



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS AGENDA

Tuesday, May 26, 2020
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting 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.

- [1.](#) VAR2019-00018; W. Michael Stubbs; 383 Maltbie Street
- [2.](#) VAR2020-00028; Sheyla Wright; 26 Herbert Hayes Drive
- [3.](#) VAR2020-00029; Radovic Permits, LLC; 289 Johnson Road

Final Adjournment

**CITY OF LAWRENCEVILLE
PLANNING DEPARTMENT
VARIANCE REPORT
BOARD OF APPEALS**

VARIANCE CASE NUMBER: VAR2020-00028

PROPERTY OWNER: READY-MIX USA, INC

APPLICANT NAME: W. MICHAEL STUBBS

PROPERTY IN QUESTION: 383 MALTBIE ST

PARCEL ID NUMBER: R5144 105

PRESENT ZONING: HM (HEAVY MANUFACTURING DISTRICT)

ORDINANCE SECTION AFFECTED: DEVELOPMENT REGULATIONS, ARTICLE XIX, MODEL STREAM BUFFER PROTECTION ORDINANCE, SECTION 19.5.1(1) 50-FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER

VARIANCE TO ALLOW: Encroachment into the stream buffer

VARIANCE:

To authorize such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions and not to the intentional conduct of the requesting party, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship.

ANALYSIS AND RECOMMENDATION:

The applicant is requesting a variance of the Developmental Regulations; Article VIII, Section 8.2.1(E). The applicant occupies the property located 383 Maltbie Street known as Ready-Mix USA, LLC. Per the applicant, the 50-foot stream buffer was constructed sometime prior to January 1993.

Article XIX, Section 19.5.1 of the Development Regulations requires an undisturbed natural vegetative buffer to be maintained for 50 feet along the streams of the City of Lawrenceville. The existing stream runs along the southern side of the property, and it does not significantly affect the amount of developable land. The applicant is requesting encroachment into the required 50-foot non-impervious buffer along the entire length of the stream, as measured from the top of banks. The existing development contains impervious surfaces (paved concrete and walls) that are within the 50-foot stream buffer.

The applicant states that in order to control and treat the stormwater, the owner requests to establish a stormwater pond within the existing developed area. The owner proposes the stormwater pond will enhance the water quality of the discharged stormwater from the site. Based on the review by the Engineering Department, the proposed pond would not impact the state stream buffer.

Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No Comment.

ELECTRIC DEPARTMENT

No comment

GAS DEPARTMENT

It appears they will be working beyond our gas lines. They must call 811 for a locate before digging.

WATER DEPARTMENT

No Comment.

CODE ENFORCEMENT

No Comment.

**PLANNING AND DEVELOPMENT DEPARTMENT
RECOMMENDED CONDITIONS**

VAR2020-00028:

Approval, subject to the following enumerated conditions:

1. Any vehicles and machinery shall be prohibited from being stored within the 50-foot stream buffer.



LAWRENCEVILLE

GEORGIA

VARIANCE APPLICATION

Variance applications may only be accepted for height, area and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance.

Applicant: W. Michael Stubbs Owner: Ready-Mix USA, Inc
 Address: 3920 Arkwright Rd. Address: 383 Maltbie St.
Macon, GA 31210 Lawrenceville, GA 30046
 Telephone: (478) 743-7175 Telephone: (707) 508-4390
 Contact person: W. Michael Stubbs, P.E.
 Contact telephone: (478) 743-7175 Email: MStubbs@HHNT.com

PROPERTY IN QUESTION

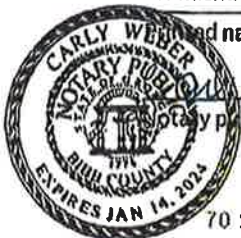
Street Address: 383 Maltbie St. Lawrenceville, GA 30046
 Property Identification number: (Tax parcel number) R / 5144 / 105
 Present zoning: M-2

Variance(s) requested:

Variance from the Stream Buffer Protection Ordinance that would allow improvements to
an existing concrete plant to occur within the City's 25' stream buffer and additional 25'
Impervious setback. Specifically, the proposed improvements consist of a stormwater pond
the purpose of which is to improve stormwater quality. Approximate area of buffer affected
is 1,700 S.F. Approximate area of Impervious setback affected is 4,950 S.F.

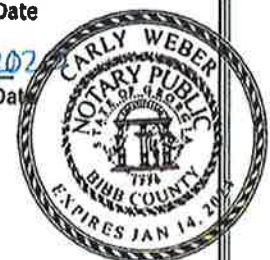
W. Michael Stubbs 3/5/2020 Chris Hill 3/5/20
 Signature of applicant Date Signature of property owner Date

W. Michael Stubbs Chris Hill
 Printed name Date Printed name Date



Carly Weber 3/5/2020
 Date Notary public

Carly Weber 3/5/2020
 Date Notary public



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DEMONSTRATION QUESTIONNAIRE

Demonstrate the special conditions and circumstances that exist which are peculiar to the land, structure, or building for which the variance is being requested:

The existing development contains impervious surfaces (paved concrete surfaces and walls) within the stream buffer and impervious setback which were constructed some time prior to January of 1993. In order to control and treat stormwater, the owner proposes to develop a stormwater pond within the existing developed area.

Demonstrate that these special conditions or circumstances are unique to this property:

The requested variance area consists of existing impervious surfaces and will be improved by the construction of the proposed stormwater pond.

Demonstrate that these special conditions or circumstances are not the result from actions of the applicant:

The existing site conditions consist of impervious surfaces within the stream buffer and impervious setback, which were constructed prior to January of 1993 before the buffer and impervious setback requirements were adopted.

Demonstrate that the variance requested is the minimum variance that will make possible the reasonable use of land, structure, or building:

Various configurations were considered for this proposal. The proposed stormwater pond is the least impactful and most improves the stormwater controls for the existing facility. Only areas of the restricted area which were previously developed are being proposed to be affected by this variance.

Demonstrate that the request is in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

The proposed stormwater pond will improve the water quality of discharged stormwater from the site as well as improve both the existing stormwater controls of the concrete plant and the existing impervious area within the stream buffer and impervious setback

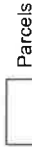
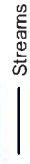


The City of Lawrenceville
Planning & Development

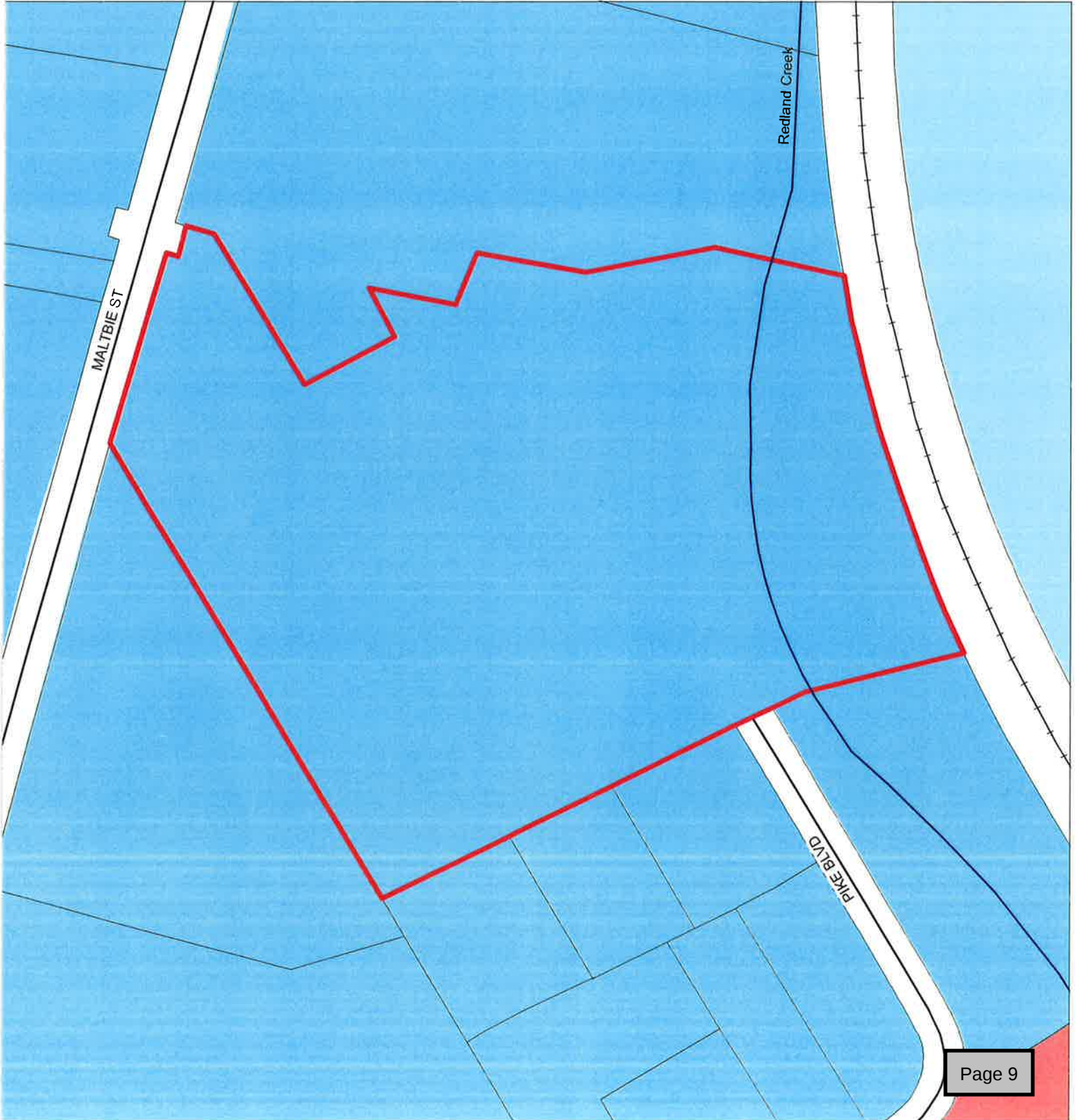
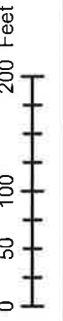
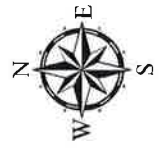
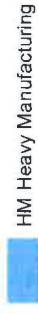
Location Map and
Surrounding Zoning
File # VAR2020-00028

