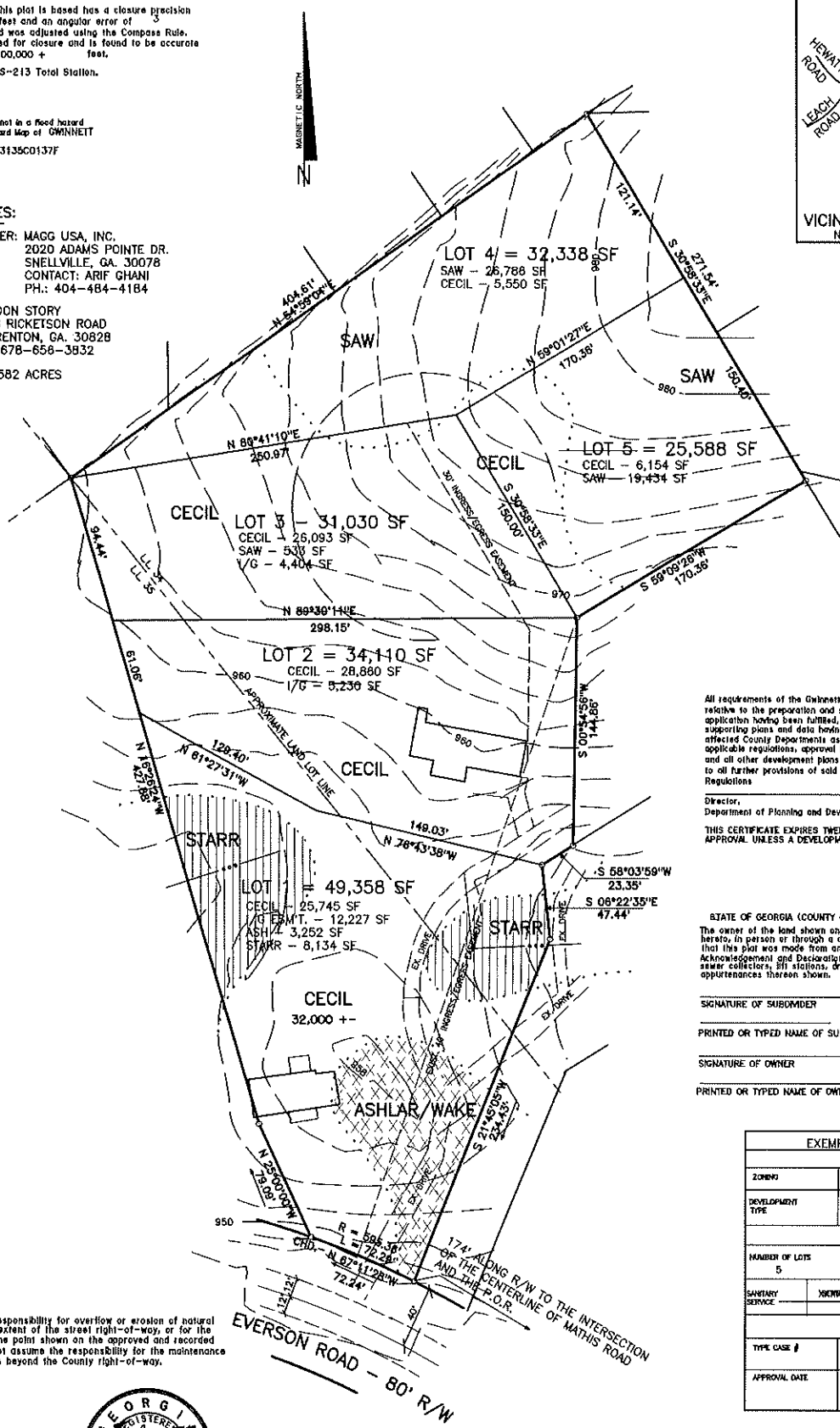
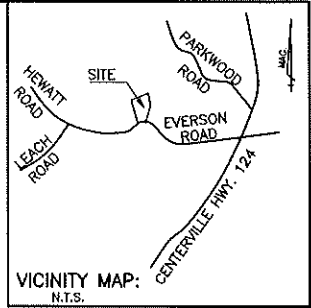
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Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.A.R. Flood Hazard Map of GWINNETT County, Georgia
 Community Panel Number 13135C0137F
 Effective Date 09/23/06
 Revision Date

GENERAL NOTES:

- 1.) OWNER/SUBDIVIDER: MAGG USA, INC.
 2020 ADAMS POINTE DR.
 SNELLVILLE, GA. 30078
 CONTACT: ARIF GHANI
 PH.: 404-484-4184
- 2.) SURVEYOR: GORDON STORY
 2608 RICKETSON ROAD
 WARRENTON, GA. 30828
 PH.: 678-656-3832
- 3.) SITE AREA = 3.9582 ACRES



All requirements of the Gwinnett County Development Regulations relative to the preparation and submission of a development permit application having been fulfilled, and said application and all supporting plans and data having been reviewed and approved by all affected County Departments as required under their respective and applicable regulations, approved, I hereby grant this Site Plan and all other development plans associated with this project subject to all further provisions of said Development and other County Regulations.

Director, Department of Planning and Development
 THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL, UNLESS A DEVELOPMENT PERMIT IS ISSUED

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

SIGNATURE OF SUBDIVIDER _____ DATE SIGNED _____
 PRINTED OR TYPED NAME OF SUBDIVIDER _____
 SIGNATURE OF OWNER _____ DATE SIGNED _____
 PRINTED OR TYPED NAME OF OWNER _____

EXEMPTION PLAT DATA	
GENERAL	
ZONING	R-100
DEVELOPMENT TYPE	SINGLE FAMILY RESIDENTIAL
PROJECT DATA	
NUMBER OF LOTS	5
ACREAGE	3.9582 ACS.
SANITARY SERVICE	SEWER
	SEPTIC
RELATED CASES	
TYPE CASE #	
APPROVAL DATE	

Gwinnett County assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded plan. Gwinnett County does not assume the responsibility for the maintenance of pipes in drainage easements beyond the County right-of-way.



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

GORDON STORY, PE, RLS
 CIVIL ENGINEER * LAND SURVEYOR
 LEVEL II CERTIFIED DESIGN PROFESSIONAL

2608 RICKETSON ROAD
 WARRENTON, GA. 30808
 MOBILE PHONE: 678-656-3832
 EMAIL: gtruestory@aol.com

LAND LOT 34, 35
 DISTRICT 6
 GWINNETT COUNTY
 DATE: 07/05/19
 JOB: 1906209
 DISK: # 19GSA

EXEMPTION PLAT FOR :
3609 EVERSON ROAD
 PARCEL NO. R6035 004
 A = 3.9582 ACRES (172,419 sf)

REVISIONS:

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2140
 (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:	Magg USA Inc		
*Mailing Address:	2020 Adams Point Dr		
City, State, Zip Code:	Snellville, GA 30078		
Contact Person:	Mohammed Arif		
Telephone Number:	404-484-4184		
Mobile Telephone Number:			
Email Address:	arif050@yahoo.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:	Magg USA Inc
Mailing Address:	3609 Everson Rd
City, State, Zip Code:	Snellville, GA 30039
Telephone Number:	404-484-4184
Contact Person:	Arif Ghani

Property Information:

Subdivision or Project Name:	Magg USA Inc
Address of Property:	3609 Everson Rd., Snellville GA 30039
District, Land Lot, Parcel:	6th District, Land lot 34, 35 - Parcel R6035 004, Lot 5
Zoning:	R-100
Proposed Development:	Single-Family Residential
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

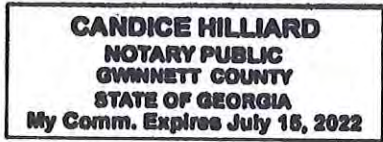
Road frontage variance

Case Number: ZVR2020.00029



VARIANCE APPLICATION

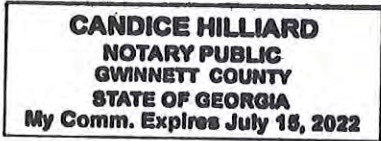
The Undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the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


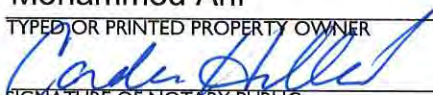


NOTARY SEAL


 SIGNATURE OF APPLICANT _____ DATE 1/30/2020
 Mohammed Arif
 TYPED OR PRINTED APPLICANT NAME _____

 SIGNATURE OF NOTARY PUBLIC _____ DATE 1/30/2020



NOTARY SEAL


 SIGNATURE OF PROPERTY OWNER _____ DATE 1/30/20
 Mohammed Arif
 TYPED OR PRINTED PROPERTY OWNER _____

 SIGNATURE OF NOTARY PUBLIC _____ DATE 1/30/2020

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: 2/3/2020 Received By: Tyler Lasser MRN: 6035 004

Zoning District: R-100 Hearing Date (for ZBA): 3/10/2020 Commission District: 3

Variance Type: ROAD FRONTAGE REDUCTION Code Section: UDO 230-70.1
ROAD FRONTAGE

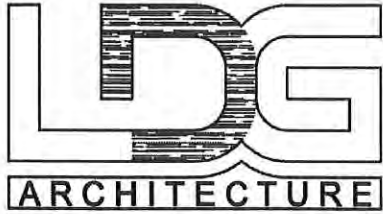
Related Cases & Applicable Conditions: _____

Variance Description: REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LUTS)

Approval: _____ Date: _____
 (Administrative Variance Only)

Conditions: _____

Case Number: _____



Lawrence Design Group

Architectural Construction Planning

Date: January 30, 2020
From: Gordon Lawrence Applicant, and Owner Mohammed Arif
To: Gwinnett County Planning Department (Development)
Re: MAAG Usa LLC, 3609 Everson Road, Snellville, Ga 30039
Conversion from 2 lots to 5 lots, with provision for
Variance for ROAD FRONTAGE for Lot 5; 25,588 sf;

The Owner, Mohammed Arif, owns a parcel of land totaling 3.9582 acres. Currently it is subdivided into 2 lots, but is in violation of Gwinnett code. The owner's desire is to divide the land into 5 parcels (see survey) ranging from 25,588 sf to 49,358 sf, while also obtaining easement access to each lot. A proposed access easement is shown on the existing survey, and will be finalized at the exemption plat phase.

This variance request is for Lot 5, requesting ROAD FRONTAGE per Gwinnett County Development Review Office.

Thank you for your consideration.

Gordon Lawrence
Lawrence Design Group Architects
Lawrenceville, Ga.

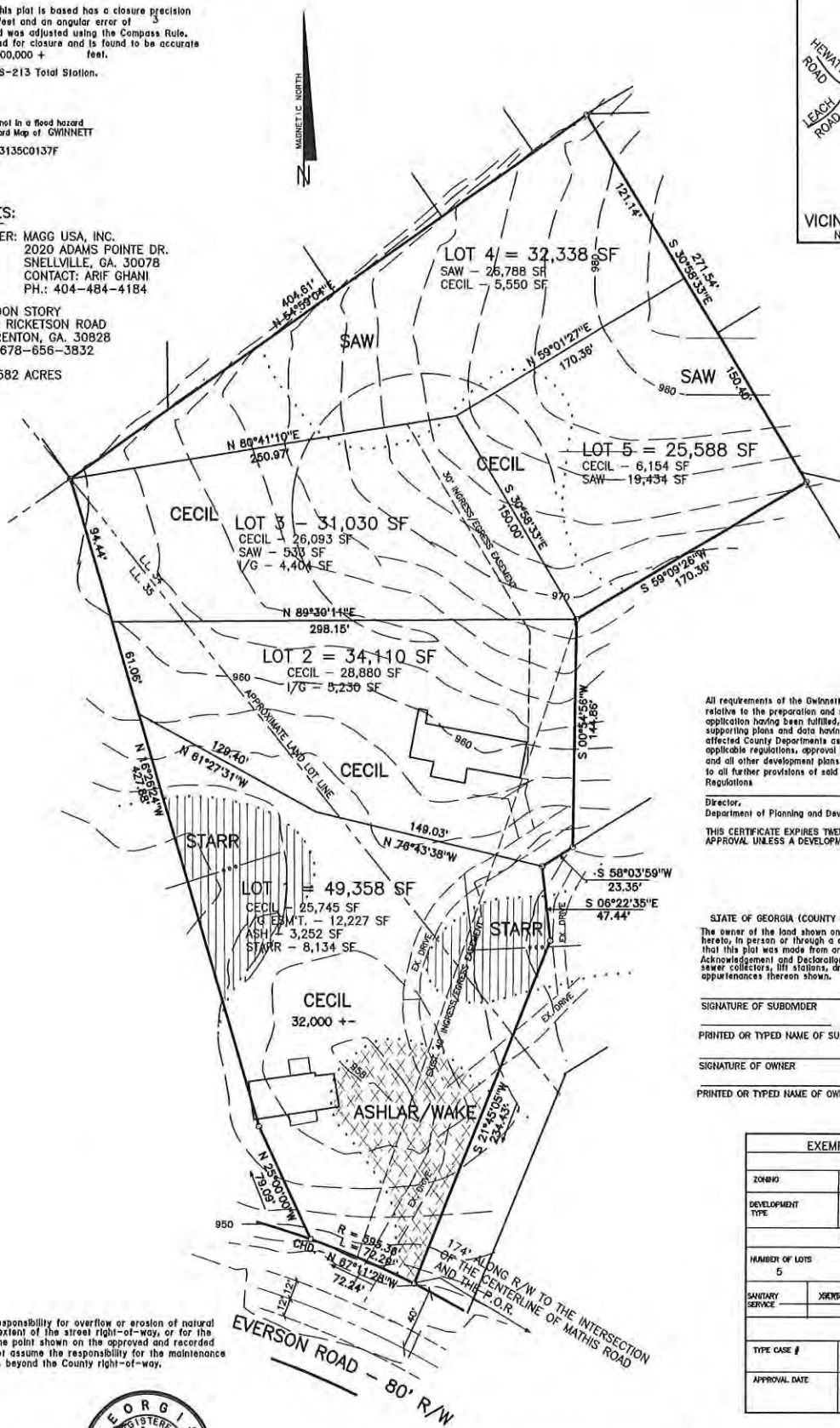
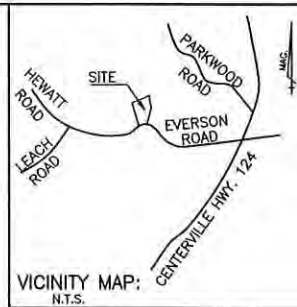
The field data upon which this plat is based has a closure precision of one foot in 25,201 feet and an angular error of 3 seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of GWINNETT County, Georgia
 Community Panel Number 13135C0137F
 Effective Date 09/29/06
 Revision Date

GENERAL NOTES:

- 1.) OWNER/SUBDIVIDER: MAGG USA, INC.
 2020 ADAMS POINTE DR.
 SNELLVILLE, GA. 30078
 CONTACT: ARIF GHANI
 PH.: 404-484-4184
- 2.) SURVEYOR: GORDON STORY
 2608 RICKETSON ROAD
 WARRENTON, GA. 30828
 PH.: 678-656-3832
- 3.) SITE AREA = 3.9582 ACRES



All requirements of the Gwinnett County Development Regulations relative to the preparation and submission of a development permit application having been fulfilled, and said application and all supporting plans and data having been reviewed and approved by all affected County Departments as required under their respective and applicable regulations, approval is hereby granted of this Site Plan and all other development plans associated with this project subject to all further provisions of said Development and other County Regulations.

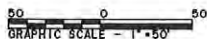
Director, Department of Planning and Development Date
 THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED

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

SIGNATURE OF SUBDIVIDER _____ DATE SIGNED _____
 PRINTED OR TYPED NAME OF SUBDIVIDER _____
 SIGNATURE OF OWNER _____ DATE SIGNED _____
 PRINTED OR TYPED NAME OF OWNER _____

EXEMPTION PLAT DATA	
GENERAL	
ZONING	R-100
DEVELOPMENT TYPE	SINGLE FAMILY RESIDENTIAL
PROJECT DATA	
NUMBER OF LOTS	5
ACREAGE	3.9582 ACS.
SANITARY SERVICE	SEWER WORK SEPTIC
RELATED CASES	
TYPE CASE #	
APPROVAL DATE	

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

GORDON STORY, PE, RLS
 CIVIL ENGINEER * LAND SURVEYOR
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 2608 RICKETSON ROAD
 WARRENTON, GA. 30808
 MOBILE PHONE: 678-656-3832
 EMAIL: gtruestory@aol.com

LAND LOT 34, 35
 DISTRICT 6
 GWINNETT COUNTY
 DATE: 07/05/19
 JOB: 1906209
 DISK: # 19GSA

EXEMPTION PLAT FOR :
 3609 EVERSON ROAD
 PARCEL NO. R6035 004
 A = 3.9582 ACRES (172,419 sf)

REVISIONS: _____

SHEET OF
 1 1

Department of Planning and Development



446 West Crogan Street • Lawrenceville, GA 30046-2140
 (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:	Maag USA Inc
*Mailing Address:	2020 Adams Point Dr
City, State, Zip Code:	Snellville, GA 30078
Contact Person:	Mohammed Arif
Telephone Number:	404-484-4184
Mobile Telephone Number:	
Email Address:	arif050@yahoo.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:	Maag USA Inc
Mailing Address:	3609 Everson Rd
City, State, Zip Code:	Snellville, GA 30039
Telephone Number:	404-484-4184
Contact Person:	Mohammed Arif

Property Information:

Subdivision or Project Name:	Maag USA Inc
Address of Property:	3609 Everson Rd., Snellville GA 30039
District, Land Lot, Parcel:	6th District, Land lot 34, 35 - Parcel R6035 004, Lot 5
Zoning:	R-100
Proposed Development:	Single-Family Residential
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

Lot Width Variance

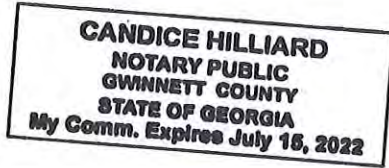
Case Number: ZVR2020.00030

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).

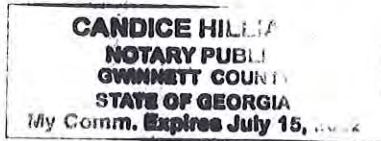
I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.

NOTARY SEAL



Mohammed Arif
 SIGNATURE OF APPLICANT _____ DATE _____
 Mohammed Arif
 TYPED OR PRINTED APPLICANT NAME _____
Candice Hilliard 1/30/2020
 SIGNATURE OF NOTARY PUBLIC _____ DATE _____

NOTARY SEAL



Mohammed Arif
 SIGNATURE OF PROPERTY OWNER _____ DATE _____
 Mohammed Arif
 TYPED OR PRINTED PROPERTY OWNER _____
Candice Hilliard 1/30/2020
 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: 2/3/2020 Received By: Tyler Lasser MRN: 6035 004

Zoning District: R-100 Hearing Date (for ZBA): 3/10/2020 Commission District: 3

Variance Type: LOT WIDTH Code Section: UDO 230-10.1
LOT WIDTH

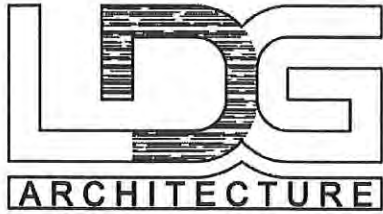
Related Cases & Applicable Conditions: _____

Variance Description: REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 0 FT (LOTS)

Approval: _____ Date: _____
 (Administrative Variance Only)

Conditions: _____

Case Number: _____



Lawrence Design Group

Architectural Construction Planning

Date: January 30, 2020
From: Gordon Lawrence Applicant, and Owner Mohammed Arif
To: Gwinnett County Planning Department (Development)
Re: MAAG Usa LLC, 3609 Everson Road, Snellville, Ga 30039
Conversion from 2 lots to 5 lots, with provision for
Variance for LOT WIDTH for Lot 5; 25,588 sf;

The Owner, Mohammed Arif, owns a parcel of land totaling 3.9582 acres. Currently it is subdivided into 2 lots, but is in violation of Gwinnett code. The owner's desire is to divide the land into 5 parcels (see survey) ranging from 25,588 sf to 49,358 sf, while also obtaining easement access to each lot. A proposed access easement is shown on the existing survey, and will be finalized at the exemption plat phase.

This variance request is for Lot 5, requesting LOT WIDTH per Gwinnett County Development Review Office.

Thank you for your consideration.

Gordon Lawrence
Lawrence Design Group Architects
Lawrenceville, Ga.

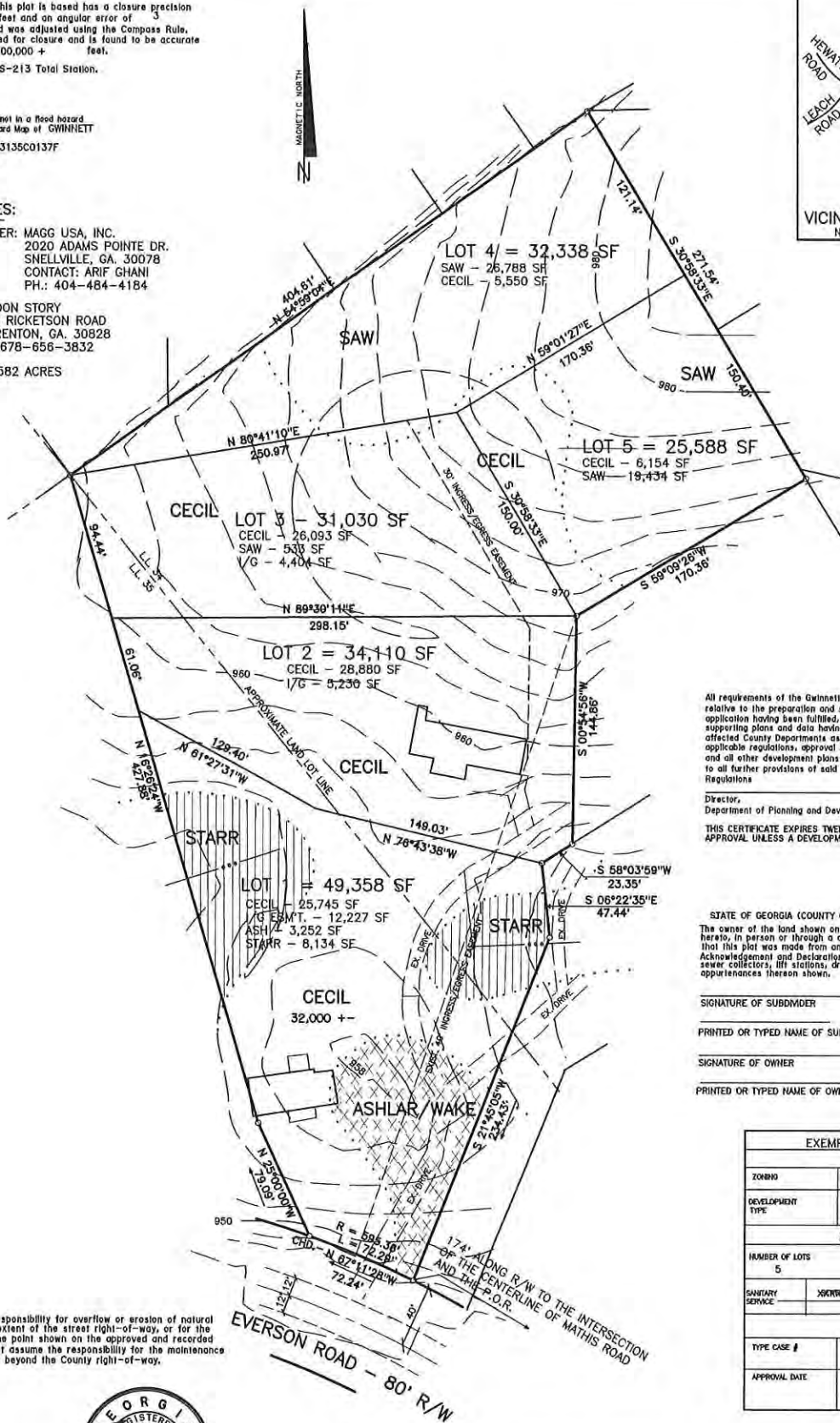
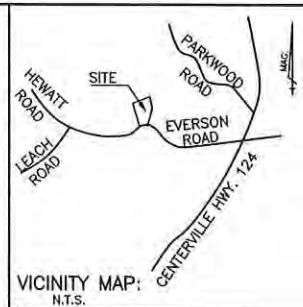
The field data upon which this plot is based has a closure precision of one foot in 25,201 feet and an angular error of 3 seconds per angle point and was adjusted using the Compass Rule. This plot has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

In my opinion this property is not in a flood hazard area as per F.I.R.M Flood Hazard Map of GWINNETT County, Georgia
 Community Panel Number 13135C0137F
 Effective Date 09/28/06
 Revision Date

GENERAL NOTES:

- 1.) OWNER/SUBDIVIDER: MAGG USA, INC.
 2020 ADAMS POINTE DR.
 SNELLVILLE, GA. 30078
 CONTACT: ARIF GHANI
 PH.: 404-484-4184
- 2.) SURVEYOR: GORDON STORY
 2608 RICKETSON ROAD
 WARRENTON, GA. 30828
 PH.: 678-656-3832
- 3.) SITE AREA = 3.9582 ACRES



All requirements of the Gwinnett County Development Regulations relative to the preparation and submission of a development permit application having been fulfilled, and said application and all supporting plans and data having been reviewed and approved by all affected County Departments as required under their respective and applicable regulations, approval is hereby granted of this Site Plan and all other development plans associated with this project subject to all further provisions of said Development and other County Regulations.

