



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS AGENDA

Wednesday, April 19, 2023
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

- [1.](#) Board of Appeals March 20, 2023 minutes

New Business

Discussion on variance requests will be limited to 10 minutes per side. Questions from Board of Appeals members and the resulting answers will not infringe on time limit.

- [2.](#) VAR2023-00096; Manuel Aliaga; 130 Nottingham Circle

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: BOARD OF APPEALS
AGENDA CATEGORY: APPROVAL OF PRIOR MINTUES

Item: Board of Appeals March 20, 2023, minutes
Department: Planning and Development
Date of Meeting: Wednesday, April 19, 2023
Presented By: Todd Hargrave

Summary: Minutes from the March 20, 2023 public hearing.

Attachments/Exhibits:
Board of Appeals March 20, 2023, minutes



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS MINUTES

Monday, March 20, 2023
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

CALL TO ORDER

CALLED TO ORDER at 6:02 p.m.

PRESENT

Chairperson - Rory Johnson
Vice Chairperson - Cory Acuff
Board Member - Joseph Wise
Board Member - Richard Hall

ABSENT

Board Member - Steven Twombly

APPROVAL OF AGENDA at 6:03 p.m.

Motion made to **APPROVE the Agenda as PRESENTED** by Vice Chairperson Acuff,
Seconded by Board Member Wise.

Voting Yea: Chairperson Johnson, Vice Chairperson Acuff, Board Member Wise, Board Member Hall.

APPROVAL OF PRIOR MEETING MINUTES at 6:04 p.m.

Motion made to **APPROVE the Board of Appeals Meeting Minutes** by Board Member Wise, Seconded by Board Member Hall.

- **Wednesday, February 22, 2023, Meeting Minutes**

Voting Yea: Chairperson Johnson, Vice Chairperson Acuff, Board Member Wise, Board Member Hall.

NEW BUSINESS

1. **6:06 p.m. - VAR2022-00089** – Applicant and Owner: Jessica Hatchet; an application to request approval of parking waiver, relief from Article 5 Parking, Table 5-3: Number of Off-Street Parking Spaces Required - adding pavers in the front yard in an RS-180 Zoning District; Dwelling; The property is located at 341 Sarah Lane; Parcel Identification Number R5115 298; Approximately 0.41 acres.

Motion made to **recommend APPROVAL of VAR2022-00089** by Board Member Hall, Seconded by Board Member Wise.

Voting Yea: Chairperson Johnson, Board Member Hall, Board Member Wise

Voting Ney: Vice-Chairperson Acuff

Proponent: Kevin Ellenwood (Hanarry Estates HOA)

Opponent: None

2. **6:37 p.m. - VAR2023-00094** – Applicant: Heather Zahradnik; Property Owner: Chick-Fil-A Inc.; An application to request relief from Article 1 Districts, Section 102.11 BG General Business District, Subsection B Lot Development Standards, Front Setback: reduction of western front setback from 50' To 8' (Canopy Encroachment); The property is located at 680 Duluth Highway; Parcel Identification Number R7009 023; Approximately 0.92 acres.

Motion made to **recommend APPROVAL of VAR2023-00094** by Vice-Chairperson Acuff, Seconded by Board Member Wise.

Voting Yea: Chairperson Johnson, Vice-Chairperson Acuff, Board Member Hall, Board Member Wise

Proponent: Felipe Reyes (Interplan, LLC)

Opponent: None

FINAL ADJOURNMENT: 6:57 p.m.

Motion made at to **ADJOURN** by Board Member Wise, Seconded by Board Member Hall.