Applicant:
W. Michael Stubbs

Legend



ZONING





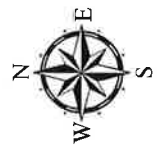
The City of Lawrenceville
Planning & Development

Aerial Map and
Surrounding Area
File # VAR2020-00028

Applicant:
W. Michael Stubbs

Legend

-  Subject Property
-  Streams
-  Roads
-  Parcels



0 50 100 200 Feet





LAWRENCEVILLE

GEORGIA

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

Item: VAR2019-00018; W. Michael Stubbs; 383 Maltbie Street

Department: Planning and Development

Date of Meeting: Tuesday, April 28, 2020

Fiscal Impact: None

Presented By: Todd Hargrave

Action Requested: Consideration

Summary: The applicant is requesting a variance of the Developmental Regulations; Article VIII, Section 8.2.1(E).

Attachments/Exhibits:

VAR2019-00018 Report
VAR2019-00018 Application



LAWRENCEVILLE

GEORGIA

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

Item: VAR2020-00028; Sheyla Wright; 26 Herbert Hayes Drive

Department: Planning and Development

Date of Meeting: Tuesday, May 26, 2020

Fiscal Impact: None

Presented By: Todd Hargrave

Action Requested: Consideration

Summary: The applicant is requesting a variance from the Zoning Ordinance to encroach into the side and rear setbacks and to allow an accessory structure greater than the allowed square footage.

Attachments/Exhibits:

VAR2020-00028 Report
VAR2020-00028 Application
VAR2020-00028 Photos

**CITY OF LAWRENCEVILLE
PLANNING DEPARTMENT
VARIANCE REPORT
ARCHITECTURAL REVIEW BOARD**

VARIANCE CASE NUMBER: VAR2020-00028

PROPERTY OWNER: BRENT SWICEGOOD

APPLICANT NAME: SHEYLA WRIGHT

PROPERTY IN QUESTION: 26 HERBERT HAYES DRIVE

PARCEL ID NUMBER: R5174 059

PRESENT ZONING: RS-150 (SINGLE-FAMILY RESIDENCE 15,000 SQUARE FEET)

ORDINANCE SECTION AFFECTED: ZONING ORDINANCE, ARTICLE VII, USES COMMON TO ALL RESIDENTIAL DISTRICT, SECTION 7.1.8 (C), ARTICLE VII, RS-150 SINGLE-FAMILY RESIDENCE, SECTION 7.3.1 SPACE LIMITS

VARIANCE TO ALLOW: ENCROACHMENT INTO SETBACKS FOR SHED AND TO ALLOW THE ACCESSORY STRUCTURE TO BE OVER 250 SQUARE FEET, ALLOW FRONT FENCE TO BE GREATER THAN FOUR FEET HIGH.

VARIANCE:

The board shall have the power to grant or deny variances and exceptions for existing and new buildings from the architectural requirements of the Overlay District provided the maximum effort is made to comply with the intent of the design standards established in the architectural requirements of the Overlay District. Blanket variances may be granted for existing buildings by the board pursuant to the approval of a specific site plan and elevation drawings.

EXISTING OR NEW BUILDING: Existing single-family residence.

ZONING RECOMMENDATION INCLUDING CONDITIONS AND SAFEGUARDS TO ENSURE CONFORMITY TO THE ZONING ORDINANCE:

The applicant is requesting a variance for an existing shed located at 26 Herbert Hayes Drive to reduce the required side yard and rear yard setbacks. This property is on a corner lot and has two front yards. The proposed change would be from the existing 10-foot setback to a 8.3 foot setback for the side yard, a 40-foot setback to a 4.1 foot setback for the rear yard, and 35-foot front yard setback to a 3.2

foot setback. The applicant also request to allow the current fence to be greater than four feet in height.

Article VII, Section 7.3.1 of the Zoning Ordinance requires a thirty-five foot front yard setback, a 40-foot rear yard setback, and a 10-foot side yard setback along the property lines. The shed has encroached on all required setbacks. Article VII, Section 7.1.12 of the Zoning Ordinance requires that a fence in the front yard can not exceed four feet, an exisiting fence is on the property that exceeds the required fence height. There is also discrepancy regarding the fence placement and the possibility it may have been built on the right-of-way. Article VII, Section 7.1.8(c) requires that no accessory use building can cover more than 250 square feet, currently the shed on the property is 351 square feet which exceeds the size limits. Having an accessory structure greater than the allowed size encroach into the setbacks may create a cluttered aesthetic to the property.

Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of this request.



LAWRENCEVILLE

GEORGIA

VARIANCE APPLICATION

Variance applications may only be accepted for height, area and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance.

Applicant: Sheyla Wright Owner: Brent Swicegood
Address: 26 Herbert Hayes Dr Address: 413 Waverly Forest Ct
Lawrenceville GA 30046 Lawrenceville GA 30045
Telephone: 678 9337386 Telephone: 678 886 0051
Contact person: Sheyla Wright
Contact telephone: 678 9337386 Email: Sheylawright3009@gmail.com

PROPERTY IN QUESTION

Street Address: 26 Herbert Hayes Dr, Lawrenceville GA 30046
Property identification number: (Tax parcel number) RS/174/059
Present zoning: Residential

Variance(s) requested:
Storage/shed in the back yard is larger
than code and ordinances stipulate.

<u>[Signature]</u>	<u>3/12/2020</u>	<u>[Signature]</u>	<u>3/12/2020</u>
Signature of applicant	Date	Signature of property owner	Date
<u>Sheyla Wright</u>	<u>3/12/2020</u>	<u>Brent Swicegood</u>	<u>3/12/2020</u>
Printed name	Date	Printed name	Date
<u>[Signature]</u>	<u>3/12/2020</u>	<u>[Signature]</u>	<u>3/12/2020</u>
Notary public	Date	Notary public	Date

SARA K JEWELL
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Aug 25, 2020

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SARA K JEWELL
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Aug 25, 2020

Legal Description

March 12, 2020

Beatriz Elana Zabala Perez
26 Herbert Hayes Drive, Lawrenceville, GA
Deed Book 55589, Page 639
Gwinnett County, Georgia

All that tract or parcel of land lying in Land Lot 147, 5th District, City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

Beginning at a 1-inch iron pipe, found at the intersection of the northeasterly right-of-way of New Hope Road (an 80-foot right-of-way) with the southerly right-of-way of Herbert Hayes Drive (a 50-foot right-of-way) and being the north west corner of the property herein described.