Director, Department of Planning and Development Date
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SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

EXEMPTION PLAT DATA	
GENERAL	
ZONING	R-100
DEVELOPMENT TYPE	SINGLE FAMILY RESIDENTIAL
PROJECT DATA	
NUMBER OF LOTS	5
ACREAGE	3.9582 ACS.
SANITARY SERVICE	SEWER
RELATED CASES	
TYPE CASE #	
APPROVAL DATE	

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GRAPHIC SCALE - 1"=50'



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

GORDON STORY, PE, RLS
 CIVIL ENGINEER * LAND SURVEYOR
 LEVEL II CERTIFIED DESIGN PROFESSIONAL
 2608 RICKETSON ROAD
 WARRENTON, GA. 30808
 MOBILE PHONE: 678-656-3832
 EMAIL: gtruestory@aol.com

LAND LOT 34, 35
 DISTRICT 6
 GWINNETT COUNTY
 DATE: 07/05/19
 JOB: 1906209
 DISK: # 19GSA

EXEMPTION PLAT FOR :
 3609 EVERSON ROAD
 PARCEL NO. R6035 004
 A = 3.9582 ACRES (172,419 sf)

REVISIONS:

SHEET OF 1 1



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:	Marisela Zavala
*Mailing Address:	4703 Arden Drive
City, State, Zip Code:	Buford Ga 30518
Contact Person:	Marisela Zavala
Telephone Number:	770) 312-7992
Mobile Telephone Number:	770) 312-7992
Email Address:	Specialtywoodfinishes@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:	Marisela Zavala
Mailing Address:	4703 Arden Drive
City, State, Zip Code:	Buford Ga 30518
Telephone Number:	770) 312-7992
Contact Person:	Marisela Zavala

Property Information:

Subdivision or Project Name:	Little Mill
Address of Property:	5572 Little Mill Rd. Buford Ga 30518
District, Land Lot, Parcel:	7325-009
Zoning:	R-100
Proposed Development:	New House
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

To allow house to be located 26.2 from front property line. (50 required)

Case Number: ZVR2020-00037

gwinnettcounty

VARIANCE APPLICATION

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



Marisela Zavala 1/7/2020
 SIGNATURE OF APPLICANT DATE
Marisela Zavala
 TYPED OR PRINTED APPLICANT NAME
Susan K Philmon 1/7/2020
 SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL



Marisela Zavala 1/7/2020
 SIGNATURE OF PROPERTY OWNER DATE
Marisela Zavala
 TYPED OR PRINTED PROPERTY OWNER
Susan K Philmon 1/7/2020
 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: 2/3/2020 Received By: Tyler Lasser MRN: 7325 009

Zoning District: R-100 Hearing Date (for ZBA): 3/10/2020 Commission District: 4

Variance Type: FRONT SETBACK ENCROACHMENT Code Section: UDO230.10

Related Cases & Applicable Conditions: _____

Variance Description: ALLOW ENCROACHMENT OF 23.8 FT INTO THE 50 FT
FRONT BUILDING SETBACK

Approval: _____ Date: _____
 (Administrative Variance Only)

Conditions: _____

Case Number: _____

January 3, 2020

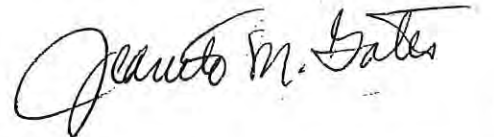
To Whom It May Concern:

I, Marisela Zavala, am writing this letter of intent because I am requesting two variances to allow me to build a house at 5572 Little Mill Rd., Buford, GA 30518. I am requesting 26.2' from Front of property line, 50' is required. I am also requesting 30' from Back of property, 40' is required. I am requesting this because the shape of the lot is shaped like a triangle shape, so it is hard to fit the house either way.

I am also stating that the neighboring houses are all the same from the road. I based this on actual measurements.

Thank you,

Marisela Zavala



220
Jeanete M Gates
Notary Public, Gwinnett County, GA
My Commission Expires July 20th, 2022



GENERAL NOTES:

- TOTAL AREA: 0.24 ACRES / 10,500 SQUARE FEET
- BOUNDARY REFERENCE: DB 5416 PG 89
- FIELDWORK PERFORMED ON 04/20/20
- THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.
- THIS MAP OR PLAN HAS BEEN PREPARED USING A TRIMBLE 5600 ADAPTIC TOTAL STATION.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A BASED PRECISION OF 0.02 FEET.
- FLOOD HAZARD DATA IS SHOWN ON THE FIRM MAP OF GOVNETT COUNTY AS SHOWN ON PANEL # 1313SC007G EFFECTIVE ON 03/04/2013.
- THIS IS TO CERTIFY THAT THIS SITE DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FIRM MAP OF GOVNETT COUNTY AS SHOWN ON PANEL # 1313SC007G EFFECTIVE ON 03/04/2013.
- PRODUCTS LISTED:
 - SITE LOCATION: 312 LITTLE MILL RD, BUFORD, GA 30018
 - CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.
 - SEE ARCHITECTURAL PLANS FOR MORE DETAIL.
 - SANITARY SEWER IS PROVIDED BY SEPTIC SYSTEM.
 - DRAINAGE STRUCTURES DO NOT EXIST ON THIS PROPERTY.
 - NO NEW STORM DRAIN PIPES ARE PROPOSED.
 - THIS PROPERTY DOES NOT LIE WITHIN THE CHATTANOOGHE RIVER CORRIDOR.
 - THIS PROPERTY IS NOT ON OR WITHIN 100 FEET OF WATERS OF THE STATE.

STANDARD GRAVITY SEPTIC SYSTEM

PREPARED BEDROOMS	3
SOIL PERMEABILITY A.M.V.IN	55
REQUIRED SEPTIC PIPE PRIMARY	200 LF
REQUIRED SEPTIC PIPE RESERVE	200 LF
PROPOSED SEPTIC CHAMBER PRIMARY	130 LF

CONSTRUCTION LEGEND

Cx	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
Ci	CONSTRUCTION OF NEW HOUSE & PORCH & WALK
Cz	CONSTRUCTION OF DRIVE-WAY
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Ds	DUST CONTROL AREA AND WASH STATION

EROSION & SEDIMENT CONTROL PRACTICES

DS1	DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
DS2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING) ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
DS3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
DS4	DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN 45% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO COUNTY REQUIREMENTS.

Vicinity Map

ZONING: R-100

MINIMUM FRONTAGE: 100 FT
MINIMUM LOT AREA: 10,000 SQ FT

AS-100 SETBACKS

FRONT: 30 FT
REAR: 8 FT
SIDE: 10 FT
BUILDING HEIGHT: 35 FT
MAXIMUM FLOOR AREA: 4,000 SQ FT
MAXIMUM COVERAGE: 40%

THE SELECTION OF A DRIVE-WAY TYPE IS THE RESPONSIBILITY OF THE CONTRACTOR. MAKE CONCLUSION REGARDING THE ZONING AND SETBACKS. DESIGNER HAS REVIEWED THE INFORMATION IS OBTAINED FROM PUBLIC INFORMATION OBTAINED FROM CITY OF GOVNETT PLANNING AND ZONING DEPARTMENTS.

OWNER

MARISELA ZAVALA
3172 LITTLE MILL RD.
BUFORD, GEORGIA 30018

BUILDER / EMERGENCY CONTACT

MARISELA ZAVALA
770-312-7792
SPECIALTYWOODCONSTRUCTION@GMAIL.COM

SITE NOTES:

- ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF GOVNETT COUNTY.
- CONSTRUCTION EXIT AND ACCESS SHALL BE IN ACCORDANCE WITH AS 100 SETBACKS.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD MEASUREMENTS.
- ALL ELEVATIONS ON THIS PLAN TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1984 DATUM.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS OR OTHER MEANS. CONTRACTOR TO VERIFY LOCATION AND DEPTH PRIOR TO ANY CONSTRUCTION.
- NO CHANGES TO BE MADE WITHOUT THE WRITTEN CONSENT OF THE CONTRACTOR. CONTRACTOR TO TAKE RESPONSIBLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER, DRAINAGE, AND OTHER UTILITIES. CONTRACTOR TO TAKE RESPONSIBLE MEASURES TO MAINTAIN AND PROTECT EXISTING UTILITIES ARE DISCONNECTED PRIOR TO ANY CONSTRUCTION.
- DUMPSTER AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
- IRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL FOOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

- NO HEAVY ALLOWED WITHIN THE C.R.P.
- DO NOT TRIMCH IN THE SILT FENCE WITHIN THE DRIP LINES OF ANY TREES USE STAKES (HARDWOOD OR SANDWICH).
- ANY DETENTION OR DRAINAGE REMOVAL WITHIN THE CRITICAL BONE ZONE OF TREES WILL BE DONE BY HAND.
- NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE C.R.P. OF AN EXISTING TREE.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE BEGINNING OF THE FINAL PLAT FOR THAT PHASE. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

FIRM Panel Vignette

THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FIRM MAP OF GOVNETT COUNTY, GEORGIA, PANEL # 1313SC007G EFFECTIVE ON 03/04/2013

EROSION CONTROL NOTES:

- ALL SILT FENCE SHALL BE TYPES 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES IF FILL IMPLANTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OF TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS DETERMINED NECESSARY BY THE ON-SITE INSPECTOR.
- ALL SITS WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRACTICE BY THE CONTRACTOR.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- NO EXISTING UTILITIES SHALL BE DISRUPTED BY ANY CONSTRUCTION.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- NO EXISTING UTILITIES SHALL BE DISRUPTED BY ANY CONSTRUCTION.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
- SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE 5 TEMPORARY SILT FENCE OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 2010 EDITION.
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE: MONDAY - FRIDAY: 7:00AM - 5:00PM; SATURDAY: 8:00AM - 3:00PM.
- ALL AREAS TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE LAYERED IN MAXIMUM LIFTS AND COMPACTED TO AT LEAST 90% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT TECHNICAL REPORT OR THE PROJECT GEOTECHNICAL REPORT. ALL FILL TO BE PLACED UNDER THE SUPERVISION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO ALL DISTURBANCE ACTIVITY INSPECTOR AND ROADWAY CONSTRUCTION INSPECTOR FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE. PURSUANT TO LDC 311.12.28.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL CLOSURE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOP OF THE SLOPE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2:1 HORIZONTAL / 1 VERTICAL.
- THE CONTRACTOR SHALL MAINTAIN AN OPEN DRAINAGE SYSTEM WHICH WILL PREVENT TRAPPING OR FLOW OF MUD INTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS WARRANT. ALL MATERIALS SHALL BE DUMPED, HANDLED OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR DRAINAGE DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
- THE CONTRACTOR SHALL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED AS DETERMINED NECESSARY BY THE ON-SITE INSPECTOR.
- AT LEAST ONE PERSON ON EACH SITE MUST HAVE COMPLETED THE 14 HOUR EROSION EDUCATION & TRAINING AT COURSE AND BE CERTIFIED BY OCE.
- CONTRACTOR SHALL COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND EROSION AND SEDIMENTATION CONTROL COURSE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED BY GENERAL CONTRACTOR AFTER ON-SITE INSPECTION BY THE ISSUING AGENCY.
- DETAILS DRAWN FOR ALL SITS. TYPICAL EROSION CONTROL MEASURES SHALL, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- DISTURBED BUFFERS SHALL BE PLANTED TO MEET THE STANDARD WHICH SPECIFIC VEGETATION OR WHERE DISTURBED SUB TO APPROVED UTILITY CROSSINGS, REPLANTING IS SUBJECT TO COUNTY AGENCIES APPROVAL.

NOTE:

- ALL LAND DISTURBANCE TO BE STABILIZED VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES TO REMAIN AND HAVE PROPERTY PROTECTION LENGTH APPROVED PLANS INDICATED OTHERWISE.
- ALL DEMOLITION DEBRIS TO BE HAUL OFF SITE.
- DUMPSTER AND OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN THE STREET OR THEIR PROTECTION AREA OR OTHER RIGHT-OF-WAY.
- ADDITIONAL EROSION CONTROL SHALL BE INSTALLED AS DETERMINED NECESSARY BY THE ON-SITE INSPECTOR.
- CALL FOR FINAL INSPECTION AT 440-741-2100

RETAINED AREA: 3,480 SQ. FT / 0.08 ACRES

ADJACENT OFFICE MUST BE NOTIFIED IF ANY NEW UTILITIES, LINES AND ARE TO BE INSTALLED.

USE EXISTING WATER, SEWER AND GAS CONNECTIONS.

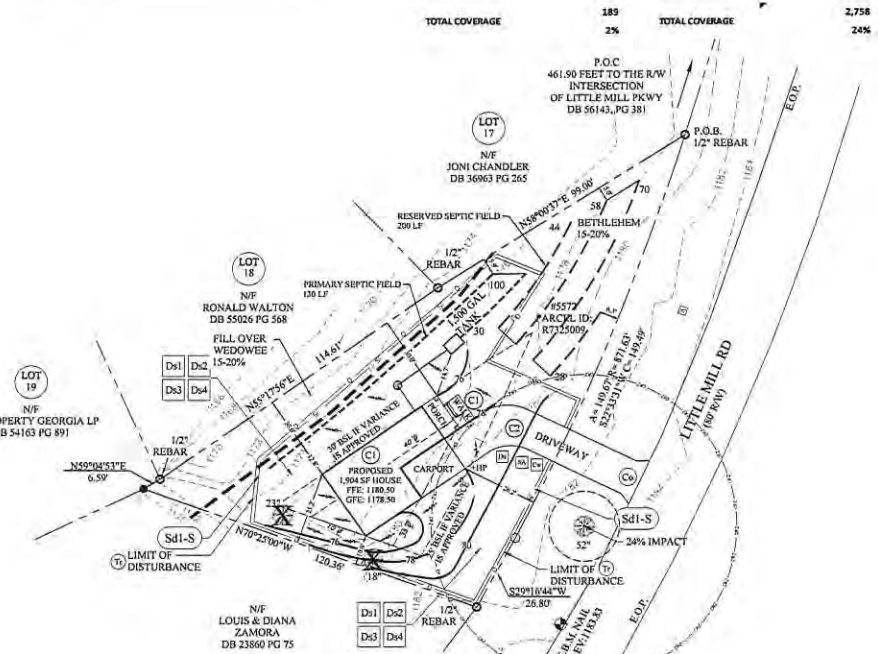
PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

EROSION CONTROL SEDIMENT NOTES:

- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES IF FILL IMPLANTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OF TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING. DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE 5 TEMPORARY SILT FENCE OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 2010 EDITION.

TREE DENSITY TABLE

TREE QTY	DBH In	TOTAL TREES	DBH In	REMOVED	REMAIN
TOTAL	2	41	2	0	0
	1	18	18	1	0
	1	23	23	1	0



RETAINED AREA: 3,480 SQ. FT / 0.08 ACRES

ADJACENT OFFICE MUST BE NOTIFIED IF ANY NEW UTILITIES, LINES AND ARE TO BE INSTALLED.

USE EXISTING WATER, SEWER AND GAS CONNECTIONS.

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

LEGEND

PROFIT COPY	POWER METER	TELEPHONE	3/4" HAYSTACK	CONCRETE	1" = 1" IF NOT OTHERWISE NOTED
PROFIT COPY	POWER METER	WATER LINE	1" = 1" IF NOT OTHERWISE NOTED	TOP EDGE OF PARALLEL	1" = 1" IF NOT OTHERWISE NOTED
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THIS LEGEND

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811
Know what's below.
Call before you dig.

BOUNDARY zone, inc.
SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM 770-271-9372

PROJECT 20682.02
SHEET 2 OF 3

SITE PLAN
PREPARED FOR: MARISELA ZAVALA
LAND LOT 335, 7TH DISTRICT,
3522 LITTLE MILL RD.
BUFORD, GA. 30018
DATE: 11/08/2019

PRE-CONSTRUCTION IMPERVIOUS AREA

LOT AREA	11,365	LOT AREA	11,365
EXISTING BUILDING	83	PROPOSED HOUSE	1,904
EXISTING DRIVE	50	PROPOSED DRIVE	726
EXISTING WALK & STAIRS	37	PROPOSED COVERED PORCH	78
EXISTING WALLS	19	PROPOSED WALK & STAIRS	50
TOTAL COVERAGE	189	TOTAL COVERAGE	2,758
	2%		24%

POST-CONSTRUCTION IMPERVIOUS AREA

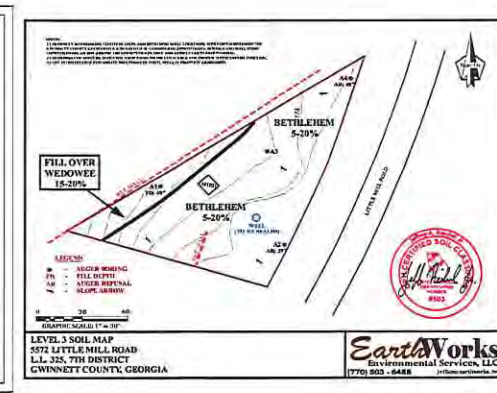
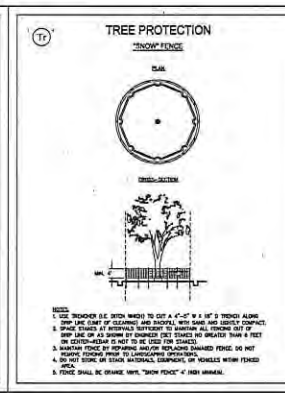
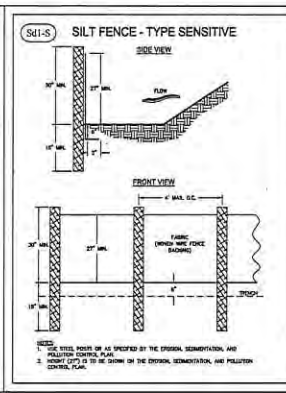
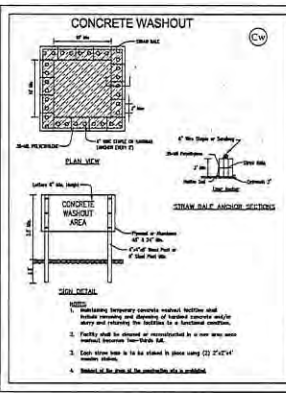
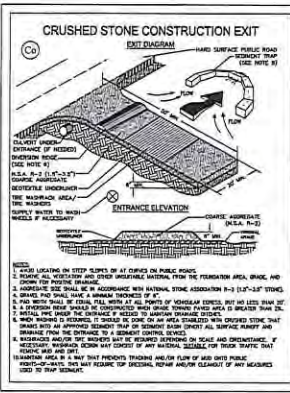
GEORGIA
STATE OF GEORGIA
COUNTY OF GOVNETT

FOR THE FIRM
BOUNDARY ZONE, INC.

PROFESSIONAL SEAL
STATE OF GEORGIA
REGISTERED PROFESSIONAL SURVEYOR
NO. 1110
BRIAN WILLIAMS

PROFESSIONAL SEAL
STATE OF GEORGIA
REGISTERED PROFESSIONAL LAND PLANNER
NO. 1110
BRIAN WILLIAMS

PROFESSIONAL SEAL
STATE OF GEORGIA
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NO. 1110
BRIAN WILLIAMS



GRASSING SCHEDULE

HYDROSEEDING RATES	FERTILIZER (LBS./ACRE)	SPREADER					
SPESIES	RATES (LBS./ACRE)	DATES	LIME	TONNAGE	60-90	120-180	120-180
KY 31	1-1/2 - 2 LBS.	9/1-1/1	1 TON/ACRE	60-90	120-180	120-180	120-180
FESCUE	1-1/2 - 2 LBS.	9/1-1/1	1 TON/ACRE	60-90	120-180	120-180	120-180
WINTER RYE	3-4 LBS.	9/1-1/1	1 TON/ACRE	60-90	120-180	120-180	120-180
"WEEPING LOVELGRASS	3-4 LBS.	9/1-1/1	1 TON/ACRE	60-90	120-180	120-180	120-180

NOTE: APPLY 10 ONE TON OF AGRICULTURAL LIME EVERY 4-4 YEARS OR AS BY INDICATED BY SOIL TEST.

HYDROSEED ON ALL 3 SLOPES.

NOTE: TEMPORARY STABILIZATION (MULCHING ONLY) WHEN SEEDING WILL NOT HAVE A RETAINABLE COVERING MAY BE ACCOMPLISHED WITH STRAW OR MAT - 2-5 TON/ACRE WOOD WASTE, BARK, OR MULCH - 2-5 TON/ACRE W/TONNAGE.