Voting Yea: Chairperson Johnson, Vice Chairperson Acuff, Board Member Wise, Board Member Hall.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: BOARD OF APPEALS
AGENDA CATEGORY: NEW BUSINESS

Item: VAR2023-00096; Manuel Aliaga; 130 Nottingham Circle

Department: Planning and Development

Date of Meeting: Wednesday, April 19, 2023

Applicant Request: Relief from Article 1, Dimensional Standards

Presented By: Todd Hargrave

Summary: Applicant requests relief from article 1 districts, section 102.2 rs-180 single-family residential district, subsection b lot development standards, 1) allow a 4.8 foot encroachment of the primary structure into the required 10 foot side yard setback, 2) allow a 30.2 foot encroachment of the primary structure into the required 40 foot rear yard setback, 3) allow a 0.7 foot encroachment of the accessory structure into the required 5 foot side yard setback, and to 4) allow a 4.5 foot encroachment of the accessory structure into the required 5 foot rear yard setback

Attachments/Exhibits:

- **VAR2023-00096_Application**
- **VAR2023-00096_Neighbors' consent**
- **VAR2023-00096_Survey**
- **VAR2023-00096_Encroachments**



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VARIANCE

CASE NUMBER: VAR2023-00096

Appeal Description:

1. Allow a four and eight tenths (4.8) foot encroachment of the primary structure into the required ten (10) foot side yard setback;
2. Allow a thirty and two tenths (30.2) foot encroachment of the primary structure into the required forty (40) foot rear yard setback;
3. Allow a seven tenths (0.7) foot encroachment of the accessory structure into the required five (5) foot side yard setback; and
4. Allow a four and five tenths (4.5) foot encroachment of the accessory structure into the required five (5) foot rear yard setback.

Applicant Name:

Manuel Aliaga on behalf of Aliaga Properties, LLC

Development Type:

RS-180 (Single-Family Residential District)

Ordinance:

Zoning Ordinance

Code Section:

Article 1, Section 102.2 RS-180 Single-Family Residential District, Subsection B. Lot Development Standards

Subdivision:

Sherwood Forest

Property Address:

130 Nottingham Circle

Parcel #:

R5115 017



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Zoning Ordinance:

Zoning Ordinance, Article 1, Section 102.2 RS-180 Single-Family Residential District, Subsection B. Lot Development Standards reads as follows:

102.2 RS-180 Single-Family Residential District

A. Purpose

The RS-180 Single-Family Residential District is intended for single-family homes and designed to stabilize and protect the residential characteristics of the district.

B. Lot Development Standards

Use	Min. Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	18,000 sq. ft.	100 ft.	50 ft.	10 ft. each yard	40 ft.	Single story- 2,000 sq. ft. Two story- 2,400 sq. ft.	25%	35 ft.
Accessory* One/lot max.	-	-	-	5 ft.	5 ft.	*	-	18 ft.

* Maximum of 400 square feet. Accessory structures are prohibited in the front yards. Utilities shall be underground.

Variance Request:

The applicant requests a Variance to allow a four and eight tenths (4.8) foot encroachment of the primary structure (house) into the required ten (10) foot side yard setback, allow a thirty and two tenths (30.2) foot encroachment of the primary structure (house) into the required forty (40) foot rear yard setback, allow a seven tenths (0.7) foot encroachment of the accessory structure (shed) into the required five (5) foot side yard setback, and allow a four and five tenths (4.5) foot encroachment of the accessory structure (shed) into the required five (5) foot rear yard setback.

The applicant submitted an application on 1/27/2023 proposing to finish the existing 600 square foot addition in the rear of the house with electrical, plumbing, and HVAC. The initial construction of this addition was not permitted and had to be verified by a licensed third party inspector. Upon

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770.963.2414 • www.lawrencevillega.org



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GEORGIA

review of the site plan, it was determined that this addition encroaches into the rear and side yard setbacks. Furthermore, the site plan shows that a section of the original house encroaches into the rear yard setback and that the accessory shed encroaches the side and rear yard accessory setbacks.

Since there are no variances on record for the subject property, these encroachments must be addressed before a permit can be issued to finish the interior of the addition.