Thence with said southerly right-of-way of said Herbert Hayes Drive and continuing with the south line of Tract "A", Sterling Hills, Unit One, recorded in Plat Book Q at Page 2, Gwinnett County, South $85^{\circ}37'14''$ East a distance of 238.71 feet to a 1-inch iron pipe, found in the division line between said Beatriz Elana Zabala Perez to the west and Lot 5, Block C, said Sterling Hills, Unit One on the east and lying South $04^{\circ}03'26''$ West a distance of 10.86 feet from a 1/2-inch rebar found in the south right-of-way of said Herbert Hayes Drive, marking the division line between said Tract "A" on the west and said Lot 5 on the east; Thence continuing with said division line between Perez and Lot 5 South $04^{\circ}03'26''$ West a distance of 31.46 feet to the division line between said Beatriz Elana Zabala Perez on the north and Husein Suljic, by deed recorded in Deed Book 49768 at Page 438, Gwinnett County, on the south; Thence continuing with said division line South $61^{\circ}17'13''$ West a distance of 145.00 feet to a 1/2-inch rebar, found in the said northeasterly right-of-way of New Hope Road; Thence with said northeasterly right-of-way of New Hope Road North $42^{\circ}19'25''$ West a distance of 161.32 feet back to the POINT OF BEGINNING.

Containing 15,122 square feet or 0.347 acre of land.

GeoTerra USA, LLC
Roswell, Georgia
Karie L. Colburn, PLS 2963

Lawrenceville, GA 3/13/2020

To: City of Lawrenceville

Planning and Development Department

Letter of Intent

I am writing this letter in attempt to obtain a permit for a shed with storage purposes placed on

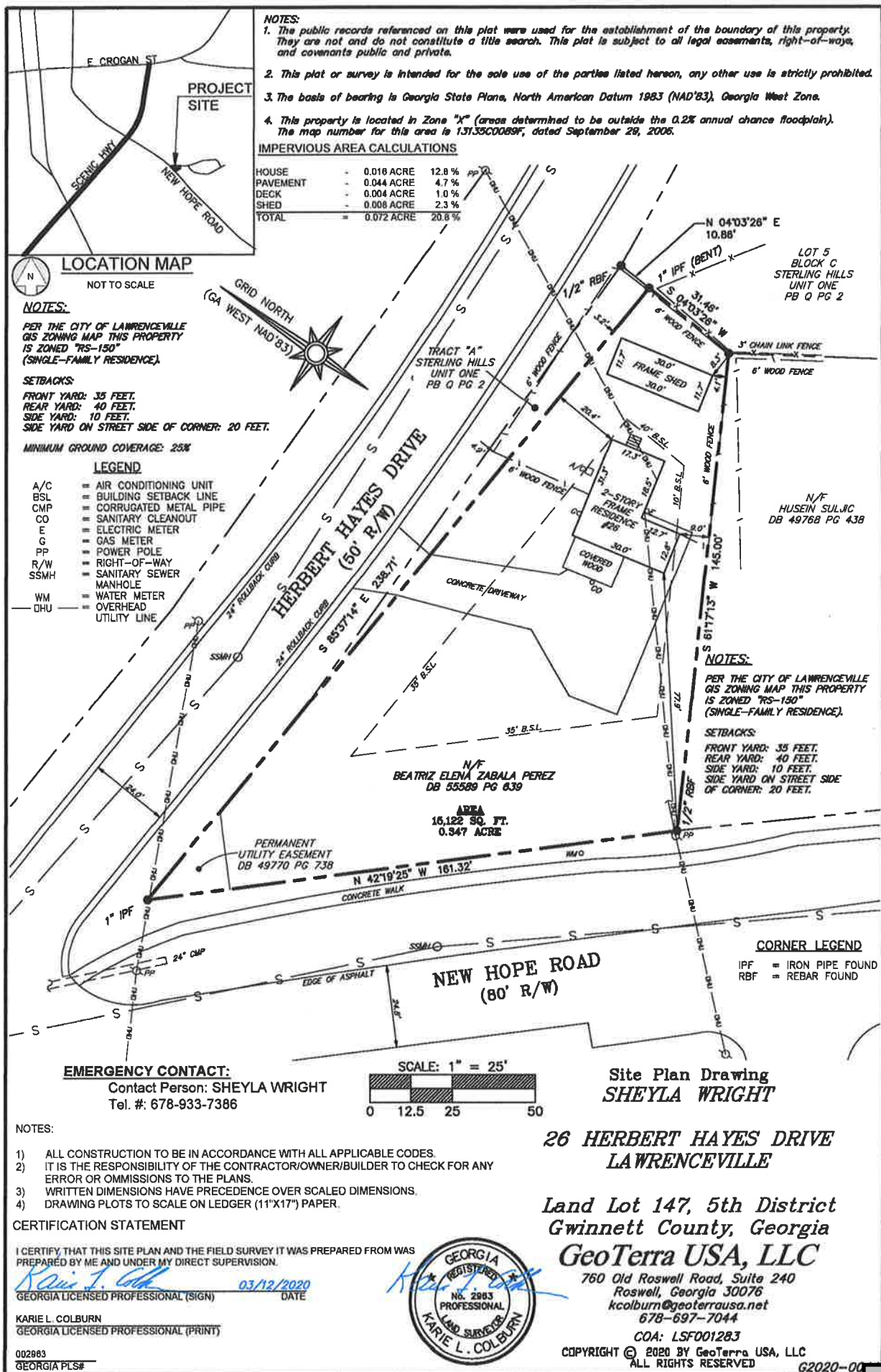
26 Herbert Hayes Drive, Lawrenceville GA 30046.

This shed was premanufactured and placed in the backyard of the house by D&K Sheds but unfortunately exceeds the size permitted by the City of Lawrenceville.

Please feel free to contact me at 678.933.7386 with any questions or concerns.

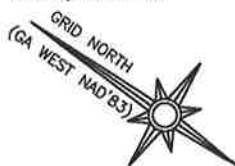
Thank you & Kind Regards,

Sheyla Wright.

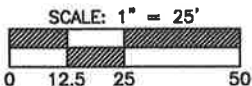


NOTES:

1. The public records referenced on this plat were used for the establishment of the boundary of this property. They are not and do not constitute a title search. This plat is subject to all legal easements, right-of-ways, and covenants public and private.
2. This plat or survey is intended for the sole use of the parties listed hereon, any other use is strictly prohibited.
3. The basis of bearing is Georgia State Plane, North American Datum 1983 (NAD'83), Georgia West Zone.
4. This property is located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). The map number for this area is 1313SC0089F, dated September 28, 2006.