ACTIVITY SCHEDULE

NO. OF MONTHS	1	2	3	4	5	6	7	8	9	10	11	12	14
HOUSE CONSTRUCTION													
CLEAR AND GRUB													
ROUGH GRADING													
FINISH GRADING													
UTILITIES													
PAVING													
GRASSING/CLEAN UP													
EROSION CONTROL MEASURES													

SYSTEM SIZING

Soil Analysis

Other Information

Table 1. NUMBER OF QUICK4 PLUS HYDROGRAPHERS

Peak Flow (cfs)	Minimum Flow (cfs)	Number of Chambers	Each Chamber
10	10	1	1
15	15	1	1
20	20	1	1
25	25	1	1
30	30	1	1
35	35	1	1
40	40	1	1
45	45	1	1
50	50	1	1
55	55	1	1
60	60	1	1
65	65	1	1
70	70	1	1
75	75	1	1
80	80	1	1
85	85	1	1
90	90	1	1
95	95	1	1
100	100	1	1
105	105	1	1
110	110	1	1
115	115	1	1
120	120	1	1
125	125	1	1
130	130	1	1
135	135	1	1
140	140	1	1
145	145	1	1
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960	960	1	1
965	965	1	1
970	970	1	1
975	975	1	1
980	980	1	1
985	985	1	1
990	990	1	1
995	995	1	1

QUICK4

INFLTRATOR

The Quick4 Plus Standard Chamber

QUICK4 Plus - Series

QUICK4 Plus Standard Chamber Benefits:

- 1. Two center chambers provide increased stability and superior strength.
- 2. Adjustable chamber connections.
- 3. Leaking chambers allow for quick installation.
- 4. Four-foot chamber length are easy to handle and install.
- 5. Supports wheel loads of 10,000 lbs/ft with 12" of cover.

QUICK4 Plus All-in-One 12 Endcap Benefits:

- 1. May be used at the end of chamber line or as an endcap for a chamber line.
- 2. 100% recyclable plastic.
- 3. 12" covered front face for lateral application.

QUICK4 Plus All-in-One Pre-Installs Benefits:

- 1. Allows for rapid event installation.
- 2. 100% recyclable plastic.
- 3. 12" covered front face for lateral application.

QUICK4 Plus All-in-One 12 Endcap Benefits:

- 1. May be used at the end of chamber line or as an endcap for a chamber line.
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- 3. 12" covered front face for lateral application.

QUICK4 Plus All-in-One Pre-Installs Benefits:

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INFLTRATOR

QUICK4

QUICK4 Plus Standard Chamber

QUICK4 Plus All-in-One 12 Endcap

QUICK4 Plus All-in-One Pre-Installs

QUICK4 Plus Standard Chamber

QUICK4 Plus All-in-One 12 Endcap

QUICK4 Plus All-in-One Pre-Installs

INFLTRATOR

EarthWorks Environmental Services, LLC

(770) 503-6488

LEVEL 3 SOIL INVESTIGATION REPORT

1440 Green Forest Drive, Cumming, GA 30041

Report Date: 04/22/2019 Inspection Date: 04/22/2019 Job No. 19016

Site Location: 5572 LITTLE MILL ROAD, LITTLE MILLS, GA 30088 Phone: 770-512-7992

Client: EarthWorks Environmental Services, LLC

Project: 5572 LITTLE MILL

Department of Planning and Development

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

gwinnettcounty

VARIANCE APPLICATION

FROM THE UNIFIED DEVELOPMENT ORDINANCE SIGN ORDINANCE

For Consideration of: BOARD OF APPEALS VARIANCE
 ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant:	Buckel Design Group, LLC
*Mailing Address:	3471 Donaville Street
City, State, Zip Code:	Duluth, GA 30096
Contact Person:	Mike Hull
Telephone Number:	404-567-5701 x106
Mobile Telephone Number:	
Email Address:	mike.hull@bdgse.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:	6845 MIMMS LLC
Mailing Address:	6845 MIMMS DR
City, State, Zip Code:	Doraville, GA 30340
Telephone Number:	770-209-9770
Contact Person:	David Thurston

Property Information:

Subdivision or Project Name:	NetMove ATL Building Expansion
Address of Property:	6845 MIMMS DR
District, Land Lot, Parcel:	6th District, Land Lot 246, Parcel A241
Zoning:	M-1
Proposed Development:	Building Expansion
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

Allow side building setback encroachment of 6' into the 25' side setback.

Case Number: ZVR2020-00038

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.



Michael W. Hull 2/20/2020
SIGNATURE OF APPLICANT DATE

Michael W. Hull
TYPED OR PRINTED APPLICANT NAME

Signature of Notary Public 2/20/2020
SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL

Emmanuel A Ofori Atta
NOTARY PUBLIC
Henry County, GEORGIA
My Comm. Expires
10/25/2023

David Thurston 2-18-20
SIGNATURE OF PROPERTY OWNER DATE

David Thurston
TYPED OR PRINTED PROPERTY OWNER

Signature of Notary Public 2-18-2020
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: 3-9-2020 Received By: TCL MRN: 6246A241

Zoning District: M1 Hearing Date (for ZBA): 4-14-2020 Commission District: 2

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

Related Cases & Applicable Conditions:

Variance Description: ALLOW ENCROACHMENT OF 6 FT INTO THE 25 FT
SIDE BUILDING SETBACK

Approval: Date:

(Administrative Varlance Only)

Conditions:

Case Number: ZV 22020 - 00038



February 3, 2020

Gwinnett County Planning & Development Department
Planning Division
446 Crogan Street, Suite 250
Lawrenceville, GA 30046

RE: Variance Application Letter of Intent for Side Building Setback
Proposed Building Expansion
NetMove Atlanta
6845 Mimms Dr NW
Doraville, GA 30340
BDG#: 19-192

Dear Sir or Madam,

NetMove Atlanta is proposing to construct a building expansion to consolidate operations from a different city to Gwinnett County on property located at 6845 Mimms Dr NW. The facility is located within an existing industrial area that is built out. The purpose of this variance request is to permit a side building setback encroachment for the building expansion.

NetMove Atlanta provides long term storage solutions via standard-sized, stackable containers within its warehouse. The building expansion would allow the consolidation of operations from another facility into this facility while also providing some space for future customers. To operate, the building must accommodate a grid of 8.5'x16.5' storage spaces, with regular operating aisles to allow the containers to be accessed via a fork lift. For a building expansion to occur, the footprint must be in multiples of this grid (accounting for an operating aisle).

The Gwinnett County UDO indicates a required side setback of 25 feet for M-1 zoning classification per Table 230.3. The existing neighboring industrial building was developed under a prior zoning ordinance and has a setback of approximately 15.5'. This appears to be an existing non-conforming, permitted encroachment.

This variance request is to allow the building to encroach into side setback up to a distance equivalent to the adjacent building (approximately 5 to 7 feet), which will allow an expansion that meets the needs described above and is consistent with the existing neighboring buildings.

Section 270-100 of the UDO contains general standards for variance requests and addressed as follows:

1. *Arises from a condition unique or peculiar to the land, structures, or buildings involved.* The variance request is due to the applicant's existing building's operation for storing the units. They are situated in a way such that the use of the existing storage space is optimized. Expansion must occur with the 8.5'x16.5' storage areas oriented as shown on the attached site plan.
2. *Is necessary because of physical surroundings, size, shape, or topographical condition resulting in unnecessary hardship for the owner.* The existing development is such that truck deliveries must occur on the west side of the building, and any building expansion toward the front of the existing building would preclude truck deliveries altogether. This would render the existing facility inoperable. The building expansion must be positioned to the rear of the existing facility and extend west in order to be usable. Any expansion farther toward the front of the building would eliminate truck loading areas and impair the existing function of the building operations.
3. *The condition requiring relief is not ordinarily found in properties of the same zoning district.* This condition is not typical of properties zoned M-1 as greenfield property development is highly customizable. This condition is unique as building expansions are all highly customized and constrained by existing operations, neighboring facilities, and prior development. The use of the existing building requiring the forced orientation of storage areas within the expansion area creates a unique condition to this expansion.
4. *The condition is created by the regulations of Title 2 of the UDO and not by an action of the applicant.* The side setback requirement of Title 2 of the UDO for properties zoned M-1 creates a hardship for properties that are already developed. Building expansions are highly custom, and creating usable building expansion can be hindered by the strict enforcement of the UDO. Both neighboring properties exhibit the same side setback encroachment, suggesting that the side setback has been revised via changes to the UDO or prior zoning ordinances. The requested encroachment does not seek to encroach any farther than the neighboring properties.
5. *The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.* The granting of this variance does not create any conditions that injure other properties as the expansion would not create conditions that do not already exist on neighboring properties to either side. The building expansion would not have adverse impacts to light, air, public safety, or property values due to the pattern of existing neighboring development encroaching into the side setbacks. This encroachment would maintain the same pattern. Traffic congestion will not be increased as deliveries occur off the street and are contained wholly within the property. There is little increased risk of fire danger as the access to the rear of the existing buildings is already restricted. Supply of light will not be hindered as the existing neighboring building on the side of the proposed expansion has no windows, parking, walkways, and 30-35' of separation provides for adequate light and air.

6. *The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structures.* As indicated above, an expansion must occur in multiples of the container grid. Meeting the 25 foot side setback would eliminate enough storage spaces such that the entire expansion would not be feasible. Shifting the entire expansion toward the front of the building would eliminate truck delivery doors required to operate the existing facility. Proposing to expand to the side with a minimal request for encroachment, and that encroaches less than the neighboring buildings, is not an excessive request.
7. *The variance desired will not be opposed to the general spirit of the UDO or purpose and intent of the Gwinnett County 2030 Unified Plan.* The purpose and intent of the UDO for Chapter 210-230 includes provisions for land situated in close proximity to major streets, without close proximity to residential or commercial districts. The use as a warehouse is permitted and conducted wholly indoors as indicated by this chapter. In addition, the existing and neighboring buildings also exhibit the side setback condition requested by this variance. The reduction in the required side setback is not in opposition with the general spirit of UDO Chapter 210-30 or UDO Chapter 230-10, and not in opposition to the intent of the 2030 Unified Plan. The expansion is also a redevelopment, which is encouraged by the 2030 Unified Plan.

Included with this application are example pictures of the existing building where expansion is proposed along with a concept site plan to substantiate the request. The concept site plan shows the container grid within the building to illustrate how the expansion will function, and shows how the requested setback variance is in line with the existing and neighboring buildings.

Should any further information be required to adequately review this application for a variance, please feel free to contact me.

Sincerely,



Michael W. Hull, P.E.
Project Manager

VIEW FROM STREET LOOKING TOWARD THE TRUCK DELIVERY AREA AND PROPOSED BUILDING EXPANSION AREA.





VIEW OF EXISTING BUILDING WHERE PROPOSED BUILDING EXPANSION
WILL OCCUR.

Department of Planning and Development

446 West Chogan Street • Lawrenceville, GA 30046-2110
(tel) 578.518.6000
www.gwinnettcourty.com

gwinnettcourty

VARIANCE APPLICATION

FROM THE UNIFIED DEVELOPMENT ORDINANCE SIGN ORDINANCE

For Consideration of: BOARD OF APPEALS VARIANCE
 ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant:	Buckel Design Group, LLC
*Mailing Address:	3471 Donaville Street
City, State, Zip Code:	Duluth, GA 30096
Contact Person:	Michael W. Hull
Telephone Number:	404-567-5701 x106
Mobile Telephone Number:	
Email Address:	mike.hull@bdgse.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:	6845 MIMMS LLC
Mailing Address:	6845 MIMMS DR
City, State, Zip Code:	Doraville, GA 30340
Telephone Number:	770-209-9770
Contact Person:	David Thurston

Property Information:

Subdivision or Project Name:	NetMove ATL Building Expansion
Address of Property:	6845 MIMMS DR
District, Land Lot, Parcel:	6th District, Land Lot 246, Parcel A241
Zoning:	M-1
Proposed Development:	Building Expansion
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

Allow rear building setback encroachment of 29' into the 50' rear setback.

Case Number: ZVR2020.00039

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.



Michael W. Hull 2/20/2020
SIGNATURE OF APPLICANT DATE

Michael W. Hull
TYPED OR PRINTED APPLICANT NAME

[Signature] 2/20/2020
SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL

Emmanuel A Ofori Atta
NOTARY PUBLIC
Henry County, GEORGIA
My Comm. Expires
10/25/2023

[Signature] 2-18-20
SIGNATURE OF PROPERTY OWNER DATE

David Thurston
TYPED OR PRINTED PROPERTY OWNER

[Signature] 2-18-2020
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: 3-9-2020 Received By: TCL MRN: U246AZ41

Zoning District: M1 Hearing Date (for ZBA): 4-14-2020 Commission District: 2

Variance Type: REAR SETBACK ENCROACHMENT Code Section: UDO230-10 SETBACK/YARD

Related Cases & Applicable Conditions: _____

Variance Description: ALLOW ENCROACHMENT OF 29 FT INTO THE 50 FT
REAR BUILDING SETBACK.

Approval: _____ Date: _____
(Administrative Variance Only)

Conditions: _____

Case Number: ZVR2020.00039



February 3, 2020

Gwinnett County Planning & Development Department
Planning Division
446 Crogan Street, Suite 250
Lawrenceville, GA 30046

RE: Variance Application Letter of Intent for Rear Building Setback
Proposed Building Expansion
NetMove Atlanta
6845 Mimms Dr NW
Doraville, GA 30340
BDG#: 19-192

Dear Sir or Madam,

NetMove Atlanta is proposing to construct a building expansion to consolidate operations from a different city to Gwinnett County on property located at 6845 Mimms Dr NW. The facility is located within an existing industrial area that is built out. The purpose of this variance request is to permit a rear building setback encroachment for the building expansion.

NetMove Atlanta provides long term storage solutions via standard-sized, stackable containers within its warehouse. The building expansion would allow the consolidation of operations from another facility into this facility while also providing some space for future customers. To operate, the building must accommodate a grid of 8.5'x16.5' storage spaces, with regular operating aisles to allow the containers to be accessed via a fork lift. For a building expansion to occur, the footprint must be in multiples of this grid (accounting for an operating aisle).

The Gwinnett County UDO indicates a required rear setback of 50 feet for M-1 zoning classification per Table 230.3. The existing building was developed under a prior zoning ordinance and has a setback of approximately 21'. Additionally, the neighboring industrial buildings also have rear setbacks that do not meet the 50 foot requirement. These appear to be existing non-conforming, permitted encroachments.

This variance request is to allow the rear building to encroach into rear setback up to the existing building line, which will allow an expansion that is in line with the existing building on the property and the neighboring buildings.

Section 270-100 of the UDO contains general standards for variance requests and addressed as follows:

1. *Arises from a condition unique or peculiar to the land, structures, or buildings involved.* The variance request is due to the applicant's existing building having a permitted non-conforming rear setback. New developments or complete redevelopments would not exhibit a condition such as this.
2. *Is necessary because of physical surroundings, size, shape, or topographical condition resulting in unnecessary hardship for the owner.* The existing development is such that truck deliveries must occur on the west side of the building, and any building expansion toward the front of the existing building would preclude truck deliveries altogether. This would render the existing facility inoperable. The building expansion must be positioned to the rear of the existing facility, necessitating a rear setback encroachment, to allow continued truck loading/unloading operations to continue.
3. *The condition requiring relief is not ordinarily found in properties of the same zoning district.* This condition is not typical of properties zoned M-1 as ordinary development would already meet the 50 foot rear setback. This condition is unique due to permitted non-conforming condition caused by the adoption of the Gwinnett County UDO.
4. *The condition is created by the regulations of Title 2 of the UDO and not by an action of the applicant.* This condition is unique due to permitted non-conforming condition caused by the adoption of the Gwinnett County UDO, and not caused by an action of the applicant.
5. *The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.* The granting of this variance does not create any conditions that injure other properties as the expansion would not create conditions that do not already exist on the property. The building expansion would not have adverse impacts to light, air, fire danger, public safety, or property values due to the rear alignment with existing buildings and keeping with conditions that currently exist. Traffic congestion will not be increased as deliveries occur off the street and are contained wholly within the property.
6. *The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structures.* As indicated above, an expansion must occur in multiples of the container grid. Meeting the 50 foot rear setback would eliminate enough storage spaces such that the entire expansion would not be feasible. Shifting the entire expansion toward the front of the building would eliminate truck delivery doors required to operate the existing facility. Proposing to expand in line with the existing building, and neighboring buildings, is not an excessive request.
7. *The variance desired will not be opposed to the general spirit of the UDO or purpose and intent of the Gwinnett County 2030 Unified Plan.* The purpose and intent of the UDO for Chapter 210-230 includes provisions for land situated in close proximity to major streets, without close proximity to residential or commercial districts. The use as a warehouse is permitted and conducted wholly indoors as indicated by this chapter. In addition, the existing and neighboring buildings also exhibit the rear setback condition requested by this variance. The reduction in the required rear

setback not in opposition with the general spirit of UDO Chapter 210-30 or UDO Chapter 230-10, and not in opposition to the intent of the 2030 Unified Plan. The expansion is also a redevelopment, which is encouraged by the 2030 Unified Plan.

Included with this application are example pictures of the existing building where expansion is proposed along with a concept site plan to substantiate the request. The concept site plan shows the container grid within the building to illustrate how the expansion will function, and shows how the requested setback variance is in line with the existing and neighboring buildings.

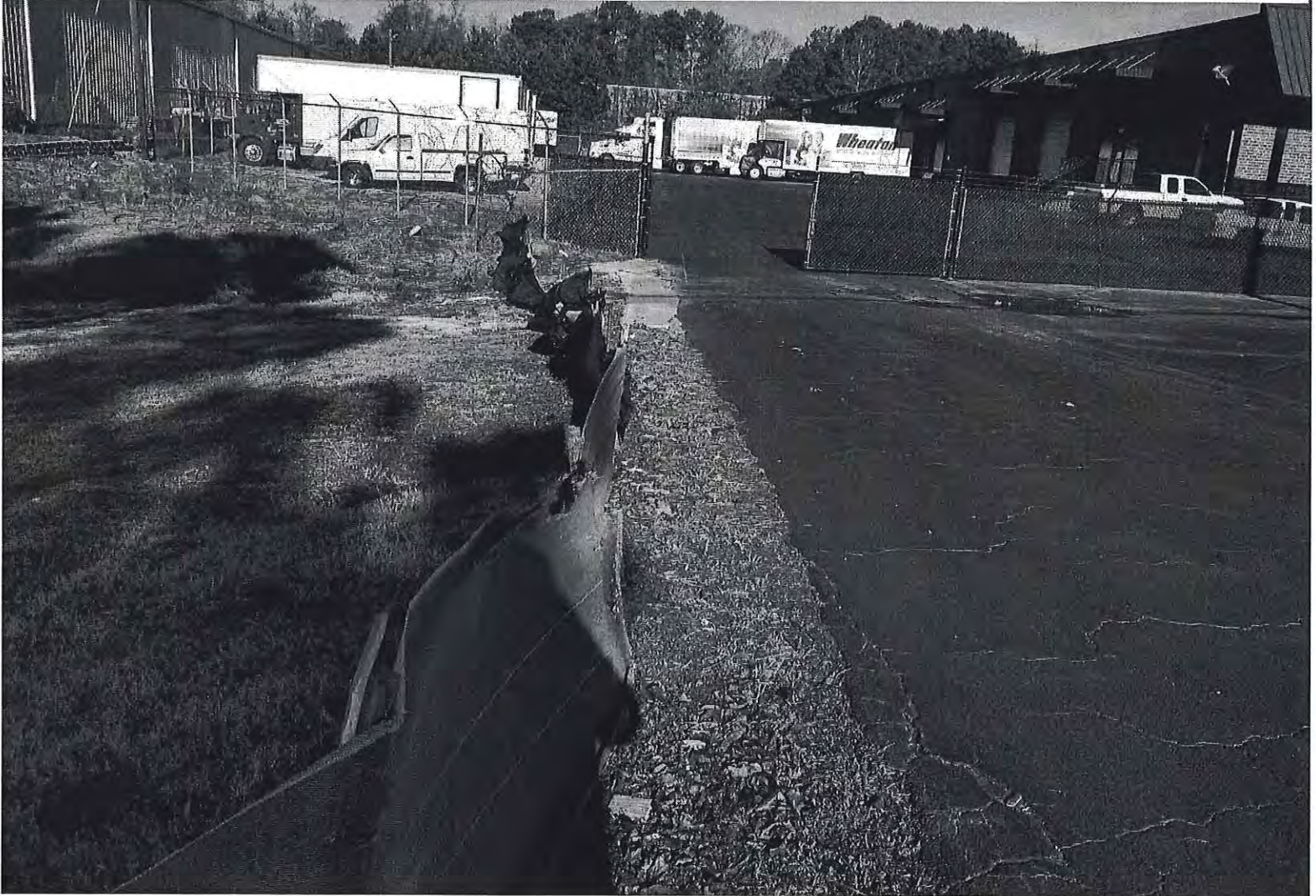
Should any further information be required to adequately review this application for a variance, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael W. Hull". The signature is written in a cursive, flowing style.

Michael W. Hull, P.E.
Project Manager

VIEW FROM STREET LOOKING TOWARD THE TRUCK DELIVERY AREA AND PROPOSED BUILDING EXPANSION AREA.





VIEW OF EXISTING BUILDING WHERE PROPOSED BUILDING EXPANSION
WILL OCCUR.

Department of Planning and Development

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 (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:	HARRISON Creek Homes Inc. Steve Harris		
*Mailing Address:	560 COOPER RD.		
City, State, Zip Code:	LOGANVILLE GA 30052		
Contact Person:	STEVE HARRISON		
Telephone Number:	404 925-3132		
Mobile Telephone Number:	THE SAME AS ABOVE		
Email Address:	harrbinstdg@aol.com		
Applicant is (check one):	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Owner's Agent	<input checked="" type="checkbox"/> Contract Purchaser

* Note all correspondence will be sent to this address.

Property Owner Information:

Name:	Rajinder Sunner
Mailing Address:	1250 MEMINN Drive
City, State, Zip Code:	SNELLVILLE, GA 30078
Telephone Number:	404-858-4660 / 678-899-5487
Contact Person:	

Property Information:

Subdivision or Project Name:	BROOK HAVEN
Address of Property:	1250 MEMINN DR
District, Land Lot, Parcel:	LOT 28 BLOCK A
Zoning:	R-100
Proposed Development:	
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

TO INCREASE INTO BACK BUILDING SET
 OF 40' BY 14' FROM HOUSE

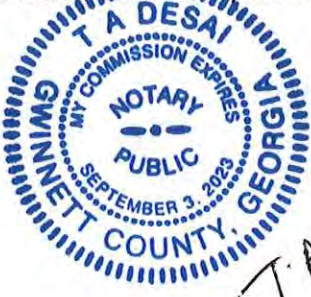
Case Number: ZVR2020-00040

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



T.A. Desai
3/3/20

Steven C. Harrison 03/03/20
 SIGNATURE OF APPLICANT DATE
STEVEN C HARRISON
 TYPED OR PRINTED APPLICANT NAME
T.A. Desai 3/3/20
 SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL



T.A. Desai
3/3/20

Rashinder K. Sumner 3/3/20
 SIGNATURE OF PROPERTY OWNER DATE
RAJBINDER K. SUMNER
 TYPED OR PRINTED PROPERTY OWNER
T.A. Desai 3/3/20
 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: 3-9-2020 Received By: TCL MRN: 5042 246
 Zoning District: R-100 Hearing Date (for ZBA): 4-14-2020 Commission District: 3
 Variance Type: REAR SETBACK ENCROACHMENT Code Section: UDO 230-10 SETBACK / YARD
 Related Cases & Applicable Conditions: _____
 Variance Description: ALLOW ENCROACHMENT OF 14 FT INTO THE 40 FT
REAR SETBACK

Approval: _____ Date: _____
 (Administrative Variance Only)
 Conditions: _____

Case Number: ZVR2020.00040

Brookhaven Community Association, Inc.

3755 Harrison Road, Suite 100
Loganville, GA 30052

Rajbinder Sunner
1250 McMinn Drive
Snellville, GA 30078

ARC APPROVAL

Reference: 1250 McMinn Drive, Snellville, GA 30078

February 24, 2020

Dear Rajbinder Sunner,

Your Request for an Architectural Modification on your property at 1250 McMinn Drive has been approved by the Architectural Review Committee of Brookhaven Community Association, Inc. ("the ARC"). Specifically, you have approval to proceed with the following request as submitted: **Exterior Modification - Adding kitchen, sun room with deck, and storage unit..**

Please note that the ARC reserves the right to make a final inspection to ensure that your project is compliant with all CC&R's and the Architectural Design Standards applicable to your neighborhood.