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Reading and Adoption

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Rory Johnson</i>	<i>Chairman</i>		
<i>Richard Hall</i>	<i>Vice Chairman</i>		
<i>Cory Acuff</i>	<i>Board Member</i>		
<i>Joseph Wise</i>	<i>Board Member</i>		
<i>Steven Twombly</i>	<i>Board Member</i>		

<i>Date of Action:</i>	
<i>Motion:</i>	
<i>Mover:</i>	
<i>Seconder:</i>	
<i>Vote Carried:</i>	
<i>Action Taken:</i>	
<i>Action Certified By:</i>	
<i>Title:</i>	
<i>Date:</i>	



LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION



LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION

☐

ADMINISTRATIVE

☒

BOARD OF APPEALS

☐

CITY COUNCIL

GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrenceville in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.

APPLICANT INFORMATION

APPLICANT NAME: Manuel Aliaga

EMAIL: aliagaproperties@gmail.com

PHONE: 404-271-8507

STREET ADDRESS: 400 Thornbush Trace

SUITE:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

SIGNATURE OF APPLICANT:

DATE:

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: Aliaga Properties, LLC

EMAIL: aliagaproperties@gmail.com

PHONE: 404-271-8507

STREET ADDRESS: 400 Thornbush Trace

SUITE:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

SIGNATURE OF PROPERTY OWNER:

DATE:

SITE INFORMATION

VARIANCE DESCRIPTION: Reduce side setback from 10 feet to 5.2 feet and reduce rear setback from 40 feet to 9.8 feet.

STREET ADDRESS: 130 Nottingham Circle

SUITE/UNIT #:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

PIN: R5115 017

LOT NO.: 8

BLOCK NO.: B



LAWRENCEVILLE

Planning & Development

ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).

ZONING CLASSIFICATION: Residential

ZONING CASE: BLD2023-02828

PRINCIPAL USE: Residential

SECONDARY USE (AS APPLICABLE):

STANDARDS FOR GRANTING A VARIANCE

A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:

- a. *Arises from a condition that is unique and peculiar to the building, land, and structures involved.*

Yes

- b. *Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.*

Yes

- c. *The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.*

Yes

- d. *The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.*

Yes

- e. *The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or 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.*

Yes

- f. *The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.*

Yes

- g. *Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?*

Yes

CITY COUNCIL

nt a variance (except for density and use)
e intent of the Zoning Ordinance can be
t such a variance shall be limited from the
..ot to exceed ten (10) feet; 2. Side Yard –

ZIP CODE: 30046

DATE:

ZIP CODE: 30046

DATE:

BLOCK NO.: B



LAWRENCEVILLE

Planning & Development

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Yes

- b. *Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.*

Yes

- c. *The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.*

Yes

- d. *The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.*

Yes

- e. *The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or 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.*

Yes

- f. *The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.*

Yes

- g. *Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?*

Yes



LAWRENCEVILLE

Planning & Development

ADMINISTRATIVE VARIANCE CONSENT FORM



LAWRENCEVILLE

Planning & Development

ADMINISTRATIVE VARIANCE CONSENT

The applicant listed below has requested an administrative variance from the Planning and Development Department. As part of the application process, each owner of property sharing a common boundary with the subject property must consent to the granting of the variance. If adjoining property owners do not consent, the administrative variance application will not be accepted. The request will be forwarded to the Board of Appeals for

APPLICANT INFORMATION

PROPERTY OWNER NAME: Aliaga Properties, LLC

EMAIL: aliagaproperties@gmail.com

PHONE: 404-271-8507

STREET ADDRESS: 400 Thornbush Trace

SUITE:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

DEVELOPMENT/SUBDIVISION NAME:

PIN: R5115 017

LOT NO.: 8

BLOCK NO.: B

DESCRIPTION OF REQUESTED VARIANCE:

Reduce side setback from 10 feet to 5.2 feet and reduce rear setback from 40 feet to 9.8 feet.