AREA RESERVED FOR CLERK OF
SUPERIOR COURT STAMP

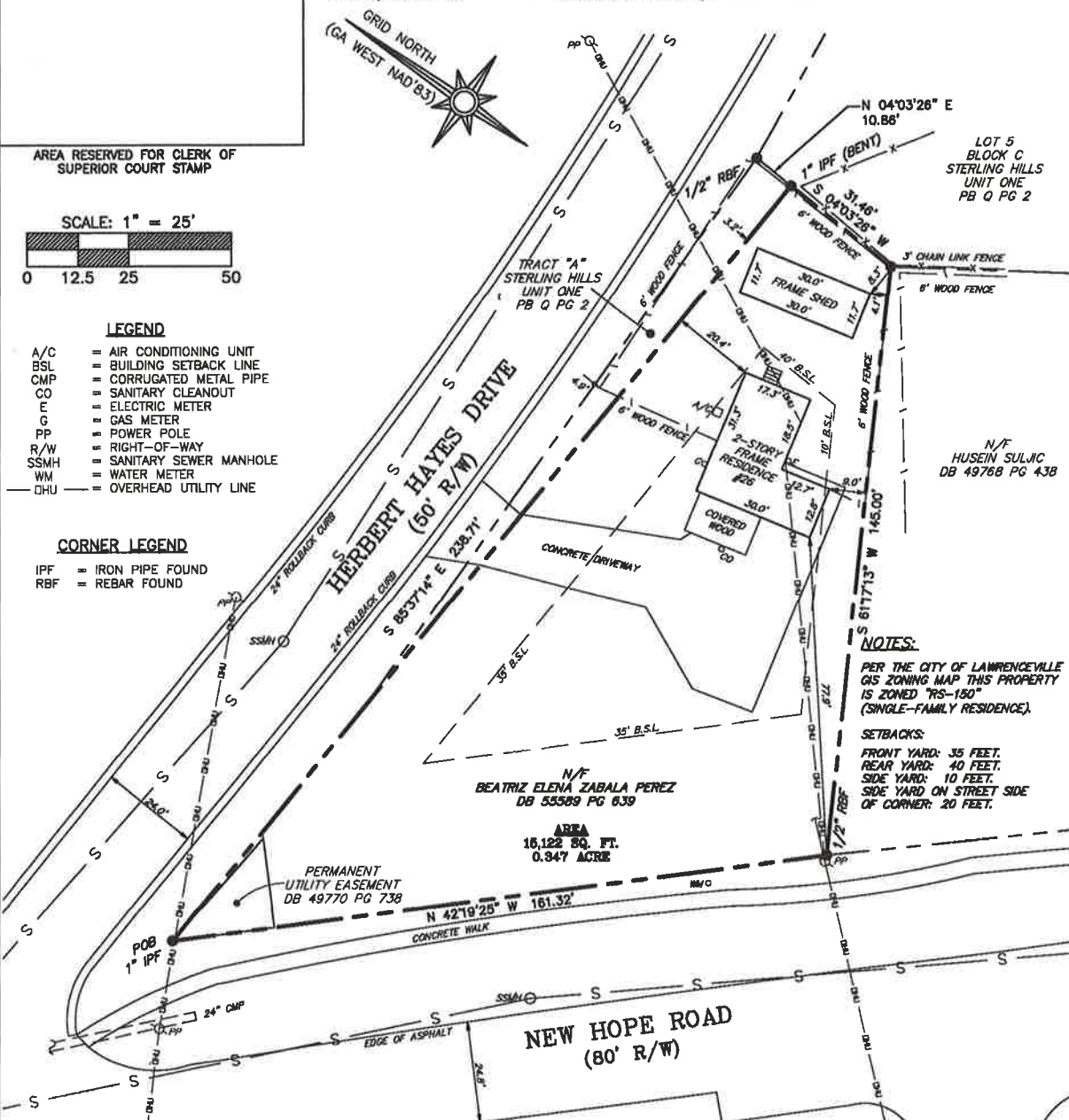


LEGEND

- A/C = AIR CONDITIONING UNIT
- BSL = BUILDING SETBACK LINE
- CMP = CORRUGATED METAL PIPE
- CO = SANITARY CLEANOUT
- E = ELECTRIC METER
- G = GAS METER
- PP = POWER POLE
- R/W = RIGHT-OF-WAY
- SSMH = SANITARY SEWER MANHOLE
- WM = WATER METER
- OHU = OVERHEAD UTILITY LINE

CORNER LEGEND

- IPF = IRON PIPE FOUND
- RBF = REBAR FOUND



NOTES:

PER THE CITY OF LAWRENCEVILLE
GIS ZONING MAP THIS PROPERTY
IS ZONED "RS-150"
(SINGLE-FAMILY RESIDENCE).

SETBACKS:

FRONT YARD: 35 FEET.
REAR YARD: 40 FEET.
SIDE YARD: 10 FEET.
SIDE YARD ON STREET SIDE
OF CORNER: 20 FEET.

CLOSURE:

Error of Closure Plot: 1 / 176,976
Positional Error: 0.08
Adjusted by: N/A (Baseline)
Field Date: March 11, 2020
Plat Date: March 12, 2020

EQUIPMENT:

- Trimble 5800 Total Station
- Trimble R10 GPS unit
- Trimble TSC3 Data Collector
- Trimble VRS Network

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.G.C.A. Section 15-6-67.

Karie L. Colburn
KARIE L. COLBURN, GAPLS #2963

03/12/2020
DATE



Boundary Survey for
SHEYLA WRIGHT

**26 HERBERT HAYES DRIVE
LAWRENCEVILLE**

Land Lot 147, 5th District
Gwinnett County, Georgia
GeoTerra USA, LLC

760 Old Roswell Road, Suite 240
Roswell, Georgia 30076
kcolburn@geoterrausa.net
678-697-7044

COA: LSF001283

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G2020-00028

City of Lawrenceville

Accessory Use Building

Regulations:

1. A Principal Permitted use has already been permitted and constructed on the zoning lot.
2. It has a maximum height of eighteen (18) feet.
3. No Accessory Use Building can cover more than two hundred fifty (250) square feet, and if there are two (2) Accessory Use Buildings on the same zoning lot, their combined area cannot cover more than four hundred (400) square feet.
4. The Accessory Use Building must be constructed from a wood frame with wood siding, including hardy plank style siding, masonry, stucco, or some combination thereof.
5. Under no circumstances shall the Accessory Use Building be constructed or repaired in whole or in part with tarp, or any tarp-like material, vinyl, plastic or PVC.
6. It is located in the rear yard.

These regulations in no way supersede any covenants placed on the zoning lot.

Zoning lots located in the **RS-60** Zoning classification are **NOT** permitted to have an Accessory Use Building.

Building Permit Requirements:

1. Survey of property (to scale)
 - A. Show location of house
 - B. Show location of accessory use building
 - C. Show dimensions to side (minimum ten feet) and rear (minimum ten feet) yards
 - D. Show dimensions and square footage of accessory use building
2. Drawing of building (or brochure)
 - A. Show height of building
 - B. Show all materials of exterior walls and roof

Applicant Name: Sheyla Wight Date: 3/12/2020

Location Address: 26 Herbert Hayes Drive Lawrenceville GA 30046

Contact Person: Sheyla Wight Phone: 678 9337386

Utilities Needed (Check all that apply): Electricity ☒ Gas ☐ Water ☐

Office Use Only

Approved: _____ Denied: _____ Square Footage: _____ Total\$ _____

Comments: _____







LAWRENCEVILLE

GEORGIA

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

Item: VAR2020-00029; Radovic Permits, LLC; 289 Johnson Road

Department: Planning and Development

Date of Meeting: Tuesday, May 26, 2020

Presented By: Todd Hargrave

Action Requested: Consideration

Summary: The applicant is requesting a variance from the Zoning Ordinance to encroach into the side and rear setbacks and to allow an accessory structure greater than the allowed square footage.

Attachments/Exhibits:

VAR2020-00029 Report
VAR2020-00029 Application
VAR2020-00029 Site Description
VAR2020-00029 Aerial Map
VAR2020-00029 Boundary Survey

**CITY OF LAWRENCEVILLE
PLANNING DEPARTMENT
VARIANCE REPORT
BOARD OF ZONING APPEALS**

VARIANCE CASE NUMBER: VAR2020-00029

PROPERTY OWNER: CALIXTO ALEJANDRO JAIRES

APPLICANT NAME: MAJA RADOVIC

PROPERTY IN QUESTION: 289 JOHNSON ROAD

PARCEL ID NUMBER: R5083 062

PRESENT ZONING: RS-150 (SINGLE-FAMILY RESIDENCE 15,000 SQUARE FEET)

ORDINANCE SECTION AFFECTED: ZONING ORDINANCE, ARTICLE VII, RS-150 SINGLE-FAMILY RESIDENCE, SECTION 7.3.1 SPACE LIMITS; DEVELOPMENT REGULATIONS, ARTICLE XIX, LAND DEVELOPMENT REQUIREMENTS, SECTION 19.5.1 BUFFER AND SETBACK REQUIREMENTS

VARIANCE TO ALLOW: ENCROACHMENT INTO BUILDING SETBACKS & 75 FOOT STREAM BUFFER IMPERVIOUS SURFACE SETBACK FOR HOUSE

VARIANCE:

To authorize such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions and not to the intentional conduct of the requesting party, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship.

EXISTING OR NEW BUILDING: New single-family residence.

ZONING RECOMMENDATION INCLUDING CONDITIONS AND SAFEGUARDS TO ENSURE CONFORMITY TO THE ZONING ORDINANCE:

The applicant is requesting a variance for a proposed single-family residence to be located at 289 Johnson Road to reduce the required front yard setbacks and to allow development into the 75 foot stream buffer impervious surface setback. This property is on a corner lot and has two front yards. The proposed change would be from the existing 50-foot setback, according to the registered plat, to a 20 foot setback for the front yard facing Johnson Road, a county road. According to the applicant's

site plan and topographic survey, the proposed house would be located within the 75 foot stream buffer impervious surface setback and within a floodplain, Zone "A".

Article VII, Section 7.3.1 of the Zoning Ordinance requires a thirty-five foot front yard setback, a 40-foot rear yard setback, and a 10-foot side yard setback along the property lines. The proposed house would encroach on the required front yard setback. Article XIX, Section 19.5.1 of the Development Regulations require a 75 foot buffer, measured horizontally, on both banks (applicable) of the stream as measured from the top of the stream bank, in which all impervious cover shall be prohibited. The proposed house would encroach on the required stream buffer impervious surface setback.

Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

The applicant wants to build a house that encroaches into the floodplain and also encroaches into the City's stream buffer impervious setback. The Engineering Department recommends denial of this variance request.



LAWRENCEVILLE

VARIANCE APPLICATION

APPLICANT: RADOVIC PERMITS, LLC. PROPERTY OWNER: Calixto Alejandro Jaire
 ADDRESS: 560 PITTMAN MILL CT. ADDRESS: 75 Randlewood Ter.
LOGANVILLE, GA 30052 Lawrenceville ga 30043
 TELEPHONE NUMBER: 404 717 4795 TELEPHONE NUMBER: 678 367 9055
 CONTACT PERSON: MAJA (MAYA) RADOVIC
 CONTACT PERSON PHONE NUMBER: 404 717 4795
 EMAIL: radovicpermits@gmail.com

PROPERTY IN QUESTION

STREET ADDRESS: 289 JOHNSON ROAD
 PROPERTY IDENTIFICATION NUMBER: (TAX PARCEL NUMBER) 51 0831 062
 PRESENT ZONING: RS150
 VARIANCE(S) REQUESTED:

BUILDING ENCROACHMENT INTO 35' FRONT
SETBACK LINE (ENCROACHMENT OF MAXIMUM
15').

Maja Radovic 4-2-2020
 SIGNATURE OF APPLICANT DATE

MAJA RADOVIC 4-2-2020
 TYPED OR PRINTED NAME DATE

J Sanchez 04/02/2020
 NOTARY PUBLIC DATE

Calixto Alejandro Jaire 4-2-2020
 SIGNATURE OF PROPERTY OWNER DATE

Calixto Alejandro Jaire 4-2-2020
 TYPED OR PRINTED NAME DATE

J Sanchez 04/02/2020
 NOTARY PUBLIC DATE

* If there are multiple owners for one project, each owner must submit an application form. Only one fee is required. Multiple applications with one owner, must be separate applications, with separate fees.



LAWRENCEVILLE

INDEMNIFICATION AND WAIVER FORM

I, CALIXTO ALEJANDRO JAIMES do hereby agree to indemnify and defend the City of Lawrenceville should any litigation arise as a result of the variance being granted by the Lawrenceville Board of Zoning Appeals.

I realize and understand that when the City of Lawrenceville grants a variance it is agreeing not to enforce a city ordinance and that, as a result, the City incurs a risk of being sued due to the granting of the variance. I, therefore, agree that I will be responsible for all costs in the event litigation arises concerning the granting of a variance and will hold the City harmless for any expenses I incur to defend any claims on the granting of the variance.

This 3rd day of APRIL, 2020.

Signature

Title

Calixto Jaimés 4-2-20

PROPERTY OWNER



LAWRENCEVILLE

DEMONSTRATION QUESTIONNAIRE

Demonstrate the special conditions and circumstances that exist which are peculiar to the land, structure, or building for which the variance is being requested:

30' STREAM BUFFER REQUIREMENT, FEMA FLOODPLAIN LIMITS

Demonstrate that these special conditions or circumstances are unique to this property:

SPECIAL CONDITIONS ARE NOT UNIQUE TO THIS PROPERTY ONLY

Demonstrate that these special conditions or circumstances are not the result from actions of the applicant:

NO, THE CONDITIONS PREVIOUSLY MENTIONED ARE NOT THE RESULT FROM ACTIONS OF THE PROPERTY OWNER.

Demonstrate that the variance requested is the minimum variance that will make possible the reasonable use of land, structure, or building:

REQUESTED VARIANCE WILL ALLOW THE PROPOSED HOUSE LOCATION RELATED TO THE BUFFER & FLOODPLAIN FEATURES.

Demonstrate that the request is in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

WITH THIS MINIMUM ENCKOACHMENT OF 15 FEET THE PROPOSED BUILDING STRUCTURE WILL NOT CREATE ANY NEGATIVE IMPACT TO THE NEIGHBORHOOD OR TO THE PUBLIC WELFARE.

ALL THAT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 83 OF THE 5TH DISTRICT
OF GWINNETT COUNTY, GEORGIA, LOT 16, BLOCK "I", UNIT 6 OF THE STONE MILL
SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE INTERSECTION OF THE SOUTHERN SIDE OF BLAZING RIDGE
WEST (HAVING A 50' RIGHT-OF-WAY) AND THE SOUTHWESTERLY SIDE OF JOHNSON ROAD
HAVING A (80' RIGHT-OF-WAY), THENCE PROCEEDING ALONG THE RIGHT-OF-WAY OF
JOHNSON ROAD FOLLOWING THE CURVATURE AN ARC LENGTH OF 199.34 FEET HAVING A
1472.39 RADIUS AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 32 DEGREES 13
MINUTES 28 SECONDS EAST A CHORD DISTANCE OF 199.18 FEET TO A 1/2" REBAR FOUND;
THENCE LEAVING SAID RIGHT-OF-WAY OF JOHNSON ROAD SOUTH 60 DEGREES 30 MINUTES
07 SECONDS WEST A DISTANCE OF 223.07 FEET TO A 1/2" REBAR FOUND; THENCE NORTH
28 DEGREES 20 MINUTES 32 SECONDS WEST A DISTANCE OF 199.07 FEET TO A 1/2" REBAR
FOUND AND THE RIGHT-OF-WAY OF BLAZING RIDGE WEST; THENCE ALONG SAID RIGHT-OF-WAY
NORTH 60 DEGREES 31 MINUTES 18 SECONDS EAST A DISTANCE OF 209.58 FEET TO A IRON
PIN SET AND THE POINT OF BEGINNING.

DESCRIBED TRACT OR PARCEL OF LAND CONTAINS 42,599 SQUARE FEET OR 0.98 ACRES.

04/03/2020

To: Board of Zoning Appeals

City of Lawrenceville

70 S Clayton St. P.O. Box 2200

Lawrenceville, Ga 30046

Dear Sir/Madam;

Variance to encroach Building Front Setback for 289 Johnson Road

We are seeking relief from the City of Lawrenceville and requesting an encroachment of a maximum of 15 feet into the 35 feet front setback line on the property owned by Alejandro Calixto Jaimes (per Zoning Ordinance Article I, 102.3 RS 150 Single Family Residential District).

The variance if granted will not be materially detrimental or injurious to other properties or improvements in the neighborhood in which the subject property is located.

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

Respectfully submitted,

Maja (Maya) Radovic

Radovic Permits, LLC

404-717-4795

Board of Zoning Appeals

5/8/2020

City of Lawrenceville

70 S Clayton St. P.O. Box 2200

Lawrenceville, GA 30046

Dear Sir/Madam,

Variance to encroach 75- foot impervious stream buffer on the property located at 99 Johnson Road

We are seeking relief from the City of Lawrenceville and requesting an encroachment of a maximum 650 SF into the 75-foot impervious stream buffer in order to build a residential house on the property owned by Alejandro Calixto (per City Development Regulations Article XIX – Model Stream Buffer Protection Ordinance).

Due to the stream bed location and 25-foot State buffer, 50-foot undisturbed natural vegetative buffer , and 75-foot impervious setback buffer it is impossible to find a location outside of the 75-foot impervious buffer to place the house.

On-site mitigation for the impervious buffer impact will be provided as a combination of trees/shrubs planting and the mulch area under building overhang (see revised site plan with calculations and planting plan added).

The variance if granted will not be materially detrimental or injurious to other properties or improvements in the neighborhood in which the subject property is located.