This approval is granted on the aesthetics of your project. The ACC does not take responsibility for, or infer by its approval, the project's structural soundness or that it meets any restricting state or local codes. Where applicable, all local building codes and setback requirements must be followed. If a building permit is required, applications must be submitted to your local planning and inspections department.

Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

Sincerely,

Jennifer Klatkiewicz, as agent for:
Brookhaven Community Association, Inc.

Hardship Letter
In support of Request for Variance
1250 McMinn Drive, Snellville, Georgia 30078

This Hardship Letter is in support of the request for a variance to the rear yard setback requirement. To introduce myself, my name is Rajbinder, a lucky owner of a beautiful homes in the Brookhaven community. I write to you with a full heart and optimism. Ever since first roaming around the community, we have always aspired to have a home like this. To elaborate a little more about us, we are a very hardworking middle-class family with humble beginnings. As a result, I would like to request for you to consider my application for an addition to my existing house.

In the addition, we are planning on adding an additional kitchen as well as a sunroom. Due to my religious and cultural practices the food that we eat consists of certain spices and flavors that tend to be dispersed by smell throughout the house once cooked. This new kitchen will allow us to cook the food without having the worry of the smell being in the bedrooms on the second floor or in our clothes. I am also a stern believer of the rules that my religion practices. Thus, I have always followed a strict vegetarian lifestyle and implemented it in my kitchen. Therefore, with this new kitchen my kids and husband will have the opportunity to make and enjoy their non-vegetarian meals without having the worry of always getting it pre-made from another source and spending excess money.

There will also be a sunroom addition, which will allow my kids to enjoy their free-time when they are back from school and work. My current house does not have a basement in which we could have built an addition, thus the only suitable places are the rear setbacks. This new addition to the house will not only add value for future reasons, but also add a quite nice exterior view for future prospective homeowners in the community.

If you would like to discuss this further, you can reach me at 678-894-5489. Again, this is entirely up to your own discretion, and we can only accept your decisions. Regardless, we wish you the very best and thank you for being patient with us through the entirety of this process.

Best Regards,



Rajbinder K. Sunner

Rajbinder K. Sunner

T. A. Desai
3/3/20

Letter of Intent
In support of Request for Variance
1250 McMinn Drive, Snellville, Georgia 30078

This Letter of Intent is in support of the request for a variance to the rear yard setback requirement. The intention is to add an addition to the single-family residence with a 3- car garage. The variances are requested in order to allow for the development of a 14 feet addition onto to the house located at 1250 McMinn Drive, Snellville, GA 30078. The applicant seeks a rear setback variance from 14 feet, due to the existing property line and design, to allow for an expansion to the living space.

The owners of this property are active members of their community and promote economic growth and stability for the City of Snellville. The family has four kids, all of which are at prestigious schools—two of which are in medical school. The Sunner family has had no complaints or code violations at their current location and would like to build a quality expansion and continue to live in such an esteemed neighborhood.

Nearby properties already feature similar floorplans, which tend to be consistent with the neighboring uses in the area. Similar floorplans nearby have proven to be entirely compatible with the properties in the vicinity of this neighborhood, further demonstrating the suitability of the living space proposed by this Variance Application.

What is perhaps relevant here, and what the applicant would ask the board to consider, is (1) the fact that as requested the new foot print, even with the variance, would actually be an increase to the setbacks from what currently exists (2) the fact that the rear setback create no burden on any neighboring residence; (3) the proposed style and structure of the house is in step with the existing neighborhood; and (4) the proposed project would be an improvement to the neighborhood and result in an overall increase in property value and tax base created by improvement.

The applicant respectfully requests that the Zoning Board of Appeals and Staff recommend and approve the Applicant's Variance request.

Thank you in advance for your time and consideration of the Applicant's amended requests. The applicant and its representatives welcome the opportunity to meet with the City, Council and Board Members to answer any questions.



Respectfully submitted,

T. A. Desai
3/3/20
Rajbinder K. Sunner
Rajbinder K. Sunner

Variance Consent Form
In support of Request for Variance
1250 McMinn Drive, Snellville, Georgia 30078

Description of Variance Request: **Exterior Modification - adding kitchen, sunroom with deck, and storage unit.**

I (we), Diane Thomas as owner(s) of 1251 McMinn Drive, located within the Brookhaven Neighborhood, have NO objection to the granting of the Variance as described above.

Diane Thomas 3-4-2020

Signature of Property Owner

Date

Diane Thomas 3-4-2020

Printed Name

Date

Signature of Notary Public

Date

Notary Seal

Variance Consent Form
In support of Request for Variance
1250 McMinn Drive, Snellville, Georgia 30078

Description of Variance Request: **Exterior Modification - adding kitchen, sunroom with deck, and storage unit.**

I (we), Daniel P. Brown as owner(s) of 1230 McMinn Drive, located within the Brookhaven Neighborhood, have NO objection to the granting of the Variance as described above.

 02/04/
Signature of Property Owner Date
 2/04/2020
Daniel Brown

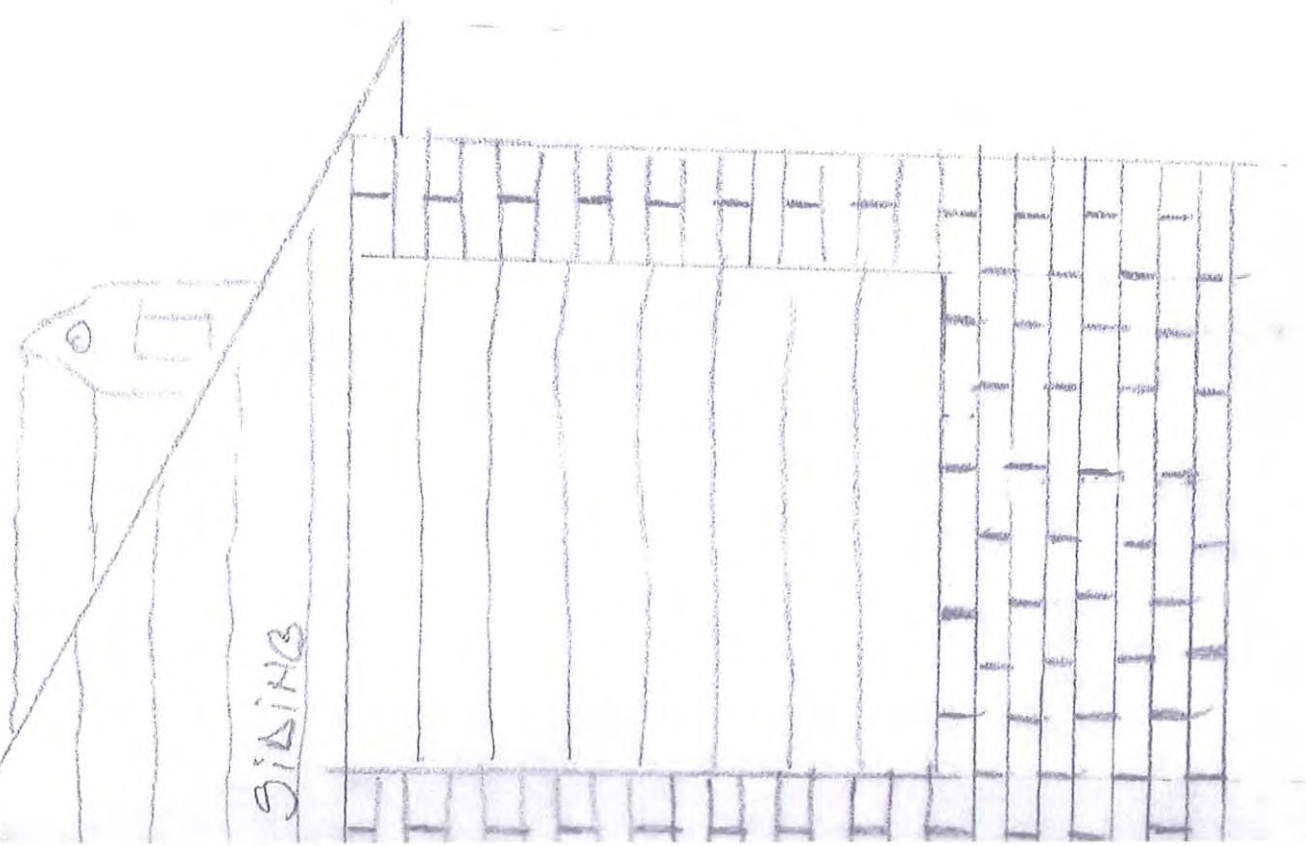
Printed Name Date

 3/4/20
Signature of Notary Public Date

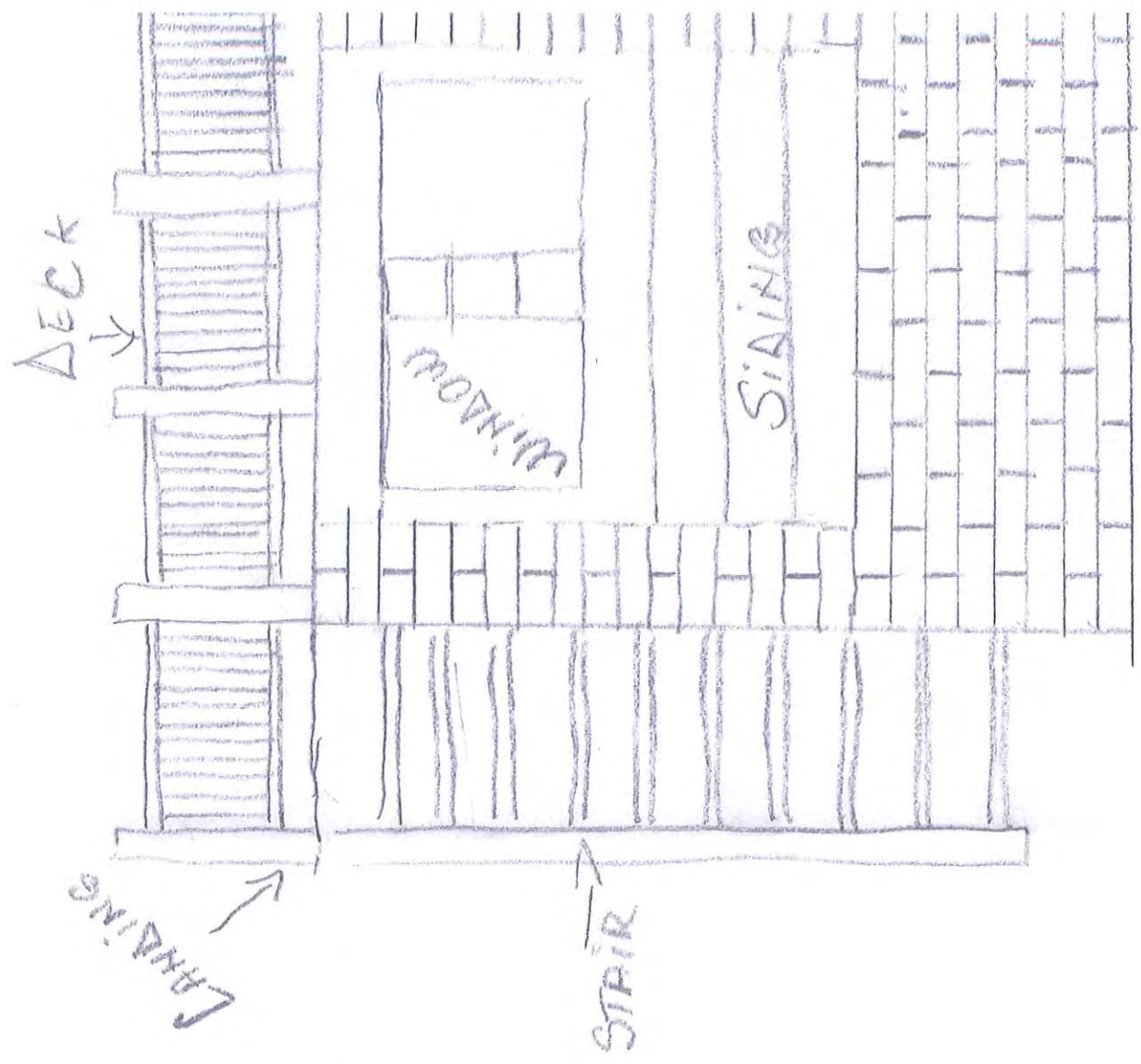
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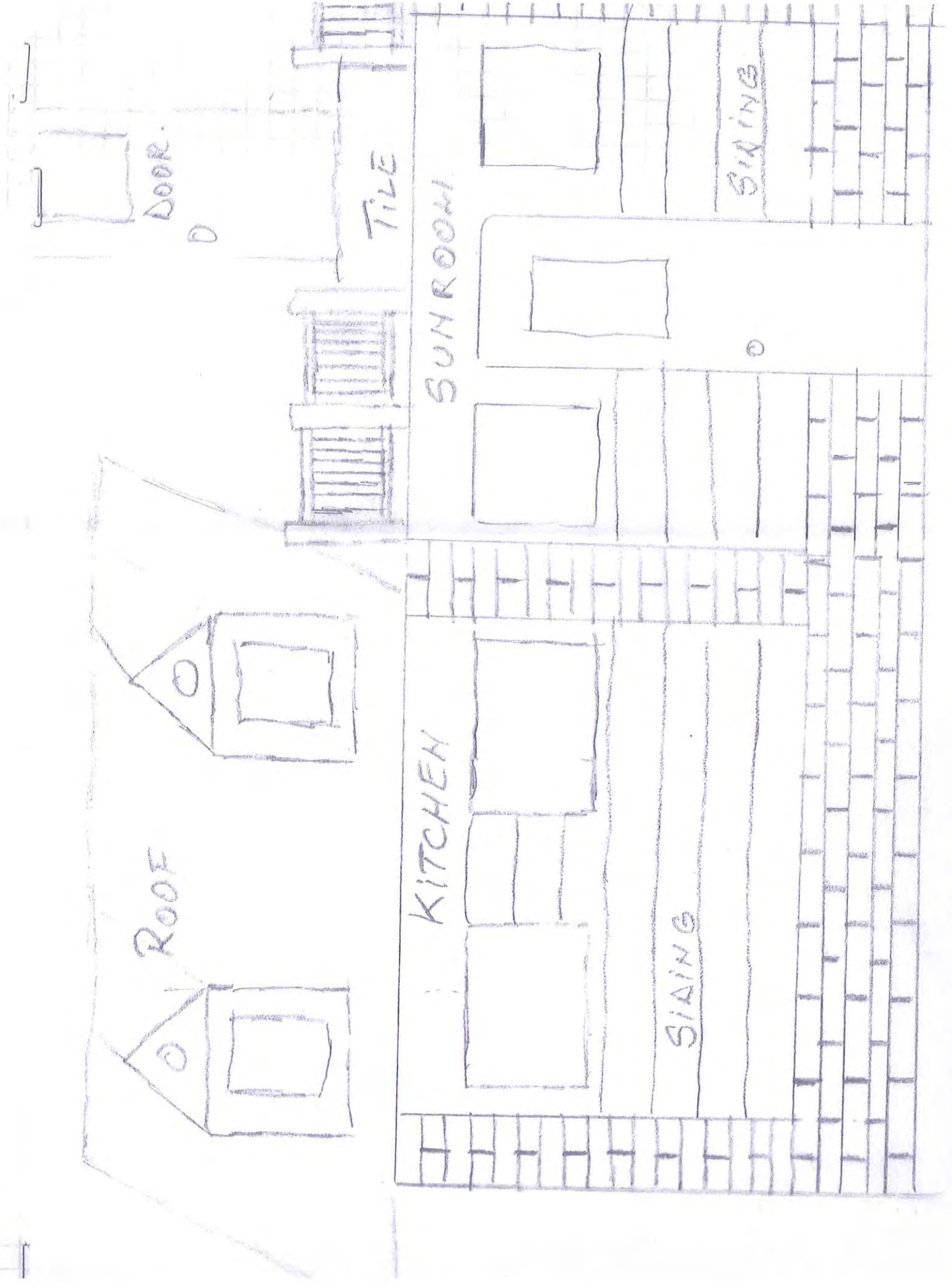


LEFT SIDE

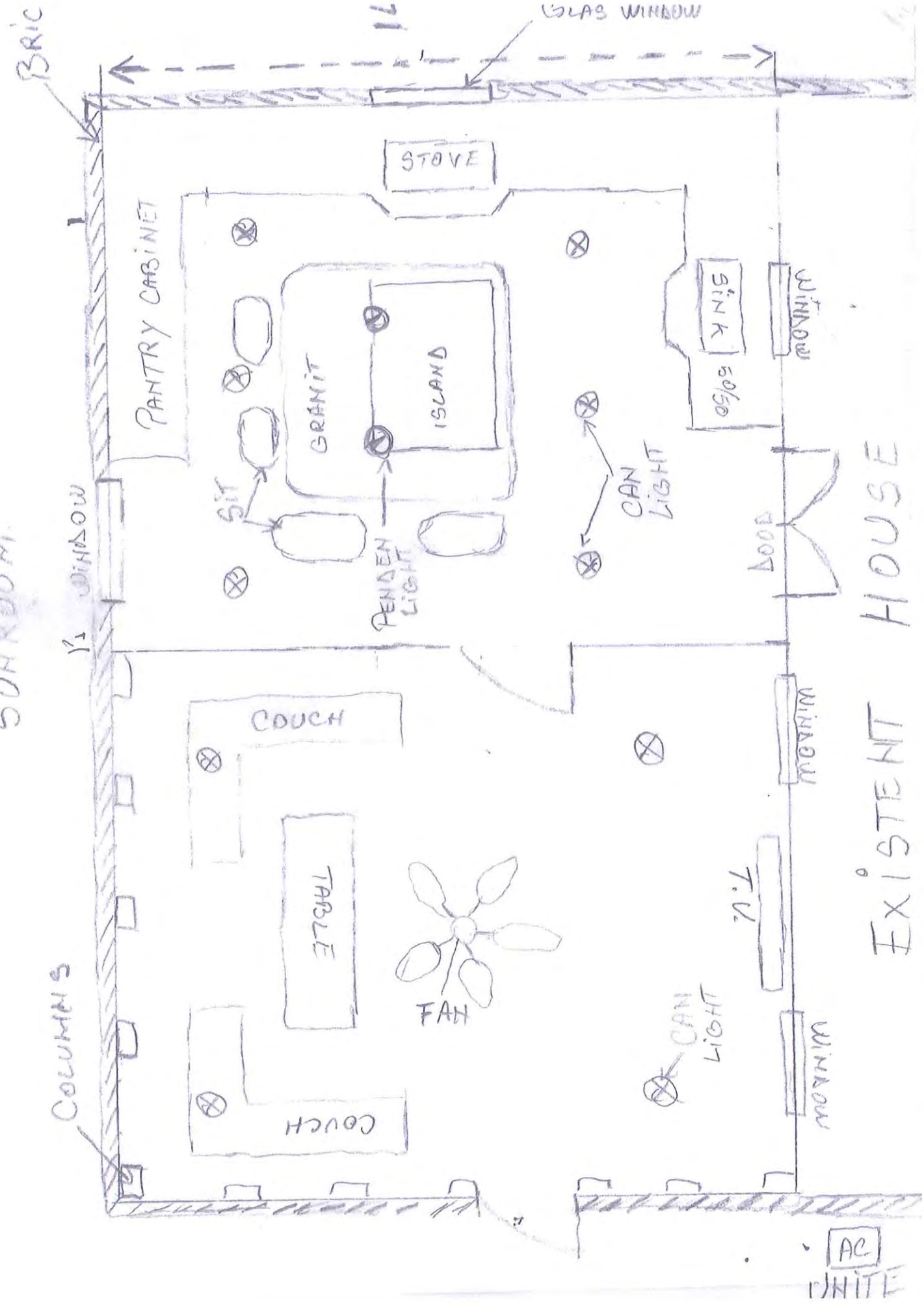


RIGHT SIDE





EXTENSION KITCHEN AND SUHROOM.



EXISTENT HOUSE



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

VARIANCE APPLICATION

FROM THE UNIFIED DEVELOPMENT ORDINANCE SIGN ORDINANCE

For Consideration of:

BOARD OF APPEALS VARIANCE
 ADMINISTRATIVE VARIANCE

Applicant Information:

Applicant:	OVIDIU CROITOR
*Mailing Address:	2235 ARDEN CREEK DR.
City, State, Zip Code:	BETHLEHEM, GEORGIA 30620
Contact Person:	OVIDIU CROITOR
Telephone Number:	404 554 7193
Mobile Telephone Number:	404 554 7193
Email Address:	aaa flooringatl@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:	OVIDIU CROITOR
Mailing Address:	2235 ARDEN CREEK DR.
City, State, Zip Code:	BETHLEHEM, GEORGIA 30620
Telephone Number:	404 554 7193
Contact Person:	OVIDIU CROITOR

Property Information:

Subdivision or Project Name:	HARBINS ROAD
Address of Property:	2761 HARBINS ROAD, BETHLEHEM 30620
District, Land Lot, Parcel:	R 5356 016
Zoning:	RA 200
Proposed Development:	SPLIT 6 ac lot in 2 lots (3 ac each)
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

I AM REQUESTING A 5% VARIANCE ON ONE OF THE LOTS. THE LOT ON THE RIGHT WHICH HAS 190 FEET FRONTAGE.

Case Number: ZVR2020.00041

gwinnettcountry

Letter of Intent

In Support of Request for Variance
2761 Harbins Road, Bethlehem Georgia 30620

This Letter of Intent is in support of my request for a variance on Tract (1) that can be found on the proposed plats. My intention regarding the property is to divide the land into 2 lots.

I, Ovidiu Croitor purchased the 6.16 acre lot located at 2761 Harbins road, Bethlehem, GA 30620 on September 30th 2019.

I purchased the property with my brother-in-law (Liviu Trifoi) and would like to split it into two almost identical tracts (tract 1 and tract 2), Tract (1) would be 3.06 acres and Tract (2) 2.94 acres. We are planning to build 2 custom homes, one on each lot. I am requesting a variance for one of the lots that currently has 190 feet of road frontage instead of the 200 feet required for the RA-200 zoning. I am asking the zoning board of appeals to grant me this variance which is a 5% variance in order to get a building permit for Track 1 (3.06 acres).

The proposed project would increase the property value for the neighbors properties and also bring in more tax revenue for Gwinnett County.

Thank you for your consideration.

February 18 2020

Respectfully submitted,



Ovidiu Croitor

Letter of hardship

This letter of hardship is in support of my request for a variance on Tract 1 (3.06 acres) that can be found on the proposed plats .

My name is Ovidiu Croitor, I purchased this property located at 2761 Harbins Road, Bethlehem GA 30620 on September 30th 2019 with my brother in law. Tract (1) is for our house and tract (2) for my brother in law and his family. We did a lot of research before buying the property. We went to the Gwinnett County GIS search website to look at the lot dimensions, and also got a plat from the seller. The Plat and county website both indicated that the tract has 400 feet of road frontage, which is enough to split it into 2 lots without doing any re-zoning or getting a variance. I even spoke to an employee at planning and development and confirmed that based on the information that they had in the system it should be fairly easy to split it .