ADJOINING PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME:

Michael A. B. St. Clair

EMAIL:

msgrstclair@live.com

PHONE:

404-388-4087

STREET ADDRESS:

237 Sherwood Dr.

SUITE:

CITY:

Lawrenceville

STATE:

GA

ZIP CODE:

30046

DEVELOPMENT/SUBDIVISION NAME:

PIN:

LOT NO.:

BLOCK NO.:

DO NOT OBJECT TO THE VARIANCE:



OBJECT TO THE VARIANCE:



COMMENTS (as applicable):

SIGNATURE OF OWNER

Michael A. B. St. Clair

DATE

3/2/2023

SWORN TO AND SUBSCRIBED BEFORE ME,

THIS

2nd

DAY OF

March 20 23

NOTARY PUBLIC SIGNATURE

[Signature]

DATE

3/2/23





LAWRENCEVILLE

Planning & Development

ADMINISTRATIVE VARIANCE CONSENT

The applicant listed below has requested an administrative variance from the Planning and Development Department. As part of the application process, each owner of property sharing a common boundary with the subject property must consent to the granting of the variance. If adjoining property owners do not consent, the administrative variance application will not be accepted. The request will be forwarded to the Board of Appeals for

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PHONE: 404-271-8507

STREET ADDRESS: 400 Thornbush Trace

SUITE:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

DEVELOPMENT/SUBDIVISION NAME:

PIN: R5115 017

LOT NO.: 8

BLOCK NO.: B

DESCRIPTION OF REQUESTED VARIANCE:

Reduce accessory structure setback from 5 feet to 0.5 feet

ADJOINING PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME: Michael A. St. Clair

EMAIL: msgrstclair@live.com

PHONE: 404 388-4087

STREET ADDRESS: 237 Sherwood Dr

SUITE:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

DEVELOPMENT/SUBDIVISION NAME:

PIN:

LOT NO.:

BLOCK NO.:

DO NOT OBJECT TO THE VAIANCE:



OBJECT TO THE VARIANCE:



COMMENTS (as applicable):

SIGNATURE OF OWNER: Michael A. St. Clair DATE: 3/2/2023

SWORN TO AND SUBSCRIBED BEFORE ME,

THIS 2 DAY OF March 2023

NOTARY PUBLIC SIGNATURE: [Signature] DATE: 3/2/2023





LAWRENCEVILLE

Planning & Development

ADMINISTRATIVE VARIANCE CONSENT

The applicant listed below has requested an administrative variance from the Planning and Development Department. As part of the application process, each owner of property sharing a common boundary with the subject property must consent to the granting of the variance. If adjoining property owners do not consent, the administrative variance application will not be accepted. The request will be forwarded to the Board of Appeals for

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EMAIL: aliagaproperties@gmail.com

PHONE: 404-271-8507

STREET ADDRESS: 400 Thornbush Trace

SUITE:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

DEVELOPMENT/SUBDIVISION NAME:

PIN: R5115 017

LOT NO.: 8

BLOCK NO.: B

DESCRIPTION OF REQUESTED VARIANCE:

Reduce side setback from 10 feet to 5.2 feet and reduce rear setback from 40 feet to 9.8 feet.

ADJOINING PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME:

Gary W. Spikula

EMAIL: GSpikula@gmail.com

PHONE: (770) 899-4257

STREET ADDRESS: 180 Nottingham Circle

SUITE:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

DEVELOPMENT/SUBDIVISION NAME:

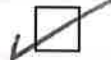
Sherwood Forest

PIN: R5115015

LOT NO.: 7

BLOCK NO.: B

DO NOT OBJECT TO THE VARIANCE:



OBJECT TO THE VARIANCE:



COMMENTS (as applicable):

Gary W. Spikula

2-27-2023

SIGNATURE OF OWNER

DATE

SWORN TO AND SUBSCRIBED BEFORE ME,

THIS

27

DAY OF

Feb

2023

Thomas Andoh Mensah

02/27/23

NOTARY PUBLIC SIGNATURE

DATE





LAWRENCEVILLE

Planning & Development

ADMINISTRATIVE VARIANCE CONSENT

The applicant listed below has requested an administrative variance from the Planning and Development Department. As part of the application process, each owner of property sharing a common boundary with the subject property must consent to the granting of the variance. If adjoining property owners do not consent, the administrative variance application will not be accepted. The request will be forwarded to the Board of Appeals for