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

Respectfully submitted,

Maja (Maya) Radovic

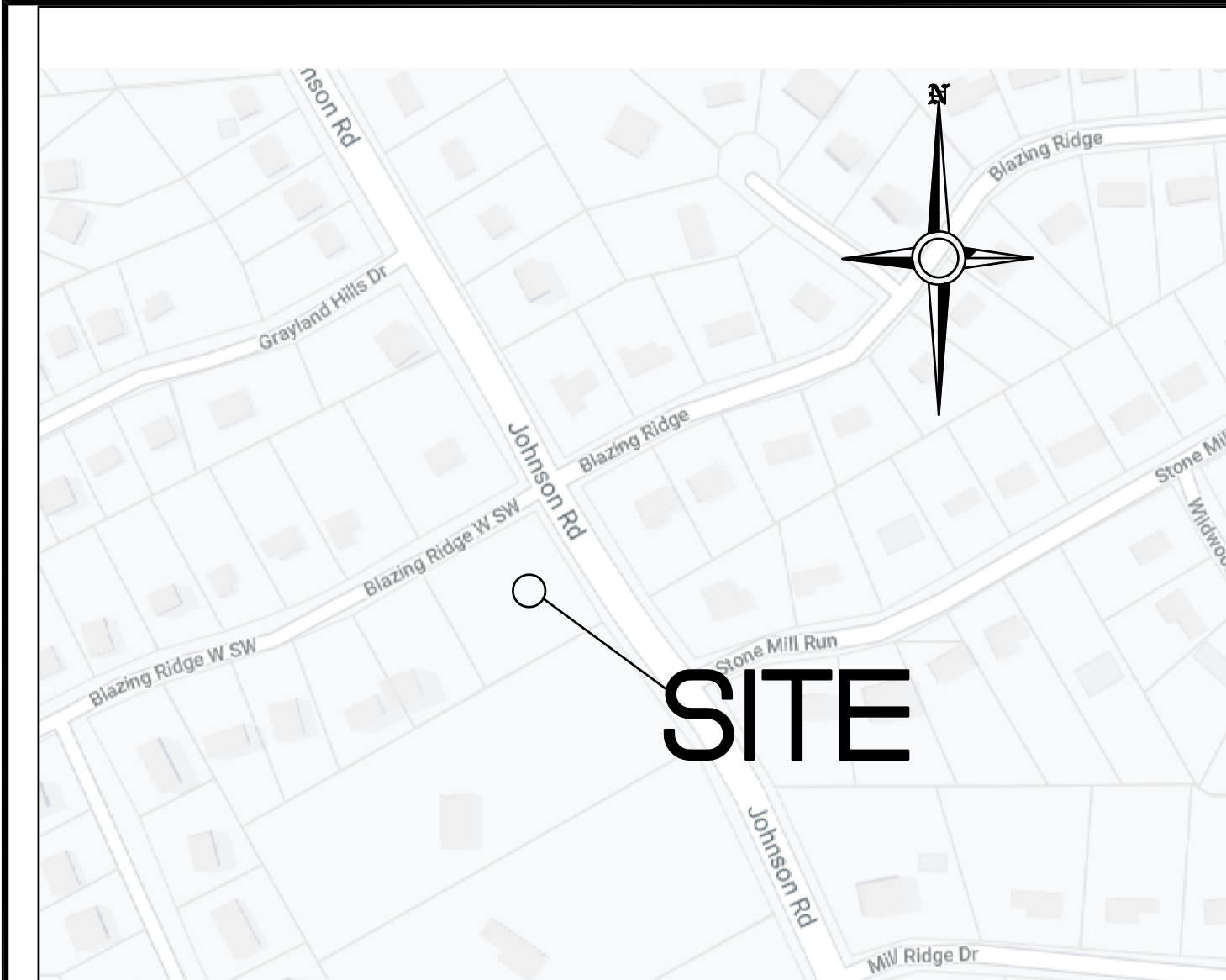
Radovic Permits, LLC.

404-717-4795

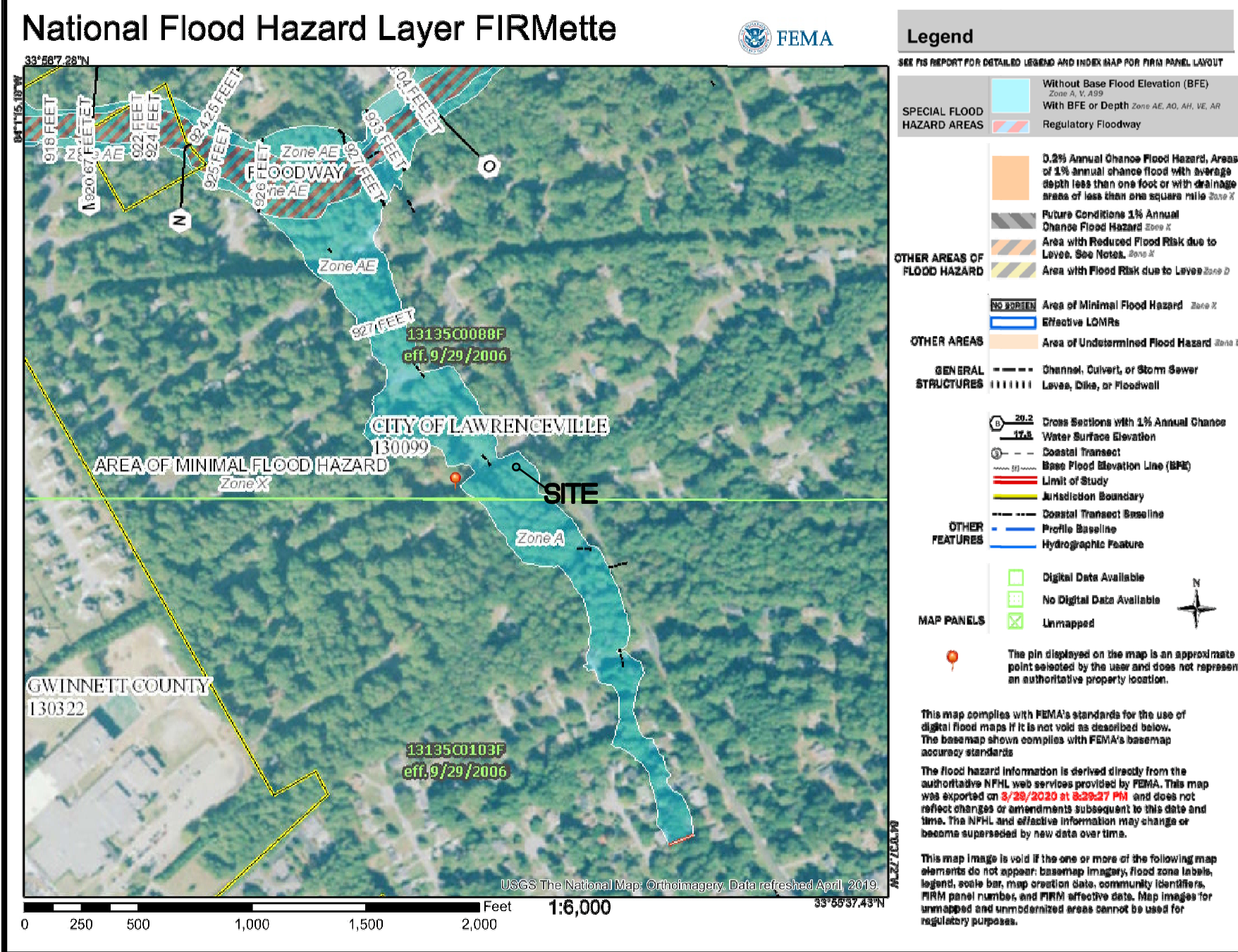
Site Description

The site to be developed is Stone Mill S/D, Unit 6, Lot 16, Block "I" and consists 0.98 acres rectangular shaped. The site is located at the northeast corner of Blazing Ridge West and Johnson Road in the City of Lawrenceville. The site is sparsely wooded with a few matured hardwoods and thin undergrowth. The site is traverse by a tributary of Pew Creek. The tributary runs northwest and drains the entire site. Based on site survey data relief across the site is about 10 feet with the lowest elevation of about 934 feet and height around the southeast corner. The survey also indicates that most of the property, with the exception of areas close to the right of way of Johnson Road, is designated Zone "A" on the Federal Emergency Management Agency FIRM panel, for the city of Lawrenceville.

Proposed improvements call for a single residential structure that will be supported on piers (within the flood plain limits) and foundation walls (elsewhere). The piers and walls will provide support for the beams/girders on which the house will sit. The bottom of these beams/girders will be least 3 feet above the flood elevation. To mitigate encroachment into the 25 feet impervious buffer mitigation in the form of trees and shrubs installation is proposed. Additional water quality devices capturing and treating runoff from paved surfaces will be recommended.