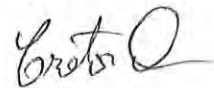
After we purchased the property I started the process and talked to a local survey company (Dunawoo and Associates) to do the new survey and get exemption plats for tract 1 and tract 2 needed to submit to the county for approval. They came back to me a few days later saying that the property has only 390 feet of road frontage instead of 400 and that 9-10 feet were deeded of the property on November 25th 1992. The seller was aware of the separate deed and the closing attorney knew about it and decided not to disclose that information to me. After I found out about the separate deed that was not updated in the county system for 28 years, I was frustrated with the idea that I cannot build a home for my family without getting a variance for tract (1).

It has been over four months since we have purchased the property and because of this nondisclosure we are not able to start the building process. Before purchasing this land, we sold our old house that we were living in, in order to buy this property and build another house as soon as possible. This delay has caused a financial burden on my family of four, because we are currently paying additional mortgage payments on the house that we are living in right now, while trying to get this issue resolved.

I am asking the members to grant me the variance that I need to start building our home.

February 18 2020

Respectfully submitted,



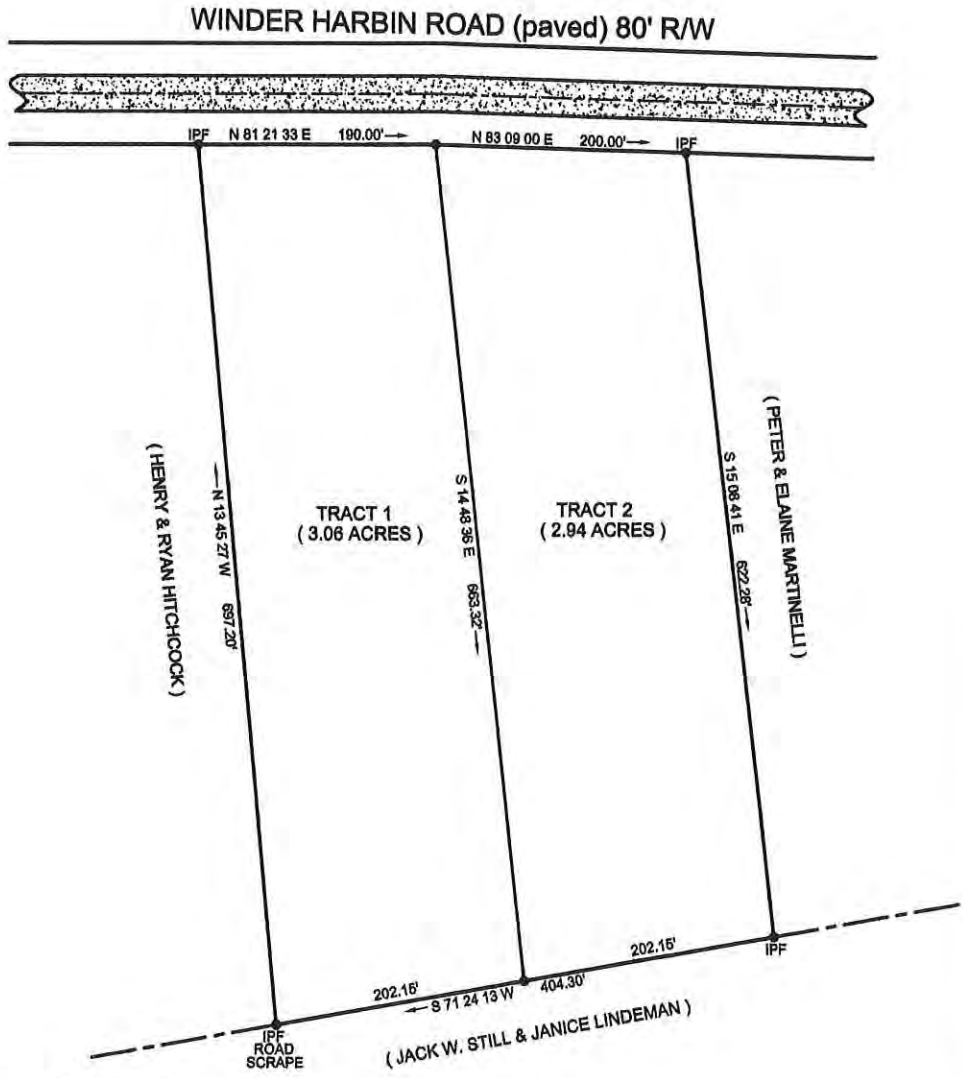
Ovidiu Croitor



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 25,000 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 (d) of O.C.G.A. Section 15-8-67, 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 15-8-67.

W. T. Dunahoo
 W. T. DUNAHOO (No. 1577)
 1-29-2020
 Date

GEORGIA REGISTERED
 No. 1577
 PROFESSIONAL
 SURVEYOR
 W. T. DUNAHOO

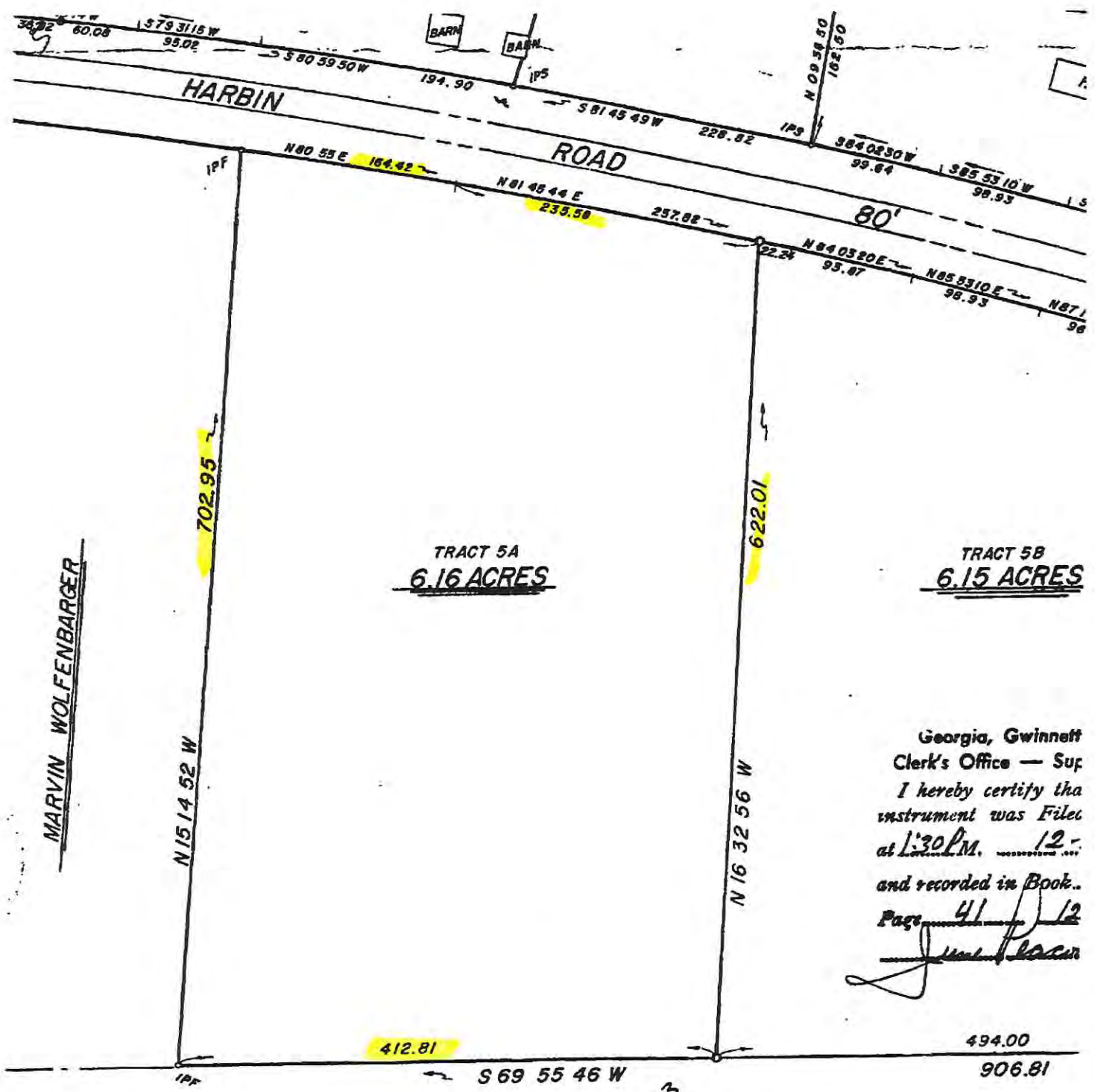
- NOT FOR RECORD -

- REFERENCE -

BEING A SURVEY F OR J.R. STILL ESTATE DATED 08/11/1986.

SKETCH PLAN FOR		STATE OF GEORGIA	
LIVIU TRIFOI & OVIDIU CROITOR			
LAND LOT & DISTRICT	COUNTY	SCALE	DATE
LAND LOTS 343 & 356 - 5TH DISTRICT	BARROW	1"=100'	01-21-2020
W. T. DUNAHOO AND ASSOCIATES, L.L.C.			
P.O. BOX 183 302 W. MAY ST.		(770) 867-3911	WINDER, GEORGIA

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



Georgia, Gwinnett
 Clerk's Office — Sup
 I hereby certify the
 instrument was Filed
 at 1:30 P.M. 12
 and recorded in Book
 Page 41 of 12
 [Signature]

W. R. STILL

22L-105T

WARRANTY DEED

BOOK 8124 PAGE 182 STATE OF

COUNTY OF

THIS INDENTURE, Made the one thousand nine hundred ninety-two day of

GWINNETT CO, GEORGIA in the year

MARVIN L. WOLFENBARGER and CAROLYN WOLFENBARGER

REAL ESTATE TRANSFER TAX

NONE

of the County of Gwinnett

and the State of Georgia, GRANTOR

SUPERIOR COURT

NORMAN B. HAGEDORN

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lot 356 of the 5th District of Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING, at an iron pin located at the intersection of the southeasterly right of way of Harbins Road (having an 80 foot right of way) and the southwesterly line of Land Lot 356 (said iron pin being also located at the northeasterly corner of property now or formerly owned by Doyle Shugart, et. al.); run thence North 76 degrees 35 minutes 54 seconds East along said southeasterly right of way a distance of 391.08 feet to an iron pin; continue along said southeasterly right of way North 76 degrees 31 minutes 36 seconds East, a distance of 9.8 feet to a point; run thence South 15 degrees 35 minutes 31 seconds East, a distance of 783.25 feet to a point; run thence South 72 degrees 24 minutes 29 seconds West a distance of 9.8 feet to an iron pin; run thence South 72 degrees 39 minutes 12 seconds West a distance of 197.98 feet to an iron pin located on the southeasterly line of Land Lot 356; run thence North 30 degrees 43 minutes 21 seconds West along said Land Lot line a distance of 750.43 feet to an iron pin located on the southeasterly right of way of Harbins Road and the POINT OF BEGINNING; being improved property known as 2719 Harbins Road according to the present system of numbering houses in Gwinnett County, Georgia and being more particularly shown on survey dated February 4, 1992, revised July 15, 1992 prepared by Wallace L. Hambrick, Georgia Registered Land Surveyor.

LESS & EXCEPT

This Deed is being executed for the purpose of correcting the legal description contained in that Warranty Deed between the parties dated February 28, 1992, recorded in Deed book 7216, Page 55, Gwinnett County, Georgia Records.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of GARY R. YATES, CLERK

FILED & RECORDED IN SUPERIOR COURT GWINNETT COUNTY, GA.

1992 NOV 25 AM 8:00

(Unofficial Witness)

(Notary Public)



MARVIN L. WOLFENBARGER by Carol Lee CAROL LEE pursuant to that certain Power of Attorney recorded in Deed Book 7216, Page 53, Gwinnett County, Georgia Records. CAROLYN WOLFENBARGER, by her Attorney in fact CAROL LEE, pursuant to that certain Power of Attorney recorded in Deed Book 7216, Page 54, Gwinnett County, Georgia Records (Seal)

3526

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:	IT'S PERMITTABLE, LLC FOR HEIGHTS AT OLD PEACHTREE		
*Mailing Address:	P.O. BOX 1156		
City, State, Zip Code:	CONYERS, GA 30012		
Contact Person:	JENNIFER WOLFE		
Telephone Number:	770-568-8867		
Mobile Telephone Number:	SAME		
Email Address:	JW@ITSPERMITTABLE.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:	WORTHING COMPANIES
Mailing Address:	5909 PEACHTREE DUNWOODY, SUITE 400
City, State, Zip Code:	ATLANTA, GA 30328
Telephone Number:	770-522-5775
Contact Person:	J. MICHAEL McGWIER

Property Information:

Subdivision or Project Name:	HEIGHTS AT OLD PEACHTREE
Address of Property:	1045 OLD PEACHTREE ROAD
District, Land Lot, Parcel:	7124 110
Zoning:	MUR- CIVIC OVERLAY DISTRICT
Proposed Development:	N/A
Building Permit Number (if construction has begun):	BLD: N/A

Variance Requested:

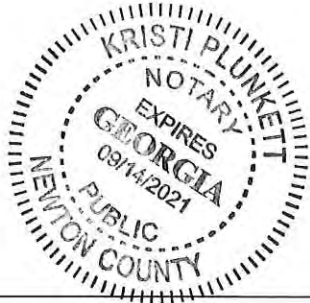
ZONING RELIEF FROM SECTION 78-113-A DIMENSIONAL STANDARD FOR SIGNS TO ALLOW (1)
 CANOPY SIGN ON FRONT ENTRANCE AT 31.06 SQUARE FEET

Case Number: _____

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 2.21.20

JENNIFER WOLFE
TYPED OR PRINTED APPLICANT NAME

Kristi Plunkett 2/21/2020
SIGNATURE OF NOTARY PUBLIC DATE

SIGNATURE OF PROPERTY OWNER _____ DATE 2.21.20

J. Michael McGwier
TYPED OR PRINTED PROPERTY OWNER

Mary W. Martin 2.21.2020
SIGNATURE OF NOTARY PUBLIC DATE

Mary W. Martin
Notary Public
Cobb County, Georgia
My Commission Expires August 13, 2020

NOTARY SEAL

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: 3-9-2020 Received By: TCL MRN: 7124 110

Zoning District: MUR Hearing Date (for ZBA): 4-14-2020 Commission District: 1

Variance Type: WALL SIGN AREA INCREASE Code Section: 5086-114 RESIDENTIAL WALL SIGN

Related Cases & Applicable Conditions: _____

Variance Description: INCREASE ALLOWABLE WALL SIGN AREA ON AN INDIVIDUAL RESIDENTIAL LOT FROM 18 SQ FT TO 31.06 SQ FT

Approval: _____ Date: _____

(Administrative Variance Only)

Conditions: _____

Case Number: _____

**HEIGHTS OLD PEACHTREE
STATEMENT OF JUSTIFICATION
For a
SIGN VARIANCE**

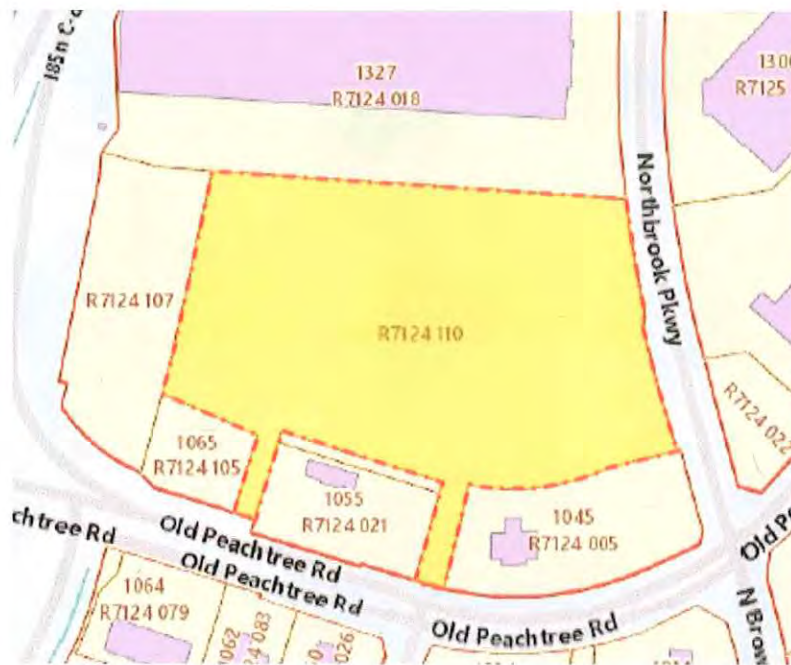
INTRODUCTION

Heights Old Peachtree in care of Worthing Companies also known as Worthing Gwinnett Crossing, LP, Owner of the subject property located at 1045 Old Peachtree Road, Suwanee, GA 30024 and the Applicant, Custom Sign Factory along with their agent, Jennifer Wolfe of It's Permittable, LLC with a corporate office address of 2205 Black Shoals Rd NE, Conyers, GA 30012 submit the request for zoning relief from sign ordinance. The subject property is identified in the Gwinnett County Land Records as PARID: R7124 110. Piolo Psg is the owner of the parcel of land immediately West of the subject address with a PARID: R7124 107, located at the intersection of Old Peachtree Road and Interstate 85N. Hill/Gray Seven, LLC is the owner of the parcel of land Southwest with a PARID: R7124-105 located at 1065 Old Peachtree Road. Willensky, Larry E. is the owner of parcel of land with a PARID: R7124-021 and R7124-097 South of the subject property. Lowe Corporation is the owner of parcel land Southeast with a PARID: R7124-097 and directly North of the subject address with a PARID: R7124-018 owned by IPT Peachtree DC, LLC located at 1327 Northbrook Parkway.

LEGAL DESCRIPTION

HEIGHTS OLD PEACHTREE
R7124 110
TR 2 PEACHTREE NORTH BUS CENTER

OWNERSHIP MAP



Heights Old Peachtree is a luxurious apartment community located in the heart of Suwanee and conveniently located to Atlanta and surrounding areas. The apartment community sits on a parcel size of 14.99 acres. The Heights Old Peachtree community offers 3 floor plans that range from 649 -1314 square feet.

Heights Old Peachtree
Statement of Justification
Sign Variance

- **LUXURIOUS LIVING:** Live Luxurious at Heights Old Peachtree, a community of apartments in Suwanee, Georgia. Consider it the best of both worlds: offering brand-new luxury floor plans in a close-knit community that's conveniently located on Old Peachtree road in Suwanee, Georgia. One, two, and three-bedroom luxury apartment homes combine sophisticated style with trendsetting charm and several lifestyle-enhancing amenities, from a resort-style pool and upscale fitness center to a cyber lounge and a scenic nature trail around the lake.
- **BUSTLING SMALL TOWN LIVING:** Ranked as one of "America's Ten Best Places to Live," Suwanee is a friendly community committed to maintaining a high quality of life for its residents. Located under 30 minutes from Atlanta with convenient access to Interstate 85 and Peachtree Industrial Boulevard, Heights Old Peachtree provides a central location where residents can enjoy the benefits of living near a big city while indulging in Suwanee's small-town charm. Heights Old Peachtree a wonderful place to call home.
- **CENTRALIZED LOCATION:** Heights Old Peachtree is surrounded by green space: enjoy a sunny afternoon at Suwanee Creek Park, Peachtree Ridge Park, or Bunten Road Park. If indoor recreation is preferred, the area offers several shops and restaurants to enjoy. Tastebud temptations for every type of cuisine, from barbecue and Japanese to American pub fare. Shopping opportunities about at the Mall of Georgia, which is a 10-minute drive north of our community. Walmart Supercenter, The Fresh Market, and Publix Super Market are also in the immediate area.

PROPOSAL

Proposed zoning relief from Gwinnett County sign ordinance of section 78-113-A Wall Signs 5 acres or greater -18 square feet. Request approval to allow (1) wall sign to be installed on canopy at 31.06 square feet. Lot size is 14.99 acres. Building has an elevation square footage over 11,000 square feet.

3. Primary ground and wall signs for an individual building on an individual residential lot.	5 ft.	0 ft.	<u>GROUND SIGNS</u>		<u>GROUND SIGNS</u>
			<u>Lot Acreage</u> 3 - 5 acres 5 or greater	<u>Max. Sign Size*</u> 24 sq. ft. 48 sq. ft.	One sign structure per road frontage.
			<i>*Properties with multiple road frontages may transfer up to 50% of the allowable square footage from one road frontage to another</i>		
			<u>WALL SIGNS</u>		<u>WALL SIGNS</u>
			<u>Lot Acreage</u> 3 - 5 acres 5 or greater	<u>Max. Sign Size</u> 9 sq. ft. 18 sq. ft.	One wall sign on the front elevation

STATEMENT OF JUSTIFICATION

A.) A statement explaining how the requested variance is consistent with the intent of the Unified Development Ordinance (UDO Section 270-100).

The requested variance is consistent with the spirit and purpose of the sign ordinance to provide all business owners the opportunity to market their business while offering goods and/or services to the community.

The proposed building signage is within the quantity allowance set forth by the count ordinance for sign regulations, however, the total square footage exceeds the code allowance amount of 13 square feet.

B.) Justification for the reason for the requested variance.

The requested proposal is a minimal increase in square footage. No additional signs are being requested. The increase does not provide any negative impacts nor does it provide opportunities for liabilities.

C.) A Statement of hardship imposed on applicant by the UDO.

The hardship provides minimal signage allowance on a building of substantial size which allows limited visibility from major roadways/thoroughfares. Limited visibility impacts a business's growth which ultimately effects the community and ownership.

D.) A statement explaining why the variances will not be materially detrimental or injurious to other properties or improvements in the neighborhood in which the subject property is located

See below.

1.) Assist motorists, bicyclists and/or pedestrians in finding a location without difficulty or confusion.

The proposed signage assists in providing better visibility to both motorists and pedestrian traffic. The proposed size is proportionate to the size of the leased space and allows motorists a greater distance in visibility range which provides a better driver reaction time.

2.) Clearly identify places of business or communities, while avoiding unnecessary redundancy:

The proposed increase in sign square footage clearly identifies the business while avoiding the unnecessary redundancy with tenant signage which reduces signage clutter within the development and community.

3.) Demonstrate compatibility with, and be subordinate to, the structures and land uses referenced by the sign.

The Heights Old Peachtree is an architecturally pleasing, well maintained multi-family residential center. The proposed signage is compatible with neighboring businesses, is harmonious to the development, purposeful, symmetrical, well-formed and balanced.

4.) Address impacts to the night sky.

The proposed Heights Old Peachtree signage is halo lit. The signage is internally illuminated with LED. Signage has minimal lumen output, does not cause glare or vision impairment.

5.) Incorporate energy efficient measures, where possible.

As stated above, the signage is illuminated with LED and has minimal illumination output.

CONCLUSION

Lastly, we humbly ask the City Staff and Board to consider the allowance of the proposed building signage to be installed as shown on the provided drawings based upon the following factors:

- Safety
- Size of sign in relation to storefront and size of property
- Shape of sign
- Height from grade
- Amount of remaining property not identified
- Amount of property acquired
- Topography

We find the proposed changes to be harmonious with the existing development, adequate in fair marketing value based on the footprints of the use with other multi-family residential developments nationwide.

It is our goal, as always to preserve and enhance the Development, to bring growth and development to the community and we can do that by providing signage that is appealing and aesthetically pleasing.

We thank you in advance for your consideration of the proposed zoning relief.