APPLICANT INFORMATION

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EMAIL: aliagaproperties@gmail.com

PHONE: 404-271-8507

STREET ADDRESS: 400 Thornbush Trace

SUITE:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

DEVELOPMENT/SUBDIVISION NAME:

PIN: R5115 017

LOT NO.: 8

BLOCK NO.: B

DESCRIPTION OF REQUESTED VARIANCE:

Reduce accessory structure setback from 5 feet to 0.5 feet

ADJOINING PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME:

Gary W. Spikula

EMAIL:

GSpikula@gmail.com

PHONE:

(770) 899-4257

STREET ADDRESS:

180 Nottingham Circle

SUITE:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

DEVELOPMENT/SUBDIVISION NAME:

Sherwood Forest

PIN:

R5115015

LOT NO.: 7

BLOCK NO.: B

DO NOT OBJECT TO THE VAIANCE:



OBJECT TO THE VARIANCE:



COMMENTS (as applicable):

Gary W. Spikula 2-27-2023
SIGNATURE OF OWNER DATE

SWORN TO AND SUBSCRIBED BEFORE ME,

THIS

27

DAY OF

Feb

2023

02/27/23

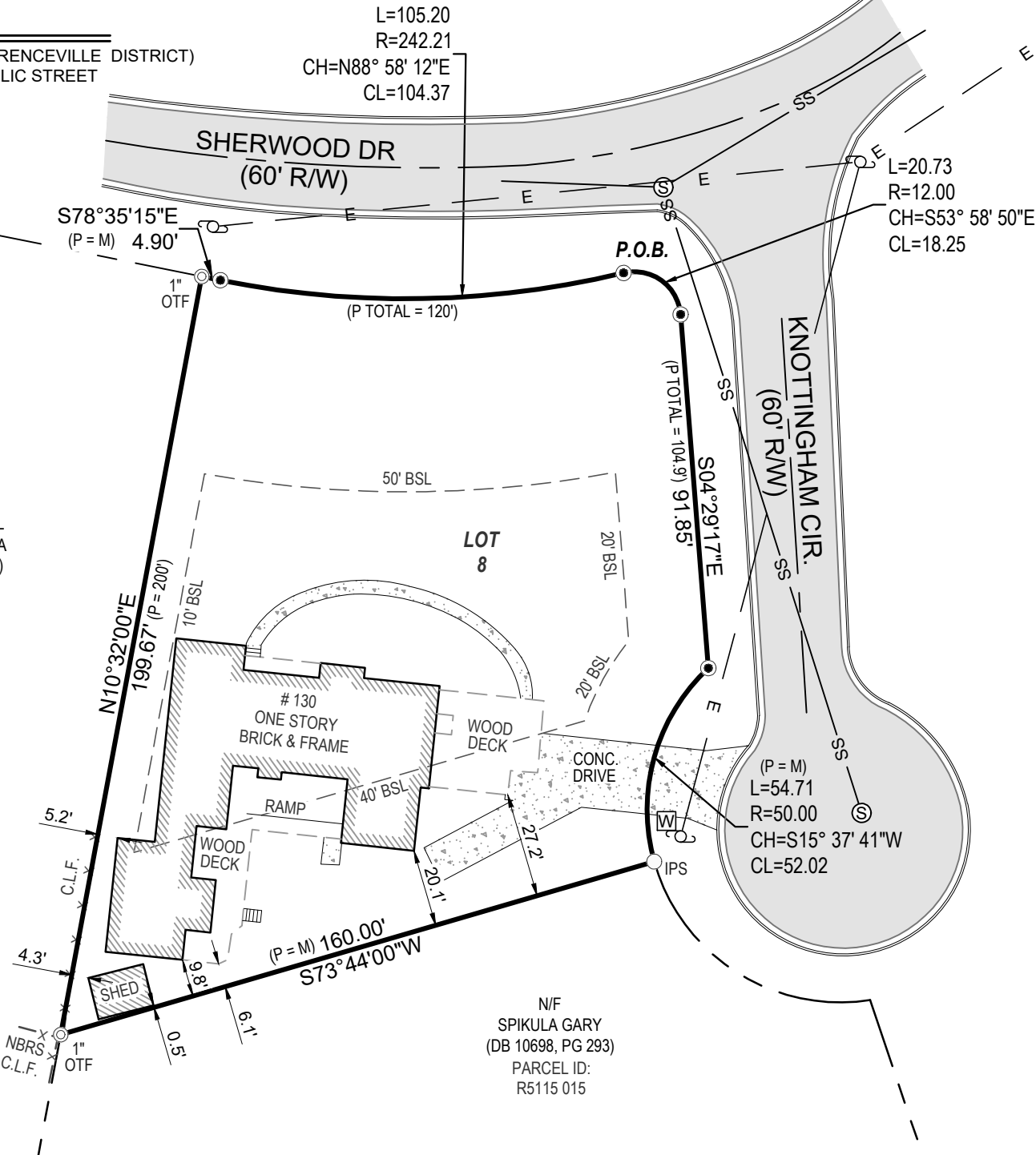
NOTARY PUBLIC SIGNATURE

DATE



CURRENT ZONING

ZONED: RS-180 (CITY OF LAWRENCEVILLE DISTRICT)
MIN. YARD ADJACENT TO PUBLIC STREET
FRONT YARD: 50 FEET
SIDE YARD: 10 FEET
MAJOR SIDE YARD: 20 FEET
REAR YARD: 40 FEET



LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- REBAR FOUND (RBF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- CHAIN LINK FENCE
- CRIMP TOP PIPE FOUND
- OPEN TOP PIPE FOUND
- IRON PIN OR OR ROD FOUND

AREA
23,827 sq.ft.
0.57 acres

SURVEY NOTES

- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 157,783 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13135C0088F THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

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 PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

RESERVED FOR CLERK OF THE SUPERIOR COURT

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SURVEYORS CERTIFICATION

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

Cullen Preston Hardee

1/31/2023

CULLEN PRESTON HARDEE
REGISTERED LAND SURVEYOR #3144

DATE

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REVISIONS

1.	
2.	
3.	
4.	

LEGAL REFERENCE:

DEED BOOK: 60359	PAGE: 491
PLAT BOOK: R	PAGE: 344

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY FOR:
ALIAGA PROPERTIES LLC
LOT 8, BLOCK B, UNIT 2
SHERWOOD FOREST SUBDIVISION
LAND LOT 115, 5TH DISTRICT
GWINNETT COUNTY
GEORGIA

1258 CONCORD ROAD SE SUITE 103
SMYRNA, GEORGIA 30080
Ph. (678) 293-5232

VISIT US ON OUR WEBSITE:
www.united-uls.com



UNITED LAND SURVEYING
COA NO. LSF 001321

SHERWOOD DR
(60' R/W)S78°35'15"E
(P=M) 4.90'

1" OTF

(P TOTAL = 120')

P.O.B.

L=20.73
R=12.00
CH=S53° 58' 50"
CL=18.25

2.

MICHAEL
BLANDA
PG 738)

50' BSL

LOT
8

20' BSL

20' BSL

S04°29'17"E
(P TOTAL = 104.9) 91.85'KNOTTINGHAM CIR.
(60' R/W)(P=M)
L=54.71
R=50.00
CH=S15° 37' 41"W
CL=52.02

N10°32'00"E

199.67' (P=200')

10' BSL

#130
ONE STORY
BRICK & FRAMEWOOD
DECKCONC.
DRIVE

RAMP

40' BSL
VARIANCE 1VARIANCE
1WOOD
DECK(P=M) 160.00'
S73°44'00"WVARIANCE
2

N/F