LETTER OF AUTHORIZATION

Affidavit

To Whom It May Concern:

This letter authorizes Custom Sign Factory (or their Agents or Subcontractors) to act as Agent, to secure permits or variances required by the local governing body, and to perform sign or awning installations, removals, or maintenance at the property located at:

Property Address: **The Heights at Old Peachtree - 1045 Old Peachtree Rd., Suwanee, GA 30024**

Company Name: UNICE DEVELOPMENT Phone Number: 770 522 5715

Name: J. MICHAEL McGUIRE Title: EXECUTIVE VICE PRESIDENT

Address: 5909 PEACHTREE DUNWOODY DR. ATLANTA, GA 30328

[Signature]
SIGNATURE OF PROPERTY OWNER/AGENT

STATE OF GEORGIA

COUNTY OF FULTON

Sworn to and subscribed before me this 18th day of February, 2019.

[Signature]
Signature of Notary

Mary W. Martin
Notary Public
Cobb County, Georgia

Commission Expires: My Commission Expires August 16, 2020

MARY W. MARTIN
Print Commissioned Name of Notary Public

(NOTARY STAMP OR SEAL REQUIRED)

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: Amendment to the Official Zoning Map of Gwinnett County

ADOPTION DATE: FEBRUARY 27, 2018

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

Name	Present	Vote
Charlotte J. Nash, Chairman	Yes	Aye
Jace Brooks, District 1	Yes	Aye
Lynette Howard, District 2	Yes	Aye
Tommy Hunter, District 3	Yes	Aye
John Heard, District 4	Yes	Aye

On motion of COMM. BROOKS, which carried a 5-0 vote, the following Resolution to Amend the Official Zoning Map of Gwinnett County is hereby adopted:

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from C-2 to MU-R by THE WORTHING COMPANIES for the proposed use as a MIXED-USE DEVELOPMENT on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in THE GWINNETT DAILY POST, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on FEBRUARY 27, 2018 and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, that the aforesaid application to amend the Official Zoning Map from C-2 to MU-R is hereby **APPROVED** with the following enumerated conditions:

- I. To restrict the use of the property as follows:
 - A. Approval as a regional mixed-use development to consist of office and multi-family residential uses only. No more than 300 multi-family apartments shall be allowed. Office uses shall constitute no less than 79,000 square feet or 17% of the overall projects gross floor area. Multi-Family Residential uses may constitute up to 375,000 square feet or 83% of the projects gross floor area.
 - B. For the office and retail component, the following uses shall be prohibited:
 - adult bookstores or entertainment
 - automotive parts stores
 - contractors offices
 - emissions inspection stations
 - equipment rental
 - extended stay hotels or motels
 - recovered materials processing facilities
 - smoke shops/novelty stores
 - tattoo parlors
 - taxidermists
 - yard trimmings composting facilities
 - C. Buildings shall be oriented toward the rights-of-way with parking areas located to the rear in general accordance with the building location depicted on the site plan presented at the February 6, 2018 Planning Commission public hearing. Multi-family buildings shall be constructed as urban-style, flat-roofed buildings with primary exterior treatments of brick or stacked stone on each elevation. The remainder of each elevation shall be the same, stucco or fiber-cement shake or siding. Multi-family building breezeways shall include tile and/or stone floors, crown molding and finishes in general accordance with the breezeway photographs submitted at the February 27, 2018 Board of Commissioners public hearing. Office buildings shall be constructed with exterior treatments of primarily glass, brick or stone. Buildings shall be constructed in general accordance with building elevations and amenities presented at the February 6, 2018 Planning Commission public hearing. Building elevations shall be submitted for review and approval of the Director of Planning and Development prior to the issuance of a development permit.

D. The development shall be pedestrian-oriented. Direct pedestrian access shall be provided between the proposed office and multi-family residential uses as well as between the overall proposed development and existing development along Old Peachtree Road. Walkways and trails shall be provided throughout the development. Final site plan design shall be in general accordance with the site plan presented at the February 6, 2018 Planning Commission public meeting to include water features with the detention pond, subject to the review and approval of the Director of Planning and Development.

2. To satisfy the following site development considerations:

- A. The development shall abide by all applicable standards of the Unified Development Ordinance, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- B. Natural vegetation shall remain on the property until the issuance of a development permit.
- C. Ground signage shall be limited to a monument-type sign(s), and shall be subject to review and approval by the Director of Planning and Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight-feet in height.
- D. Wall signage shall not exceed the requirements of the Gwinnett County Sign Ordinance, and shall only utilize neutral (non-white earth tone) background colors for the sign cabinet.
- E. Window signage (signs displayed on the interior or exterior of the business storefront windows) shall be prohibited, except for open/closed signs or signs required by county, state or federal law. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- F. Billboards or oversized signs shall be prohibited.
- G. All grassed areas within the development shall be sodded.
- H. All utilities shall be placed underground.
- I. Outdoor storage shall be prohibited.
- J. Peddlers and/or parking lot sales shall be prohibited.

- K. Dumpsters shall be screened by a 100% opaque brick or stacked stone wall with an opaque metal gate enclosure. Hours of dumpster pick-up shall be limited to between 7:00 am and 7:00 pm.
- L. Outdoor loudspeakers shall be prohibited.
- M. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- N. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-walkers and sign-twirlers shall be prohibited.
- O. Peddlers and/or parking lot sales shall be prohibited.
- P. The property owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- Q. Flashing or blinking signs and exposed neon or LED signs shall be prohibited. Exposed or visible lighting strips mounted on the building or around window frames shall be prohibited.
- R. Development of the office and multi-family uses as defined in the Unified Development Ordinance to include site grading and the installation of streets, driveways, parking areas, water and/or sewer lines, stormwater facilities and sidewalks shall commence simultaneously pursuant to unitary site development permit for both tracts.

3. To abide by the following requirements, dedications and improvements:

- A. The existing median break on Northbrook Parkway shall be utilized for full access throughout the development.

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: Charlotte J. Nash
Charlotte J. Nash, Chairman

Date Signed: 3/21/18

ATTEST:

Diana Kemp
County Clerk/Deputy County Clerk



Overall Legal Description

All that tract or parcel of land lying and being in Land Lot 124 of the 7th District of Gwinnett County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a Right of Way Monument found at the southwestern most mitered corner of the intersection of the northerly Right of Way of Old Peachtree Road (Variable R/W) and the westerly Right of Way of Northbrook Parkway (Variable R/W); thence along said Right of Way of Old Peachtree Road along a curve to the right an arc length of 265.47 feet, (said curve having a radius of 758.88 feet, with a chord bearing of South 67° 23' 51" West, and a chord length of 264.12 feet) to a point; thence along a curve to the right an arc length of 327.21 feet, (said curve having a radius of 758.88 feet, with a chord bearing of South 89° 46' 18" West, and a chord length of 324.68 feet) to an iron pin set and the TRUE POINT OF BEGINNING, from point thus established and continuing along said Right of Way along a curve to the right an arc length of 50.01 feet, (said curve having a radius of 758.88 feet, with a chord bearing of North 75° 59' 17" West, and a chord length of 50.00 feet) to a mag nail found; thence leaving said Right of Way and running North 13° 39' 19" East a distance of 230.31 feet to a mag nail set; thence North 73° 02' 56" West a distance of 377.19 feet to a mag nail set; thence South 16° 57' 04" West a distance of 205.00 feet to an iron pin set on the northerly Right of Way of Old Peachtree Road; thence along said Right of Way North 73° 13' 47" West a distance of 50.00 feet to an iron pin set; thence leaving said Right of Way North 16° 57' 04" East a distance of 180.16 feet to an iron pin set; thence North 68° 10' 36" West a distance of 227.82 feet to an iron pin set; thence South 15° 52' 56" West a distance of 184.53 feet to an iron pin set; thence North 45° 43' 05" West a distance of 7.40 feet to a Right of Way Monument found on the northerly Right of Way of Old Peachtree Road; thence running along said Right of Way along a curve to the right an arc length of 233.87 feet, (said curve having a radius of 298.86 feet, with a chord bearing of North 52° 48' 30" West, and a chord length of 227.95 feet) to a Right of Way Monument found on the easterly Right of Way of Interstate 85; thence continuing along said Right of Way of Interstate 85 North 15° 33' 31" East a distance of 55.97 feet to a Right of Way Monument found; thence North 74° 35' 30" West a distance of 21.10 feet to a Right of Way Monument found; thence North 11° 08' 40" East a distance of 479.84 feet to a Right of Way Monument found; thence North 03° 32' 38" East a distance of 49.91 feet to a Right of Way Monument found; thence leaving said Right of Way and running South 76° 37' 57" East a distance of 125.46 feet to a ½" rebar and cap found; thence South 86° 38' 55" East a distance of 131.88 feet to an iron pin set; South 11° 12' 17" West a distance of 438.69 feet to an iron pin set; thence South 15° 21' 43" West a distance of 81.46 feet to the TRUE POINT OF BEGINNING. Said tract contains 18.650 Acres (812,398 Square Feet).

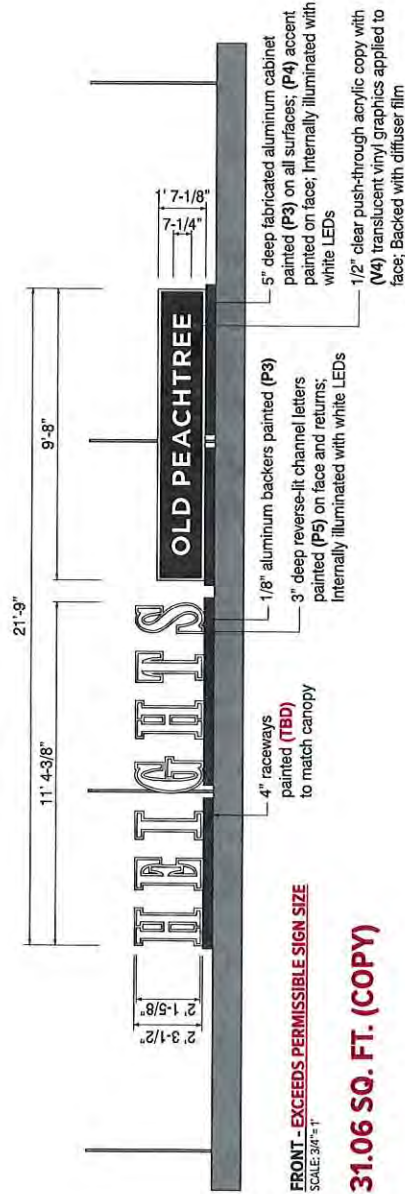
RECEIVED BY

OCT 11 2011

RZC '1800 4

CLERK OF SUPERIOR COURT

NOT FOR PRODUCTION



FRONT - EXCEEDS PERMISSIBLE SIGN SIZE
 SCALE: 3/4"=1'

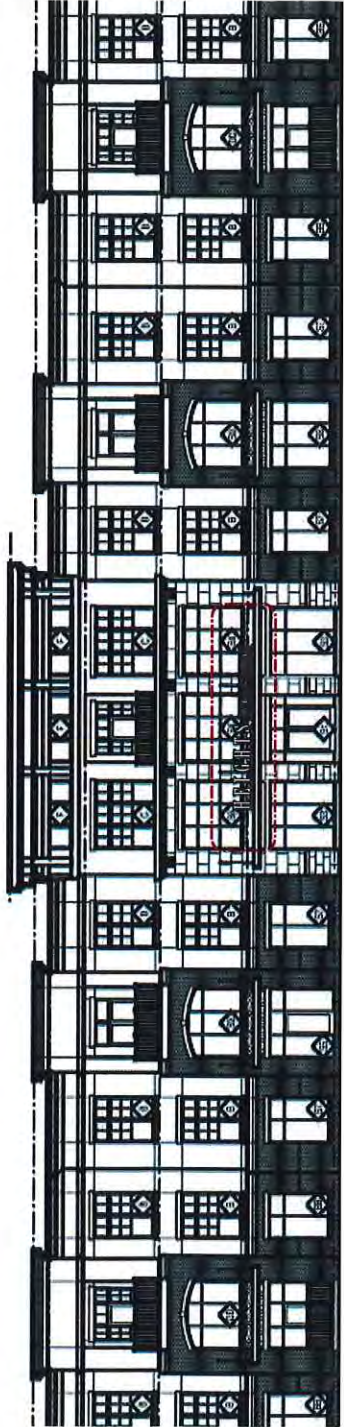
31.06 SQ. FT. (COPY)

QTY: 1

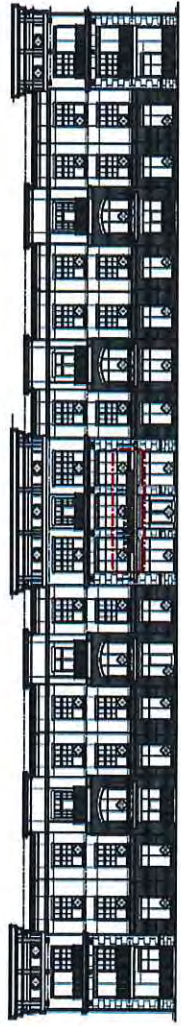
PROJECT MATERIALS & COLORS

- P3 MP BRUSHED ALUMINUM
- P4 MP BLACK
- P5 MP WHITE
- V4 WHITE TRANSLUCENT VINYL

NOT FOR
 PRODUCTION



PARTIAL BUILDING 2000 SOUTH ELEVATION
 SCALE: 1/16" = 1'



BUILDING 2000 SOUTH ELEVATION
 SCALE: 1/32" = 1'

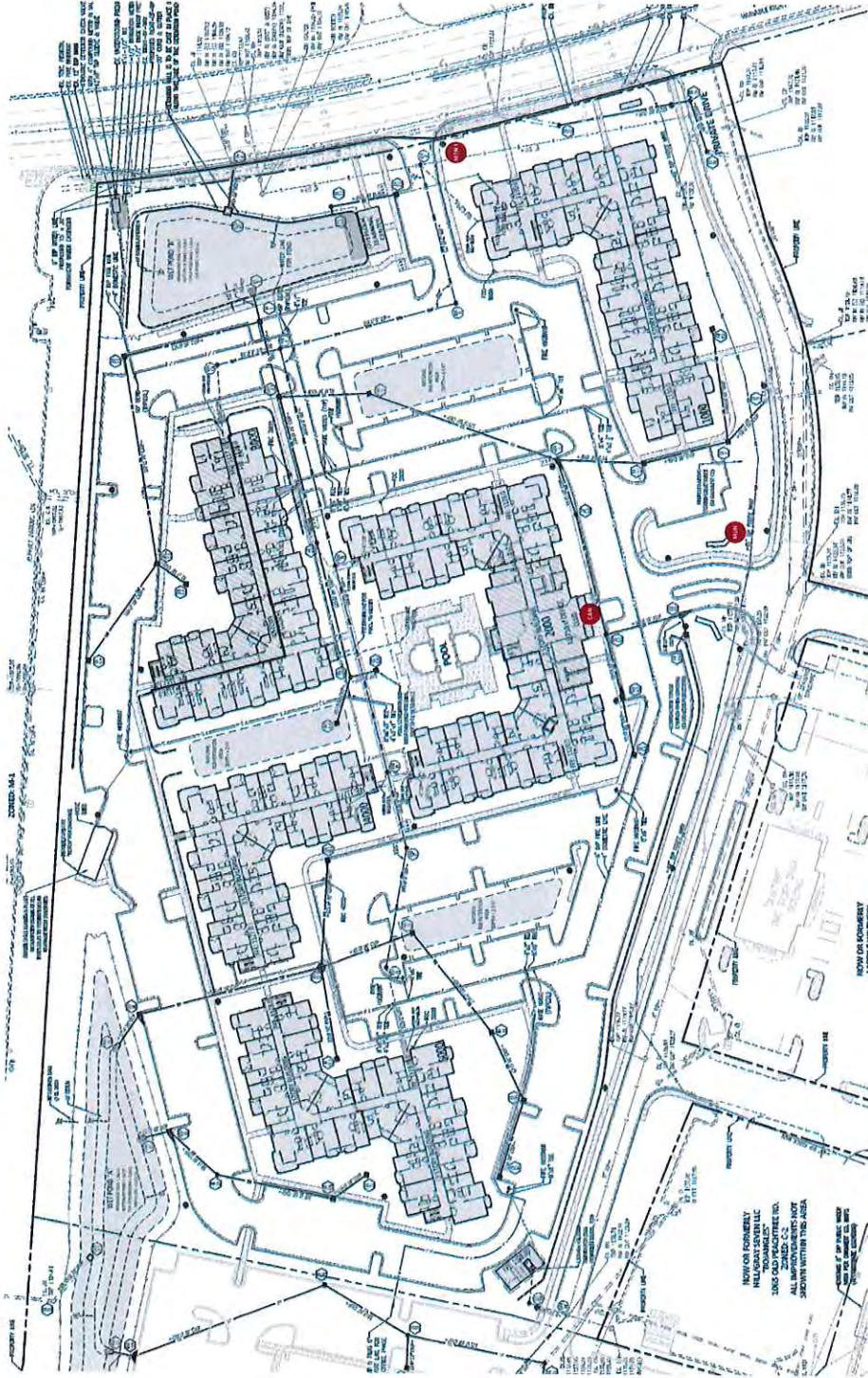
QTY: 1

PROJECT MATERIALS & COLORS

- P3** MP BRUSHED ALUMINUM
- F4** MAP BLACK
- P5** MAP WHITE
- V4** WHITE TRANSLUCENT VINYL

SITE PLAN

NOT FOR
 PRODUCTION



REVISIONS

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 Factory and may not be copied or reprinted
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 Factory. Dimensions and colors may vary
 slightly from actual construction and
 fabrication. Colors shown on this drawing are
 approximations.

BD: LR / PM: DS / DESIGN: KN
 DATE: 10/10/19

WO. 1709018.01

SITE PLAN
 SCALE: NTS

Property Detail

WORTHING GWINNETT CROSSING LP Mailing Address 5909 PEACHTREE DUNWOODY RD STE 400 ATLANTA, GA 30328-8101 Property Location OLD PEACHTREE RD	Property ID R7124 110 Alternate ID 33381480 Address OLD PEACHTREE RD Property Class Apartments High Rise Neighborhood 9400 Duluth - L'ville Connectors Deeded Acres 14.9900
---	--

Value History

Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2019	New Parcel at Sale Price	\$1,121,000	\$0	\$1,121,000	\$448,400	\$0	\$0	\$448,400

Sales History

Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
56035	582	7/26/2018	LOWE CORPORATION THE	WORTHING GWINNETT CROSSING LP	S	Fu	Y	Yes	\$8,150,000

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
		14.9900	0.00	0.00

Legal Description

Line	Description
1	TR 2 PEACHTREE NORTH BUS CENTER



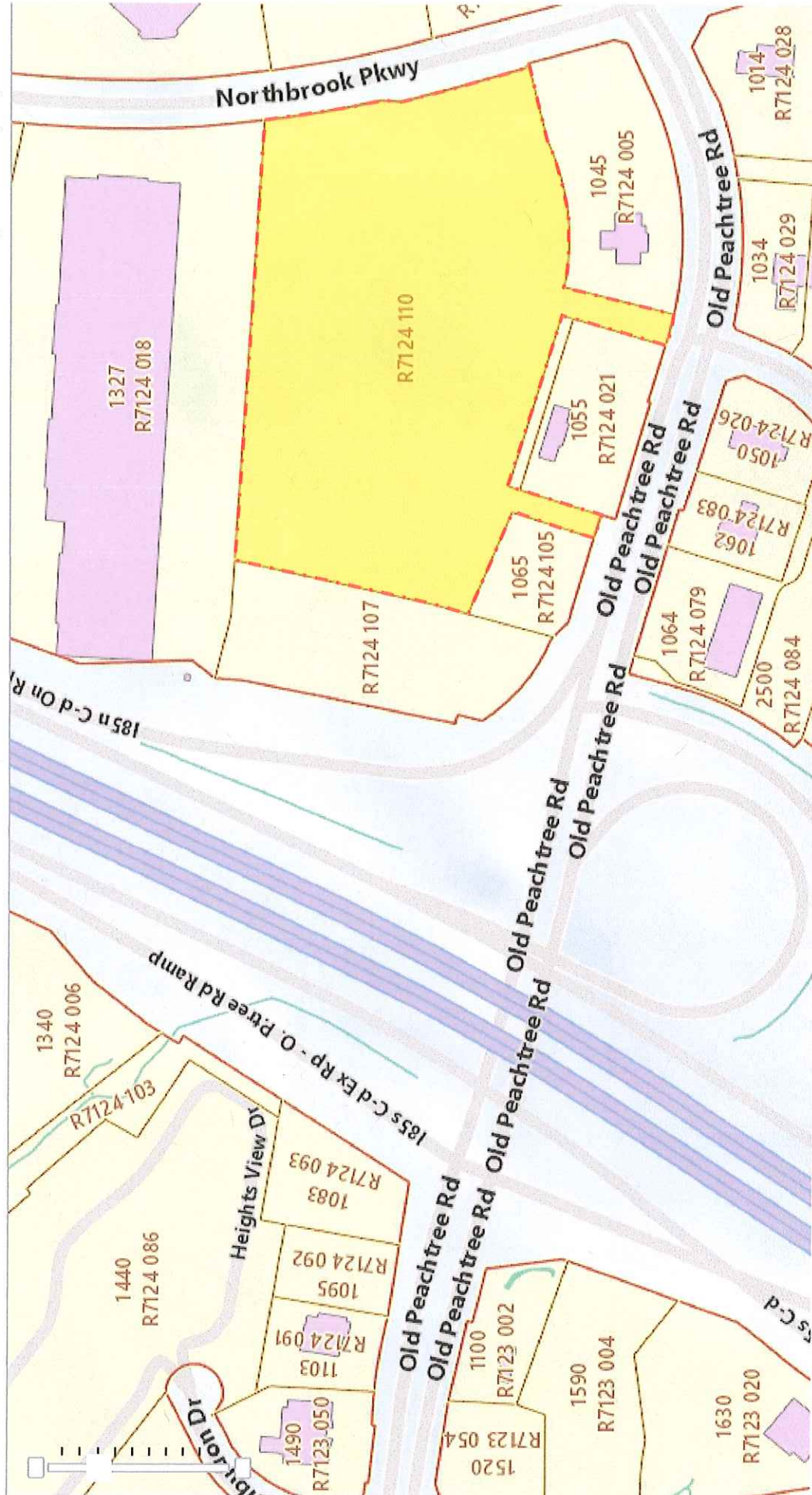
Tax Assessor's Office

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Tax Assessor

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Base Maps Map Layers



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:	Georgia premier LAND SERVICES		
*Mailing Address:	3010 HAMILTON MILL RD.		
City, State, Zip Code:	Buford GA 30519		
Contact Person:	RONNIE RODRIGUEZ		
Telephone Number:	770-527-1241 770-614-3024		
Mobile Telephone Number:	770-527-1241		
Email Address:	RR@6Apremier.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:	TEODOR LUCA
Mailing Address:	7650 FOX CT.
City, State, Zip Code:	DULUTH, GA 30097
Telephone Number:	847-567-9920
Contact Person:	TEODOR LUCA / 847-567-9920

Property Information:

Subdivision or Project Name:	OLD PINE TREE RD.
Address of Property:	570 OLD PINE TREE RD. LAWRENCEVILLE 30043
District, Land Lot, Parcel:	7 1A9 025
Zoning:	R-100
Proposed Development:	3 lots
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

MINIMUM ROAD FRONTAGE REDUCTION FROM 40' TO 25'
 FOR TRACT 2


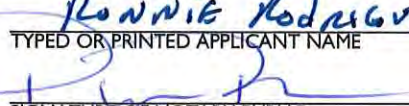
Case Number: ZVR2020.00043

VARIANCE APPLICATION

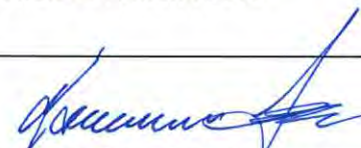

The Undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the 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 3-5-2020
RONNIE RODRIGUEZ
 TYPED OR PRINTED APPLICANT NAME _____

 SIGNATURE OF NOTARY PUBLIC _____ DATE 3/5/2020




 SIGNATURE OF PROPERTY OWNER _____ DATE 2-27-2020
TEODOR LUCA
 TYPED OR PRINTED PROPERTY OWNER _____

 SIGNATURE OF NOTARY PUBLIC _____ DATE 2/27/2020

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: 3-9-2020 Received By: TLL MRN: 7149 025

Zoning District: R-LUO Hearing Date (for ZBA): 4-14-2020 Commission District: 1

Variance Type: ROAD FRONTAGE REDUCTION Code Section: UDO 230-70.1
ROAD FRONTAGE

Related Cases & Applicable Conditions: _____

Variance Description: REQUIRE REQUIRED ROAD FRONTAGE FROM 40 FT TO 25 FT
(TRACT 2)

Approval: _____ Date: _____
(Administrative Variance Only)

Conditions: _____

Case Number: ZVR2020-00043

VARIANCE APPLICANT'S LETTER OF INTENT

The owner, Teodor Luca, is request the following variances:

A minimum lot width reduction from 100' to 25.00' for Tract 2

A minimum road frontage reduction from 40' to 25.00' for Tract 2

A minimum lot width reduction from 100' to 25.00' for Tracts 3

A minimum road frontage reduction from 40' to 25.00' for Tracts 3

The above request is shown on the Variance Plat attached. This is for the purpose of developing and building 3 (three) single family residential homes. The proposed homes will be a minimum 3,200 s.f. and will be 4 sides brick, rock. The Subject property is located at 570 Old Peachtree Road, Lawrenceville, Georgia 30043. Parcel No. 7-149-025 and is currently zoned R-100. Mr. Luca had purchase the property in 2012 with the intention to subdivide the land into 3 upscale residential lots.

IMPERVIOUS SETBACK SHALL BE MAINTAINED
ADJACENT TO ALL STREAMS
AND SHALL BE MAINTAINED
AS ACCURATE AS POSSIBLE
ON THESE LOTS. A PERMIT
AND RELEASE AFFIDAVIT IS REQUIRED ON
Ga. Code §11-3-1.03(1) requires that sewage disposal
facilities be provided within 200 feet of a work site.

As required by subsection (d) of
O.C.G.A. Section 15-6-67, this plat has
been prepared by a land surveyor and
approved by all applicable local
jurisdictions for recording as evidenced
by approval certification, signatures,
stamps, or affirmations hereon. Such
approvals or affirmations should be
confirmed with the 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
required by the rules and
regulations of the Georgia Board of
and Land Surveyors and as set forth in
O.C.G.A. Section 15-6-57.

ENVIRONMENTAL HEALTH NOTE 1 - TO 3.41 SQUARE FEET USABLE SOILS
ENVIRONMENTAL HEALTH NOTE 2 - 45,000 SQUARE FEET USABLE SOILS WITH A WELL
ENVIRONMENTAL HEALTH NOTE 3 - 40,100 SQUARE FEET USABLE SOILS

NICHOLS, CLYDE
DB 53235 PG 717
ZONING RA-200

R7018 015
TRACT 2
2191 RABBIT HILL CIRCLE
DACULA, GA 30018
377,107.47 S.F.
8.66 Acres
ZONING RA-200

R7018 015
TRACT 2
2191 RABBIT HILL CIRCLE
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SCOTT, BLAKE
DB 54523 PG 541
ZONING RA-200

ISAACS, WILLIAM
DB 34475 PG 211
ZONING RA-200

Course	Bearing	Distance	The
L1	S 80°29'05" W	99.04'	1. The
L2	S 84°23'02" W	103.96'	2. The
L3	S 85°42'22" W	40.95'	
L4	S 85°57'55" W	40.00'	

SOIL SERIES	DEPTH TO BEDROCK	DEPTH TO SEASONAL MIN WATER TABLE
WEDGEE	72"	72"
APPLING	72"	72"
RICH SMALL VAR	54-60"	72"
MARK LABOR II	72"	48-54"
STARR	72"	-

VAN DUYNHOVEN, WILLIAM
DB 51515 PG 553
ZONING RA-200

EISNER, DAVID
DB 7700 PG 88
ZONING RA-200

SIBLEY, JOY
ZONING RA-200

Final Registered L
It is hereby certified
improvements shown
made by me or my
and their location,
this plat is based
calculated for clos
angular measurement
Total Station.
By Anthony P. Carr
REGISTERED GE
REG NO 3020 DAT
1920 Railroad Street
Statham, GA 30666
garnonsurveying
678-725-7582

SURVEYOR CERTIFICATE

VARIANCE INFORMATION:

ORDINANCE LOT WIDTH
CODE SECTION: UDD 200-10.1 LOT WIDTH
CASE # ZVR2017-00086 - REDUCE
REQUIRED LOT WIDTH FROM 200 FEET TO
157.77 FEET (TRACT 1)

CASE # ZVR2017-00086 - REDUCE
REQUIRED LOT WIDTH FROM 200 FEET TO
41.84 FEET (TRACT 2)

CASE # ZVR2017-00087 - REDUCE
REQUIRED LOT WIDTH FROM 200 FEET TO
41.05 FEET (TRACT 3)

**TOTAL AREA:
17.08 ACRES**

Contact Information:
Darrin Barr
678-451-7187
darrin@parrtoisiron.com

IRON PINS SET ARE 1/2" REBAR UNLESS STATED
OTHERWISE.
IRVING AND GRID BEARING BASIS ESTABLISHED WITH
USING A NETWORK ADJUSTED REAL TIME KINEMATIC
RECEIVER.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A POSITIVE POSITIONAL ACCURACY OF ±0.03 FEET.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
AND TO BE ACCURATE WITHIN ONE FOOT IN 150,000
EQUIPMENT USED IN THIS SURVEY WAS A CARLSON
VEYOR + DATA COLLECTOR AND A TOPCON 3005W
AL STATION.
FIELD WORK COMPLETED ON SEPTEMBER 19, 2017.

PETER AVERS JR.
DPI CERTIFIED SOIL CLASSIFIER
STATE OF GEORGIA
CERTIFICATION NUMBER
VALID IN RED IN VA

ENVIRONMENTAL HEALTH NOTE 2
ENVIRONMENTAL HEALTH NOTE 3

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DACULA, GA 30

Department of Planning and Development

446 West Croghan 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:	Georgia premier Land services		
*Mailing Address:	3010 Hamilton mill rd.		
City, State, Zip Code:	Buford GA 30519		
Contact Person:	Ronnie Rodriguez		
Telephone Number:	770-527-1241 770-614-3004		
Mobile Telephone Number:	770-527-1241		
Email Address:	RR@GAPremier.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:	TEODOR LUCA
Mailing Address:	7650 FOX CT.
City, State, Zip Code:	DULUTH, GA. 30097
Telephone Number:	847-567-9920
Contact Person:	

Property Information:

Subdivision or Project Name:	OLD P'TREE RD.
Address of Property:	570 OLD P'TREE RD. LAWRENCEVILLE
District, Land Lot, Parcel:	7149025
Zoning:	R-100
Proposed Development:	3 Lots
Building Permit Number (if construction has begun):	BLD:

300A3

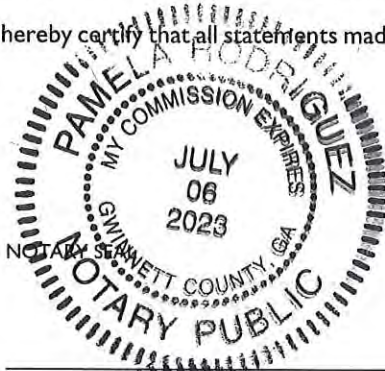
Variance Requested:

A minimum lot width reduction from 100' to 25' for TRACT 2

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).

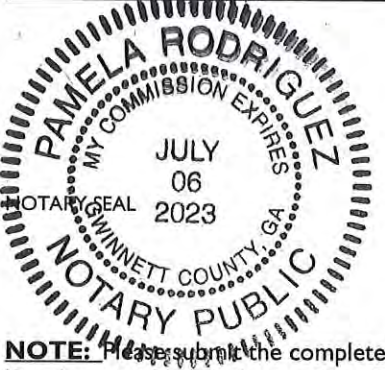
I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.



Ronny 3.5.2020
SIGNATURE OF APPLICANT DATE

RONNIE RODRIGUEZ
TYPED OR PRINTED APPLICANT NAME

[Signature] 3.5.2020
SIGNATURE OF NOTARY PUBLIC DATE



[Signature] 2-27-2020
SIGNATURE OF PROPERTY OWNER DATE

TEDDOR LUCA
TYPED OR PRINTED PROPERTY OWNER

[Signature] 3/5/2020
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: 3-9-2020 Received By: TLL MRN: 7149 025

Zoning District: R110 Hearing Date (for ZBA): 4-14-2020 Commission District: 1

Variance Type: LOT WIDTH Code Section: 230-10.1 LOT WIDTH

Related Cases & Applicable Conditions: _____

Variance Description: REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 25 FT (TRACY 2)

Approval: _____ Date: _____

(Administrative Variance Only)

Conditions: _____

Case Number: _____

Rev. July 2018

VARIANCE APPLICANT'S LETTER OF INTENT

The owner, Teodor Luca, is request the following variances:

A minimum lot width reduction from 100' to 25.00' for Tract 2

A minimum road frontage reduction from 40' to 25.00' for Tract 2

A minimum lot width reduction from 100' to 25.00' for Tracts 3

A minimum road frontage reduction from 40' to 25.00' for Tracts 3

The above request is shown on the Variance Plat attached. This is for the purpose of developing and building 3 (three) single family residential homes. The proposed homes will be a minimum 3,200 s.f. and will be 4 sides brick, rock. The Subject property is located at 570 Old Peachtree Road, Lawrenceville, Georgia 30043. Parcel No. 7-149-025 and is currently zoned R-100. Mr. Luca had purchase the property in 2012 with the intention to subdivide the land into 3 upscale residential lots.

TAX PARCEL NO. 7149 025

LEGEND

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CREEK UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPERTY UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.

6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TRACT UNLESS OTHERWISE NOTED.

7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SECTION UNLESS OTHERWISE NOTED.

8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE TOWNSHIP UNLESS OTHERWISE NOTED.

9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE COUNTY UNLESS OTHERWISE NOTED.

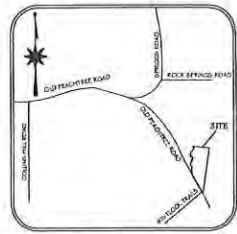
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE STATE UNLESS OTHERWISE NOTED.

11. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE NATION UNLESS OTHERWISE NOTED.

12. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UNIVERSE UNLESS OTHERWISE NOTED.

REFERENCE
1. PROPERTY SURVEY OF WAYNE & TERESA BRASWELL PREPARED BY HENRY JOURDAN DATED 6/1/1999

NOTES
1. SHOW ALL IMPROVEMENTS SHOWN
2. SUBJECT DEED BOOK 201561 PAGE 627 FLAT BOOK IN PAGE 1978



THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE. NO OTHER PERSONS OR ENTITIES ARE INTENDED TO BE BENEFITED BY THIS SURVEY UNLESS OTHERWISE EXPRESSLY INDICATED BY THE SURVEYOR'S SAID PERSON.

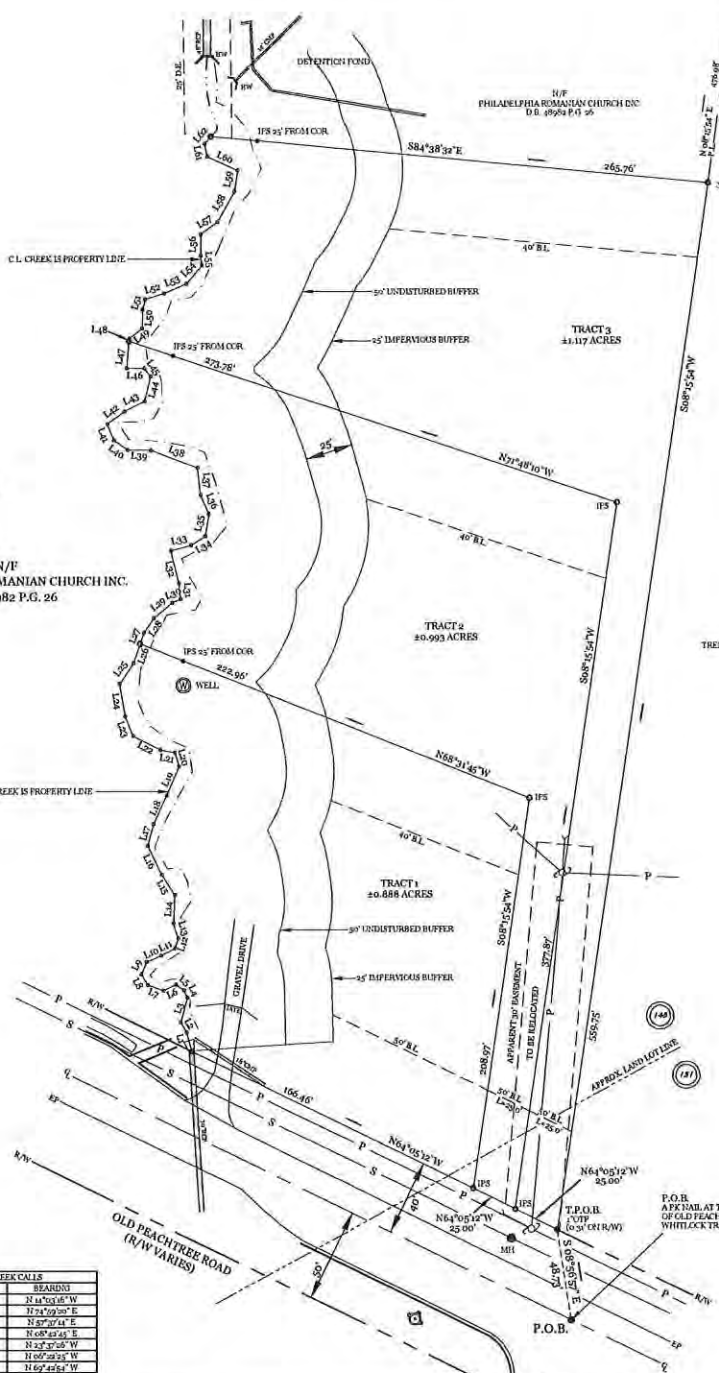
N/F PHILADELPHIA ROMANIAN CHURCH INC.
D.B. 48982 P.G. 26

TRACT 1 - ±0.888 ACRES / ±38,589 S.F.
TRACT 2 - ±0.993 ACRES / ±43,248 S.F.
TRACT 3 - ±1.117 ACRES / ±48,646 S.F.
TOTAL ±2.998 ACRES / ±130,583 S.F.

PROPERTY ZONED R-200
MINIMUM LOT SIZE TO BE 12000 SQ FT
MINIMUM LOT WIDTH TO BE 100 FEET
SETBACKS:
FRONT - 40 FEET FROM R/W
SIDE - 10 FEET ONE YARD
REAR - 40 FEET
MINIMUM BUILDING HEIGHT - 35 FEET
MIN. HEATED FLOOR - 1000 S.F.

OWNER / DEVELOPER:
NAME: TEODOR LUCA
1750 FOX COURT
Dacula, Georgia 30097
EMAIL: dmteconstruction@gmail.com
CONTACT NO: 847.667.9920

SURVEYOR:
BRIAN R. SUTHERLAND
3010 HAMILTON MILL ROAD
BUDFORD, GEORGIA 30539
404-925-4949



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	26.41	N 53°31'W	L38	17.35	N 27°30'W
L2	6.29	S 2°24'30"E	L39	41.48	S 72°59'30"E
L3	13.60	N 53°28'W	L40	8.83	N 57°30'4"E
L4	4.28	N 2°09'11"W	L41	11.88	N 50°42'41"E
L5	5.31	N 5°24'27"W	L42	10.91	S 60°42'30"E
L6	7.39	S 64°09'20"W	L43	11.26	N 60°29'23"W
L7	9.21	N 2°06'53"W	L44	20.53	N 67°42'41"W
L8	6.62	N 2°06'53"W	L45	11.28	N 50°04'30"W
L9	7.00	N 53°28'W	L46	8.87	N 54°47'01"W
L10	8.43	N 62°30'30"E	L47	9.26	N 27°30'W
L11	8.73	N 62°30'30"E	L48	11.33	N 64°04'42"E
L12	10.87	N 57°43'07"E	L49	12.48	S 60°42'30"E
L13	8.41	N 57°43'07"E	L50	13.64	N 57°43'07"E
L14	11.95	N 57°43'07"E	L51	6.20	N 27°41'20"W
L15	13.07	N 57°43'07"E	L52	11.28	N 50°04'30"W
L16	17.20	N 57°43'07"E	L53	11.31	N 50°04'30"E
L17	11.54	N 57°43'07"E	L54	6.29	N 57°43'07"E
L18	15.81	N 57°43'07"E	L55	8.55	N 57°43'07"E
L19	15.83	N 57°43'07"E	L56	10.33	N 57°43'07"E
L20	7.59	N 57°43'07"E	L57	6.29	N 57°43'07"E
L21	8.84	N 57°43'07"E	L58	10.71	N 57°43'07"E
L22	10.44	N 57°43'07"E	L59	13.24	N 57°43'07"E
L23	11.03	N 57°43'07"E	L60	11.71	N 57°43'07"E
L24	17.40	N 57°43'07"E	L61	8.13	N 60°42'30"E
L25	11.22	N 57°43'07"E	L62	11.31	N 50°04'30"E
L26	10.77	N 57°43'07"E	L63	10.98	N 57°43'07"E
L27	8.31	N 57°43'07"E	L64	10.71	N 57°43'07"E
L28	17.20	N 57°43'07"E	L65	11.31	N 50°04'30"E
L29	10.89	N 57°43'07"E	L66	10.77	N 57°43'07"E
L30	4.95	N 64°22'32"E	L67	6.91	N 57°43'07"E
L31	8.23	N 57°43'07"E	L68	8.02	N 57°43'07"E

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE SOUNDNESS OF THE INFORMATION AND INTERPRETATION AS FURNISHED HEREIN. THIS INFORMATION IS OBTAINED USING CONVEYANCE RECORDS, ETC. AND CANNOT GUARANTEE THE ACCURACY. IT IS RECOMMENDED THAT THE CREDIT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE SURVEYING AUTHORITY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE. PERSONS OR ENTITIES NOT SO NAMED SHALL NOT BE BENEFITED BY THIS SURVEY UNLESS OTHERWISE EXPRESSLY INDICATED BY THE SURVEYOR'S SAID PERSON.

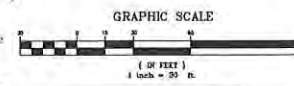
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A TYPICAL 15'-10" TOTAL STATION WAS USED TO OBTAIN THE LOCAL AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THE FIELD DATA CHECKS WERE PERFORMED ON THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING BOARD OF GEORGIA. THE PLAN IS SUBJECT TO THE FIELD DATA CHECKS AND THE SURVEYOR'S FIELD NOTES.

THE MAP OR PLAN HAS BEEN CALCULATED FOR GEORGIA AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1000 FEET AND CONTAINS 1:2000 ACRES.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.L.R.M. PANEL NO. 10400004P DATED 08/28/04.



VARIANCE PLAN FOR

TEODOR LUCA

3010 OLD PEACHTREE ROAD
BUDFORD, GEORGIA 30539
404-925-4949

DATE: 03/05/2011
COUNTY: DAVENPORT, GEORGIA
PROJECT: 00166

LAND LOT: 133 & 148
SCALE: 1" = 20'

DISTRICT: 1
SHEET NO.: 1 OF 1

Drawn By: AS



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:	Georgia Premier Land Services		
*Mailing Address:	3010 Hamilton Mill Rd.		
City, State, Zip Code:	Buford GA 30519		
Contact Person:	Ronnie Rodriguez		
Telephone Number:	770-527-1241 7-614-3004		
Mobile Telephone Number:	770-527-1241		
Email Address:	RR@GAPremier.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:	TEODOR LUCA
Mailing Address:	7650 FOX CT
City, State, Zip Code:	DULUTH, GA 30097
Telephone Number:	847-567-9920
Contact Person:	TEODOR LUCA

Property Information:

Subdivision or Project Name:	OLD P'TREE RD.
Address of Property:	520 OLD PEACHTREE RD. LAWRENCEVILLE 30043
District, Land Lot, Parcel:	7-149-025
Zoning:	R-100
Proposed Development:	3 lots
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

A Minimum Road Frontage Reduction from 40' to 25'
 For TRACT 3

Case Number: ZVR2020-00045

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).

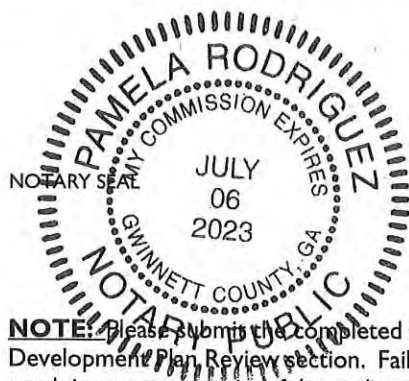
I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.



[Signature] 3.5.2020
SIGNATURE OF APPLICANT DATE

RONNIE RODRIGUEZ
TYPED OR PRINTED APPLICANT NAME

[Signature] 3/5/2020
SIGNATURE OF NOTARY PUBLIC DATE



[Signature] 2-27-2020
SIGNATURE OF PROPERTY OWNER DATE

TEODOR LUCA
TYPED OR PRINTED PROPERTY OWNER

[Signature] 2/27/2020
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: 3-9-2020 Received By: TUL MRN: 7149 025

Zoning District: R-140 Hearing Date (for ZBA): 4-14-2020 Commission District: 1

Variance Type: ROAD FRONTAGE REDUCTION Code Section: UDO 230-70.1
ROAD FRONTAGE

Related Cases & Applicable Conditions: _____

Variance Description: REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 25 FT
(TRACT 3)

Approval: _____ Date: _____
(Administrative Variance Only)

Conditions: _____

Case Number: ZVR2020.00045

VARIANCE APPLICANT'S LETTER OF INTENT

The owner, Teodor Luca, is request the following variances:

A minimum lot width reduction from 100' to 25.00' for Tract 2

A minimum road frontage reduction from 40' to 25.00' for Tract 2

A minimum lot width reduction from 100' to 25.00' for Tracts 3

A minimum road frontage reduction from 40' to 25.00' for Tracts 3

The above request is shown on the Variance Plat attached. This is for the purpose of developing and building 3 (three) single family residential homes. The proposed homes will be a minimum 3,200 s.f. and will be 4 sides brick, rock. The Subject property is located at 570 Old Peachtree Road, Lawrenceville, Georgia 30043. Parcel No. 7-149-025 and is currently zoned R-100. Mr. Luca had purchase the property in 2012 with the intention to subdivide the land into 3 upscale residential lots.

CAUTION / PLANNING & DEVELOPMENT

(14) Environmental Health Note 1 - 45,000 square feet usable soils
 (15) Environmental Health Note 2 - 45,000 square feet usable soils with a well
 (16) Environmental Health Note 3 - 40,100 square feet usable soils

IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS AND WETLANDS. ANY IMPROVEMENTS TO A STREAM OR WETLAND SHALL BE APPROVED BY THE LOCAL GOVERNMENT. A PERMIT SHALL BE OBTAINED FROM THE LOCAL GOVERNMENT BEFORE ANY IMPROVEMENTS TO A STREAM OR WETLAND ARE MADE. AN AFFIDAVIT IS REQUIRED ON THESE LOTS AND RELEASE AFFIDAVIT IS REQUIRED ON THESE LOTS.

GA Code 811-3-1, (3)(1) requires that temporary disposal facilities be provided within 200 feet of a work site.

NIF
 NICHOLS, CLYDE
 DB 53235 PG 717
 ZONING RA-200

NIF
 SCOTT, BLAKE
 DB 54520 PG 541
 ZONING RA-200

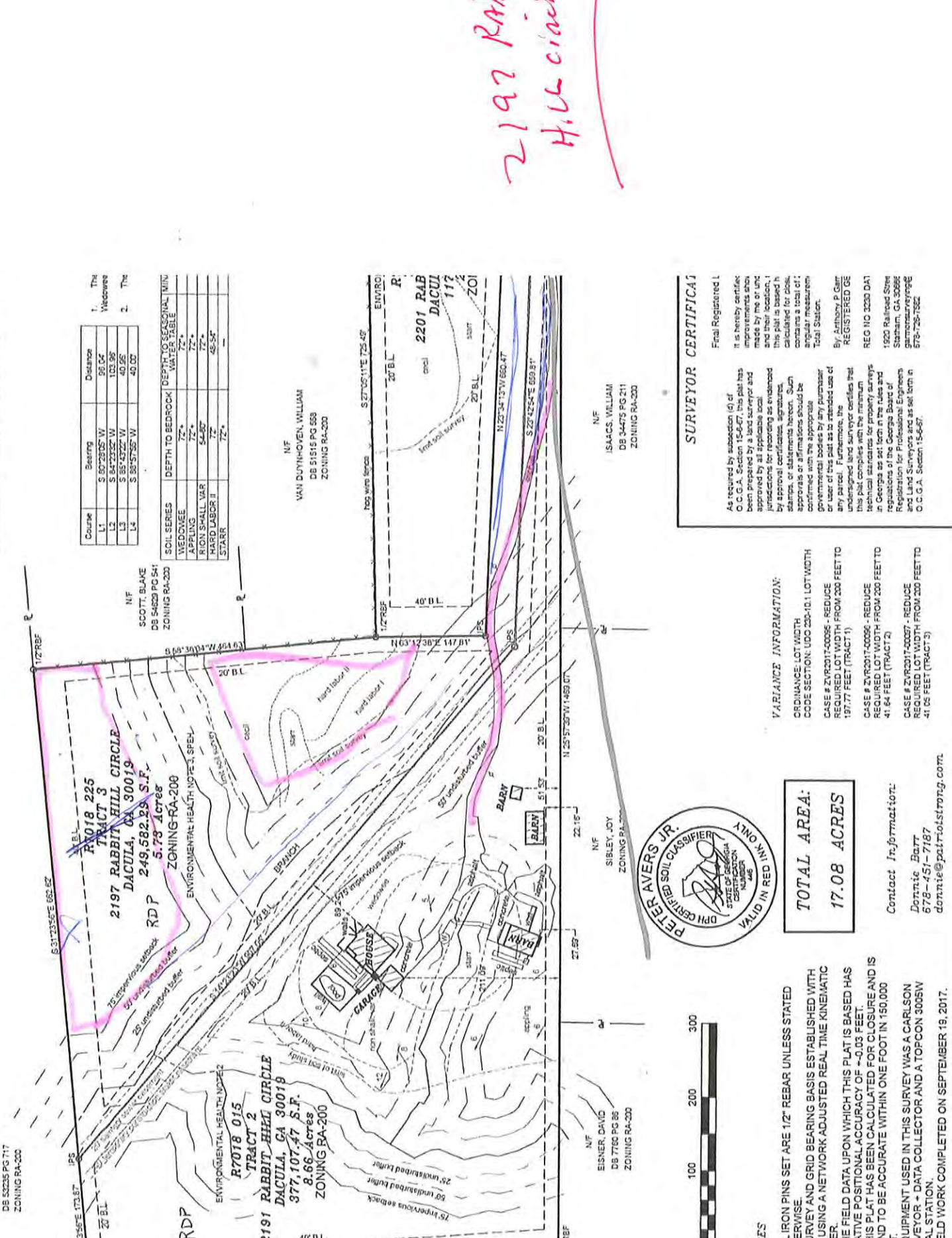
NIF
 VAN DUYNHOVEN, WILLIAM
 DB 51515 PG 593
 ZONING RA-200

NIF
 ISAACS, WILLIAM
 DB 34475 PG 211
 ZONING RA-200

NIF
 EISNER, DAVID
 DB 7760 PG 86
 ZONING RA-200

NIF
 SIBLEY, JOY
 ZONING RA-200

NIF
 PETERAVERS JR.
 DPI CERTIFIED SOIL CLASSIFIER
 STATE OF GEORGIA
 CERTIFICATION NUMBER 14100
 VALID IN RED



2197 Rabbit Hill Circle.

SURVEYOR CERTIFICATE

Final Registered L

It is hereby certified that the improvements shown on this plat have been made by me or under my supervision and that the location, area and dimensions of the lots, blocks, and subdivisions shown on this plat are based on measurements taken by me or under my supervision and that the same are correct and true to the best of my knowledge and belief.

By: *William Isaac*
 REGISTERED SURVEYOR
 REG NO 3030 DA1
 1900 Railroad Street
 Statesboro, GA 30986
 778-728-7522

VARIANCE INFORMATION:

ORDINANCE LOT WIDTH
 CODE SECTION: 100-200-10-1 LOT WIDTH
 CASE # ZVR2017-00086 - REDUCE
 REQUIRED LOT WIDTH FROM 200 FEET TO 191.77 FEET (TRACT 1)

CASE # ZVR2017-00086 - REDUCE
 REQUIRED LOT WIDTH FROM 200 FEET TO 41.64 FEET (TRACT 2)

CASE # ZVR2017-00087 - REDUCE
 REQUIRED LOT WIDTH FROM 200 FEET TO 41.05 FEET (TRACT 3)

TOTAL AREA:
 17.08 ACRES

Contact Information:
 Dominic Barr
 578-451-7187
 domnie@pairiotsurvey.com

IRON PINS SET ARE 1/2" REBAR UNLESS STATED OTHERWISE.
 SURVEY AND GRID BEARING BASIS ESTABLISHED WITH USING A NETWORK ADJUSTED REAL TIME KINEMATIC (RTK) METHOD.
 FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ACTIVE POSITIONAL ACCURACY OF ±0.03 FEET.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS INTENDED TO BE ACCURATE WITHIN ONE FOOT IN 150,000 PARTS PER ONE HUNDRED THOUSAND.
 EQUIPMENT USED IN THIS SURVEY WAS A CARLSON LEICA S1000 TOTAL STATION AND A TOPCON 3005W GPS RECEIVER.
 FIELD WORK COMPLETED ON SEPTEMBER 19, 2017.

TAX PARCEL NO. 7149 025

LEGEND

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.

2. ALL BEARINGS ARE TRUE BEARINGS UNLESS OTHERWISE NOTED.

3. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.

4. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES UNLESS OTHERWISE NOTED.

5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

7. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

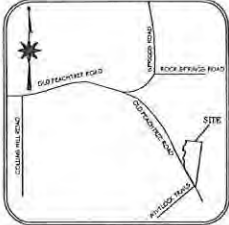
8. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

9. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

REFERENCE
 1. PROPERTY SURVEY OF WAYNE & TERESA BRASWELL PREPARED BY HENRY LAMBARD DATED 6/1/1999

NOTES
 1. NOT ALL IMPROVEMENTS SHOWN
 2. SUBJECT DEED BOOK 20561 PAGES 6-27 PLAT BOOK 10 PAGE 136B



THIS SURVEY WAS PREPARED FOR THE BENEFIT OF AN ACQUANT TITLE COMMITMENT/TITLE POLICY. THEREAS A TITLE POLICY IS MADE FOR ANY MATTER WHICH WOULD BE AVAILABLE BY ANY TITLE COMMITMENT/TITLE POLICY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR OTHER PARTIES BY THE CERTIFICATE HOLDER. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSONS WITHOUT AN EXPRESS REIFICATION BY THE SURVEYOR SIGNING THIS PLAT.

N/P
 PHILADELPHIA ROMANIAN CHURCH INC.
 D.B. 48982 P.G. 26

TRACT 1 - 40.888 ACRES / 438,689 S.F.
 TRACT 2 - 40.993 ACRES / 443,248 S.F.
 TRACT 3 - 41.117 ACRES / 448,646 S.F.
 TOTAL - 122.998 ACRES / 1,330,583 S.F.

PROPERTY ZONING: R-100
 MINIMUM LOT SIZE TO BE 15,000 S.F.
 MINIMUM LOT WIDTH TO BE 100 FEET
 SETBACKS
 FRONT - 50 FEET FROM R/W
 SIDE - 10 FEET ONE YARD
 REAR - 10 FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MIN. HEATED FLOOR - 1,000 S.F.

OWNER / DEVELOPER:
 NAME: TEODOR LUCA
 1750 PEN COURT
 Dacula, Georgia 30097
 EMAIL: dmhconstruction@gmail.com
 CONTACT NO: 8475679939

SURVEYOR:
 BRIAN R. SUTHERLAND
 3010 HAMILTON MILL ROAD
 BUFORD, GEORGIA 30519
 404-995-4219

A TOPOG 15-105 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS SHOWN IN THIS PREPARATION OF THIS PLAT.

THIS FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CIRCULAR ERROR OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 25" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET AND CONTAINS 12,928 ACRES.

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DETERMINED BY F.E.M.C. PANEL NO. 1234567890 DATED 12/15/2005.

CL. CREEK CALLS					
LINE	LENGTH	BEARING	MARK		
L1	10.41	N 182°23'21" W	L12	17.81	N 174°01'42" W
L2	6.90	N 202°49'31" W	L13	11.48	N 71°09'30" E
L3	13.60	N 102°52'27" E	L14	8.83	N 67°17'14" E
L4	4.28	N 2°02'01" W	L15	11.85	N 68°42'02" E
L5	5.31	N 54°14'29" W	L16	10.91	N 2°27'20" E
L6	7.39	S 51°29'20" W	L17	14.25	N 66°29'31" W
L7	2.01	N 70°56'51" W	L18	25.53	N 59°42'14" W
L8	4.60	N 29°57'23" W	L19	18.35	N 59°04'50" W
L9	7.00	N 2°12'28" E	L20	8.87	N 57°47'01" W
L10	8.43	N 46°22'32" E	L21	9.26	N 22°37'53" W
L11	8.71	N 76°24'00" E	L22	11.33	N 64°04'27" E
L12	6.57	N 1°43'03" E	L23	12.15	N 66°10'15" E
L13	8.41	N 17°29'18" W	L24	12.42	N 12°07'00" E
L14	13.92	N 62°21'08" E	L25	5.22	N 37°44'22" W
L15	13.97	N 33°04'56" W	L26	9.45	N 67°19'27" E
L16	17.20	N 23°39'01" W	L27	11.15	N 50°04'02" E
L17	11.51	N 1°10'15" E	L28	1.59	N 68°04'15" E
L18	15.81	N 25°11'21" E	L29	25.53	N 29°02'01" E
L19	15.51	N 25°53'14" E	L30	10.13	N 10°32'01" E
L20	7.19	N 17°00'14" W	L31	5.59	N 12°29'14" E
L21	8.12	N 27°43'01" W	L32	10.71	N 27°39'01" E
L22	15.44	N 66°41'20" W	L33	13.11	N 66°22'06" E
L23	13.03	N 22°15'18" W	L34	12.73	N 27°37'10" E
L24	17.40	N 67°57'27" W	L35	8.33	N 66°39'14" W
L25	13.40	N 24°05'00" E	L36	11.35	N 66°07'02" E
L26	10.77	N 37°33'39" E	L37	10.98	N 54°05'28" E
L27	6.31	N 38°33'30" E	L38	18.51	N 57°29'52" E
L28	9.30	N 31°13'14" E	L39	11.18	N 57°29'52" E
L29	10.59	N 29°01'08" E	L40	17.77	N 66°40'21" W
L30	4.95	N 64°32'32" E	L41	6.93	N 10°53'11" W
L31	8.23	N 65°29'45" W	L42	5.02	N 58°19'27" E

GEORGIA PREMIER LAND SERVICES, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THIS ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED FROM CHARTERS, ORDINANCES, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSONS WITHOUT AN EXPRESS REIFICATION BY THE SURVEYOR SIGNING THIS PLAT.

OPERATIONAL INFORMATION: THE SURVEYOR PROVIDES THIS QUALITY AND LOCATION OF SURVEY OPERATIONS, INCLUDING THE LOCATION OF ALL SURVEY POINTS, TO BE OBTAINED BY THE CLIENT OR USER OF THIS PLAT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS OR ANY OTHER LOSS OR INJURY THAT MAY BE INCURRED BY THE CLIENT OR USER OF THIS PLAT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS OR ANY OTHER LOSS OR INJURY THAT MAY BE INCURRED BY THE CLIENT OR USER OF THIS PLAT.



GRAPHIC SCALE
 1" = 20' FT

VARIANCE PLAN FOR:
TEODOR LUCA

3010 OLD PEACHTREE ROAD
GEORGIA PREMIER LAND SERVICES, INC.
 PROFESSIONAL LAND SURVEYING
 10000 WOODBURN ROAD
 BUFORD, GEORGIA 30519
 404-995-4219 FAX 404-995-4219
 LAND SURVEY FIRM CO# 0027

Date: 03/05/20 Lead Ltr: 131 & 128 Platlet: 1" = 20'
 County: OWENETT, GEORGIA Scale: 1" = 20'
 Project: 20-0066 Drawn By: AS 1 OF 1

No.	By	Date	Revision

Call File No: 20/20066/006/VARIANCE DWJ

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:	Georgia Premier Land Services		
*Mailing Address:	3010 Hamilton Mill Rd		
City, State, Zip Code:	Buford GA 30519		
Contact Person:	Ronnie Rodriguez		
Telephone Number:	770-527-1241, 770-614-3004		
Mobile Telephone Number:	770-527-1241		
Email Address:	RR@GApremier.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:	THEODOR LUCA
Mailing Address:	7610 FOX CT
City, State, Zip Code:	DUCUTH, GA 30097
Telephone Number:	847-567-9920
Contact Person:	THEODOR LUCA / 847-567-9920

Property Information:

Subdivision or Project Name:	OLD P'TREE RD
Address of Property:	570 OLD PEACHTREE RD. LAWRENCEVILLE 30043
District, Land Lot, Parcel:	7-149-025
Zoning:	R-100
Proposed Development:	3 lots
Building Permit Number (if construction has begun):	BLD:

Variance Requested:

A minimum lot width reduction from 100' to 25'
 For TRACT 3

Case Number: ZVR2020.00046

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).

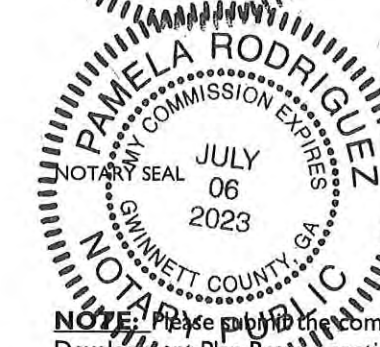
I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.



Pamela Rodriguez 3-5-2020
SIGNATURE OF APPLICANT DATE

RONNIE RODRIGUEZ
TYPED OR PRINTED APPLICANT NAME

Pamela Rodriguez 3/5/2020
SIGNATURE OF NOTARY PUBLIC DATE



TEODOR LUCA 2-27-2020
SIGNATURE OF PROPERTY OWNER DATE

TEODOR LUCA
TYPED OR PRINTED PROPERTY OWNER

Pamela Rodriguez 2/27/2020
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: 3-9-2020 Received By: TCL MRN: 7149 025

Zoning District: R-100 Hearing Date (for ZBA): 4-14-2020 Commission District: 1

Variance Type: LOT WIDTH Code Section: 230-10.1 LOT WIDTH

Related Cases & Applicable Conditions: _____

Variance Description: ROUTE REQUIRED LOT WIDTH FROM 100 FT TO 25 FT (TRACT 3)

Approval: _____ Date: _____
(Administrative Variance Only)

Conditions: _____

Case Number: ZVR2020-00046

VARIANCE APPLICANT'S LETTER OF INTENT

The owner, Teodor Luca, is request the following variances:

A minimum lot width reduction from 100' to 25.00' for Tract 2

A minimum road frontage reduction from 40' to 25.00' for Tract 2

A minimum lot width reduction from 100' to 25.00' for Tracts 3

A minimum road frontage reduction from 40' to 25.00' for Tracts 3

The above request is shown on the Variance Plat attached. This is for the purpose of developing and building 3 (three) single family residential homes. The proposed homes will be a minimum 3,200 s.f. and will be 4 sides brick, rock. The Subject property is located at 570 Old Peachtree Road, Lawrenceville, Georgia 30043. Parcel No. 7-149-025 and is currently zoned R-100. Mr. Luca had purchase the property in 2012 with the intention to subdivide the land into 3 upscale residential lots.

TAX PARCEL NO. 7149 025

LEGEND

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

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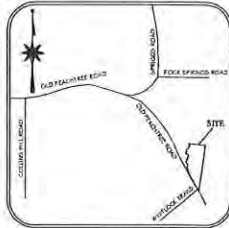
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100. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

REFERENCE
 1. PROPERTY SURVEY OF WAYNE & TERESA BRASWELL PREPARED BY HENRY JARRARD DATED 6/11/97

NOTES
 1. NOT ALL DIMENSIONS SHOWN.
 2. SUBJECT DEED BOOK 25961 PAGE 627 PLAT BOOK 20 PAGE 196B



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CULLY TITLE COMPANY TITLE POLICY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER INTERESTS OR ENCUMBRANCES.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE CERTIFICATE. NO OTHER RIGHTS OR INTERESTS ARE EXTENDED TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECOGNITION BY THE SURVEYOR NAMED IN THIS PLAT.

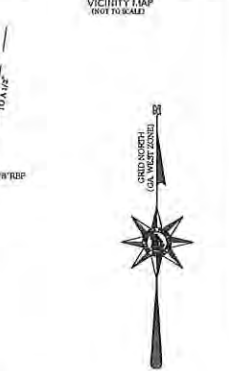
N/E PHILADELPHIA ROMANIAN CHURCH INC.
 D.B. 48982 P.G. 26

TRACT 1 - ±0.888 ACRES / 438,689 S.F.
 TRACT 2 - ±0.993 ACRES / 433,248 S.F.
 TRACT 3 - ±1.117 ACRES / 448,646 S.F.
 TOTAL ±2.998 ACRES / 1,320,583 S.F.

PROPERTY ZONED R-600
 MINIMUM LOT SIZE TO BE 15,000 S.F.
 MINIMUM LOT WIDTH TO BE 100 FEET
 SETBACKS
 FRONT - 50 FEET FROM R/W
 SIDE - 10 FEET ONE SIDE, 25 FEET TWO SIDES
 REAR - 10 FEET
 MAXIMUM BUILDING HEIGHT - 35 FEET
 MIN. HEATED FLOOR: 1,100 S.F.

OWNER / DEVELOPER:
 NAME: TEODOR LUCA
 1750 FOX COURT
 Dacula, Georgia 30097
 EMAIL: dmbocon@comcast.net
 CONTACT NO: 847-969-9920

SURVEYOR:
 BRIAN R. SUTHERLAND
 3010 HAMILTON HILL ROAD
 BUFORD, GEORGIA 30519
 404-925-1219



C.L. CREEK CALLS			C.L. CREEK CALLS		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.41	N 2° 23' 05" W	L29	17.86	N 2° 23' 05" W
L2	6.98	N 30° 49' 05" W	L30	11.48	N 74° 09' 30" E
L3	13.60	N 43° 59' 07" E	L31	8.83	N 87° 30' 14" E
L4	4.28	N 2° 09' 10" W	L32	11.68	N 68° 24' 45" E
L5	5.33	N 51° 14' 50" W	L33	10.91	N 2° 23' 05" W
L6	7.99	S 84° 01' 50" W	L34	14.35	N 66° 22' 34" W
L7	2.03	N 70° 56' 10" W	L35	29.83	N 67° 44' 14" W
L8	6.60	N 2° 27' 24" W	L36	12.38	N 89° 04' 37" W
L9	7.10	N 32° 29' 36" E	L37	8.87	N 84° 47' 01" W
L10	8.43	N 66° 22' 34" W	L38	9.95	N 2° 27' 24" W
L11	8.73	N 2° 27' 24" W	L39	11.33	N 64° 03' 12" W
L12	5.97	N 37° 43' 05" E	L40	12.15	N 63° 04' 52" E
L13	8.41	N 27° 49' 18" W	L41	13.64	N 1° 17' 50" W
L14	14.20	N 2° 27' 24" W	L42	8.99	N 3° 24' 25" W
L15	13.07	N 2° 27' 24" W	L43	9.48	N 86° 29' 37" W
L16	17.20	N 2° 27' 24" W	L44	14.31	N 65° 04' 18" E
L17	11.54	N 15° 31' 21" E	L45	1.29	N 80° 04' 18" E
L18	16.81	N 2° 27' 24" W	L46	8.56	N 2° 27' 24" W
L19	16.81	N 2° 27' 24" W	L47	10.13	N 01° 09' 02" E
L20	7.49	N 27° 49' 18" W	L48	5.69	N 1° 29' 21" E
L21	8.12	N 2° 27' 24" W	L49	10.71	N 73° 19' 01" W
L22	15.44	N 66° 22' 34" W	L50	13.11	N 66° 22' 34" W
L23	11.03	N 2° 27' 24" W	L51	12.73	N 40° 29' 02" E
L24	12.40	N 07° 32' 22" W	L52	5.13	N 68° 22' 34" W
L25	13.40	N 30° 49' 05" W	L53	11.35	N 07° 32' 22" W
L26	10.27	N 30° 49' 05" W	L54	10.98	N 51° 05' 28" E
L27	6.34	N 30° 49' 05" W	L55	10.54	N 2° 27' 24" W
L28	9.20	N 14° 24' 21" E	L56	11.56	N 69° 22' 34" W
L29	14.69	N 27° 49' 18" W	L57	17.77	N 66° 22' 34" W
L30	4.95	N 67° 22' 34" E	L58	6.93	N 30° 49' 05" W
L31	8.23	N 05° 28' 45" W	L59	8.02	N 07° 32' 22" W

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GRAPHIC SCALE
 1 inch = 30 ft.

VARIANCE PLAN FOR
TEODOR LUCA
 250 OLD PEACHTREE ROAD
GEORGIA PREMIER LAND SERVICES, INC.
 1000 KILPATRICK ROAD, SUITE 100
 ALPHARETTA, GEORGIA 30201
 (770) 469-9920 FAX (770) 469-9920
 LAND SERVICE PLAN NO. 1000

Date: 03/05/2016 Land Lot: 120 & 126 District: Sheet No. 1 of 1
 County: GWINNETT, GEORGIA Scale: 1" = 30'
 Project: 2016-06 Drawn By: AS 1 OF 1