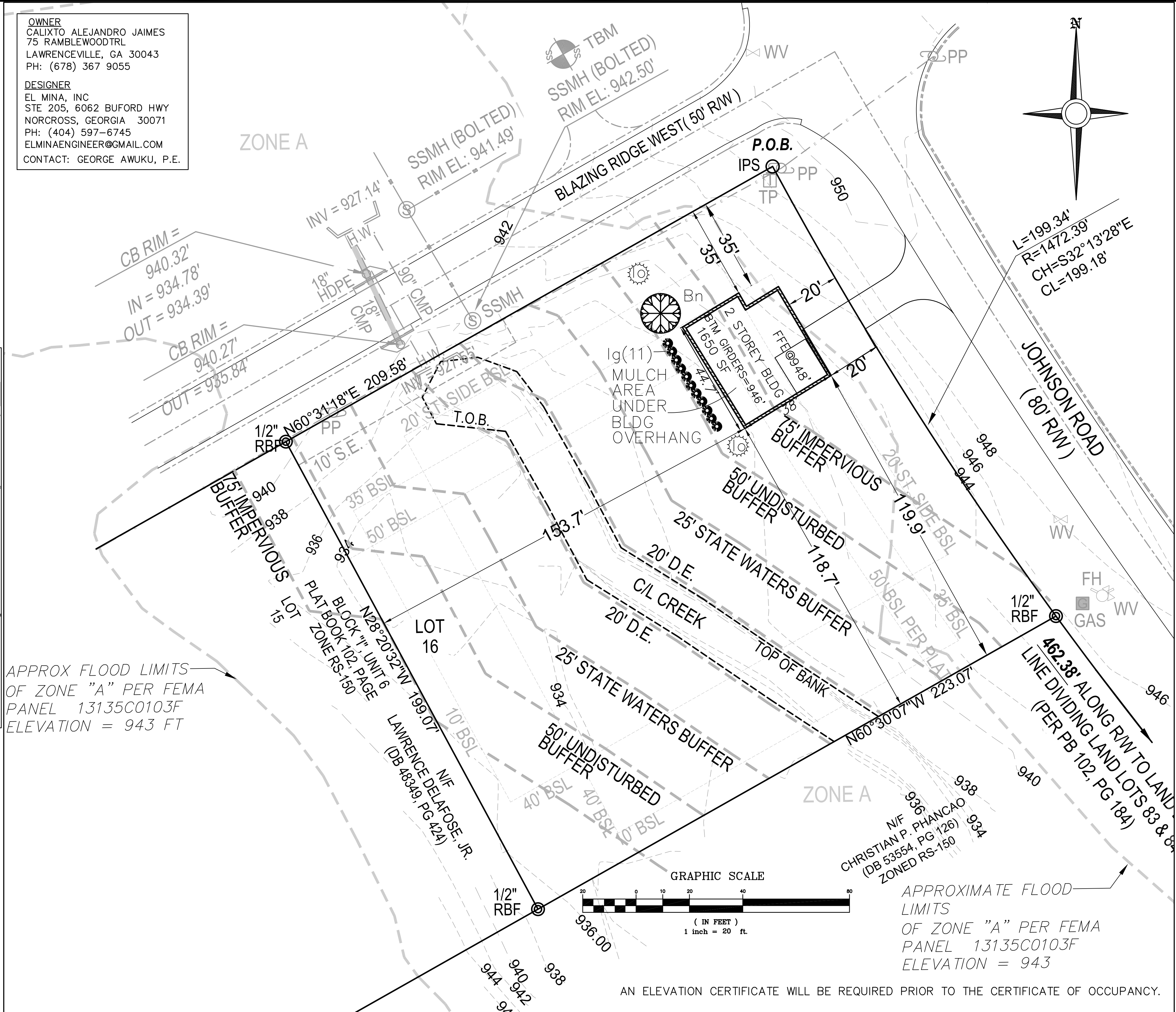
SITE LOCATION PLAN – NTS



TOTAL SITE = 0.98 AC
TOTAL DISTURBED AREA = 0.10 AC
ZONING SUMMARY: RS-150
RESIDENTIAL LOT
FRONT SETBACK 35'
SIDE SETBACK 10'
REAR SETBACK 40'
MIN. LOT FRONTAGE 85'
MAX. BLDG HEIGHT 35'
MIN. STREET SIDE 20'
MIN. LOT SIZE 15,000 SF
PERCENTAGE OF LOT COVERAGE = 0.06 AC/0.98 AC = 6%

- NOTES:
1. NO WETLANDS ON THE SITE
 2. THERE ARE STATE WATERS ON THE PROPERTY.
THE SITE IS LOCATED WITHIN "A" ZONE AS DEFINED BY F.I.R.M
COMMUNITY PANEL No 13135C0088F
FOR CITY OF LAWRENCEVILLE, GEORGIA (9/29/2006).
 3. PORTIONS OF THIS SITE LIES WITH A DESIGNATED FLOOD PLAIN.
FOR CITY OF LAWRENCEVILLE, GEORGIA (9/29/2006).
 4. PAVED AREAS TO FLOW INTO A WATER QUALITY DEVICE(S).

OWNER
CALIXTO ALEJANDRO JAIMES
75 RAMBLEWOOD TRAIL
LAWRENCEVILLE, GA 30043
PH: (678) 367 9055
DESIGNER
EL MINA, INC
STE 205, 6062 BUFORD HWY
NORCROSS, GEORGIA 30071
PH: (404) 597-6745
ELMINAENGINEER@GMAIL.COM
CONTACT: GEORGE AWUKU, P.E.



MITIGATION FOR IMPERVIOUS BUFFER IMPACT

TOTAL IMPACT BUFFER AREA = 650 SF
25' X 650 = 163 SF
LARGE TREES = 163/200 = 0.8 (1)
SMALL TREES = 163/100 = 1.6 (2)
SHRUBS = 163/16 = 10.2 (11)
BALANCE = 75% X 650 = 487.5 (488) SF
WOOD CHIP MULCH COVER
AREA TREATED = 162.5 + 487.5 = 650 SF

KEY	LARGE TREE	QTY	SIZE	SPACING
	RIVER BIRCH	1	+8-FT	AS SHOWN
	SMALL TREE			
	AMERICAN HOLLY	2	+6-FT	AS SHOWN
	SHRUB			
	INKBERRY	11	3 GAL	24" OC
	GROUND COVER			
	WOOD CHIP MULCH 3" MIN THICKNESS			

SITE PLAN
FOR
99 JOHNSON ROAD
LAWRENCEVILLE, GA 30043
LAND LOT 083, 5TH DISTRICT
PARCEL ID: 5-083-062 GWINNETT COUNTY

DATE: 02/06/2020			
SCALE: HORIZ. 1"=20' VERT.	N/A		
BEING: 0.98 ACRE			
LAND LOT(S):	083		
DISTRICT:	5TH		
PARCEL ID:	5-083-062		
COUNTY:	WINNETT		
DESIGNED:	LMA		
DRAWN:	LMA		
CHECKED:	GA		





*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area
File # VAR2020-00029**

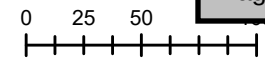
**Applicant:
Maja Radovic**

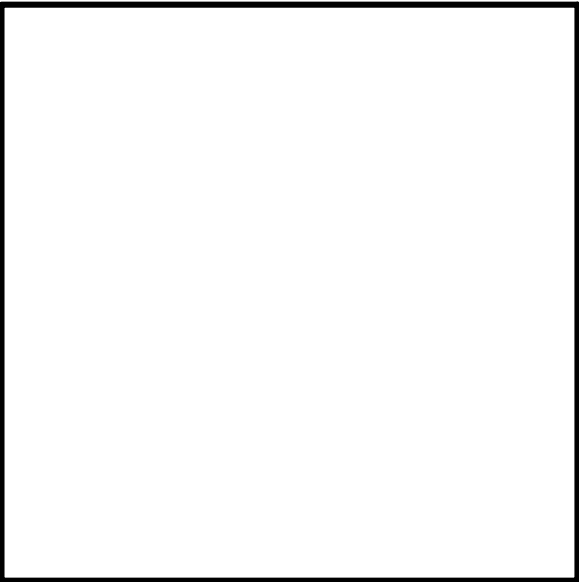
Legend

-  Subject Parcel
-  Roads
-  Parcels



Page 35





RESERVED FOR CLERK OF COURT

CURRENT ZONING

ZONED: RS-150 (CITY OF LAWRENCEVILLE DISTRICT)
MIN. YARD ADJACENT TO PUBLIC STREET
FRONT YARD: 35 FEET
FRONT YARD PER PB 102, PG 184: 50 FEET
SIDE YARD: 10 FEET
STREET SIDE: 20 FEET
REAR YARD: 40 FEET

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 295.303 FEET.

THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.

THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A.
MAP NUMBER: 13135C0103F & 13135C0088F (ZONE A)

EQUIPMENT USED:

TOPCON ROBOTIC D 2 TOTAL STATION
TOPCON RTK GPS ROVER

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
REGISTERED LAND SURVEYOR #3144, LSF 001321

4/16/2020

DATE

PLAT CERTIFICATION NOTICE

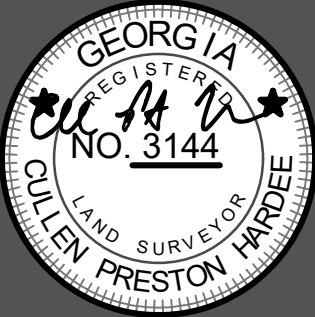
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

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

CERTIFICATE OF AUTHORIZATION
NO. LSF001321

SHEET 1 OF 2



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR :

ALEJANDRO CALIXTO JAIMES

SCALE: 1" = 50' LAND LOT: 83 DISTRICT.: 5TH SECTION.: N/A

DATE: 4/16/2020 SUBDIVISION: LOT 16, BLOCK "I", UNIT 6, STONE MILL

FIELD DATE: 12/06/2019 COUNTY: GWINETT GEORGIA

LEGAL REFERENCES:

DEEDS: DB 56638 PG 122

PLATS: PB 102 PG 184

PROJECT REF: 99 JOHNSON RD



Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811



UNITED LAND
SURVEYING

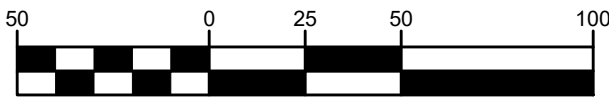
PHONE: 678-293-5232
1258 CONCORD ROAD SUITE #103
SMYRNA, GEORGIA 30080

RESIDENTIAL & COMMERCIAL
CERTIFICATE OF AUTHORIZATION
NO. LSF001321

RESERVED FOR CLERK OF COURT

THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES,
SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.

GRAPHIC SCALE



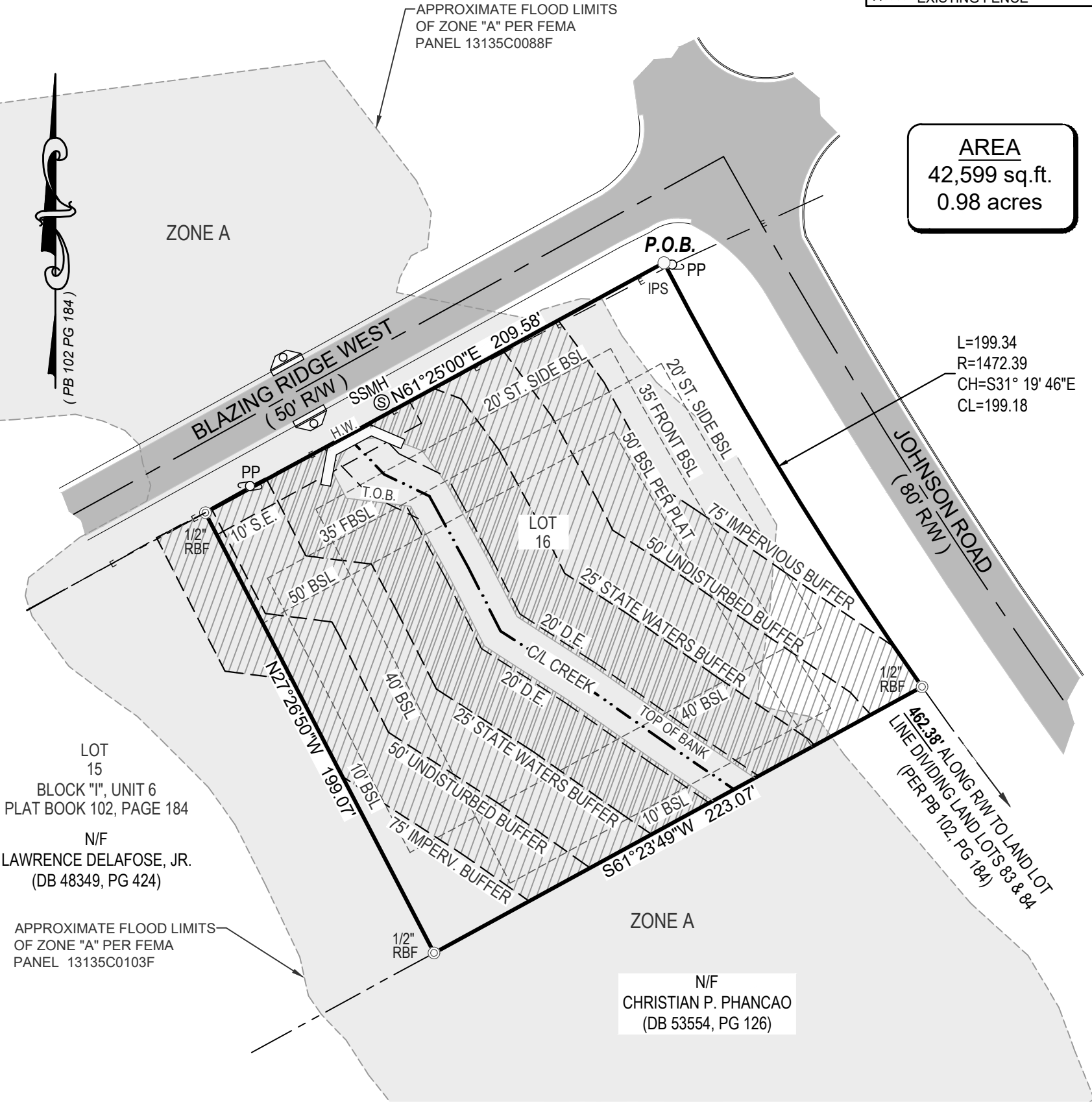
(IN FEET)
1 inch = 50 ft.

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
- FLARED END SECTION
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- IRON PIN FOUND (IPF)
- CONC. MONUMENT SET (CMS)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- EXISTING FENCE

AREA
42,599 sq.ft.
0.98 acres

L=199.34
R=1472.39
CH=S31° 19' 46"E
CL=199.18

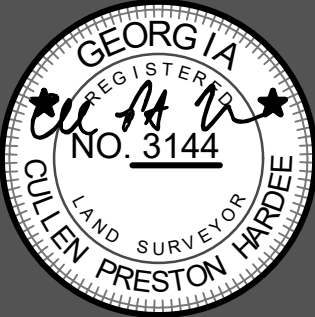


LOT 15
BLOCK "I", UNIT 6
PLAT BOOK 102, PAGE 184
N/F
LAWRENCE DELAFOSE, JR.
(DB 48349, PG 424)

APPROXIMATE FLOOD LIMITS
OF ZONE "A" PER FEMA
PANEL 13135C0103F

N/F
CHRISTIAN P. PHANCAO
(DB 53554, PG 126)

SHEET 2 OF 2



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR :

ALEJANDRO CALIXTO JAIMES

SCALE: 1" = 50' LAND LOT: 83 DISTRICT.: 5TH SECTION.: N/A

DATE: 4/16/2020 SUBDIVISION: LOT 16, BLOCK "I", UNIT 6, STONE MILL

FIELD DATE: 12/06/2019 COUNTY: GWINETT GEORGIA

LEGAL REFERENCES:

DEEDS: DB 56638 PG 122

PLATS: PB 102 PG 184

PROJECT REF: 99 JOHNSON RD



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OR DIAL 811



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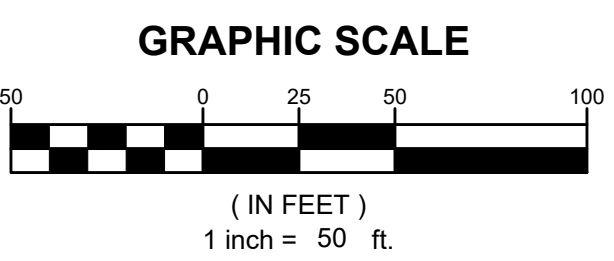
PHONE: 678-293-5232
1258 CONCORD ROAD SUITE #103
SMYRNA, GEORGIA 30080

RESIDENTIAL & COMMERCIAL
CERTIFICATE OF AUTHORIZATION
NO. LSF001321

RESERVED FOR CLERK OF COURT

THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES,
SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.

GRID NORTH
GA WEST ZONE

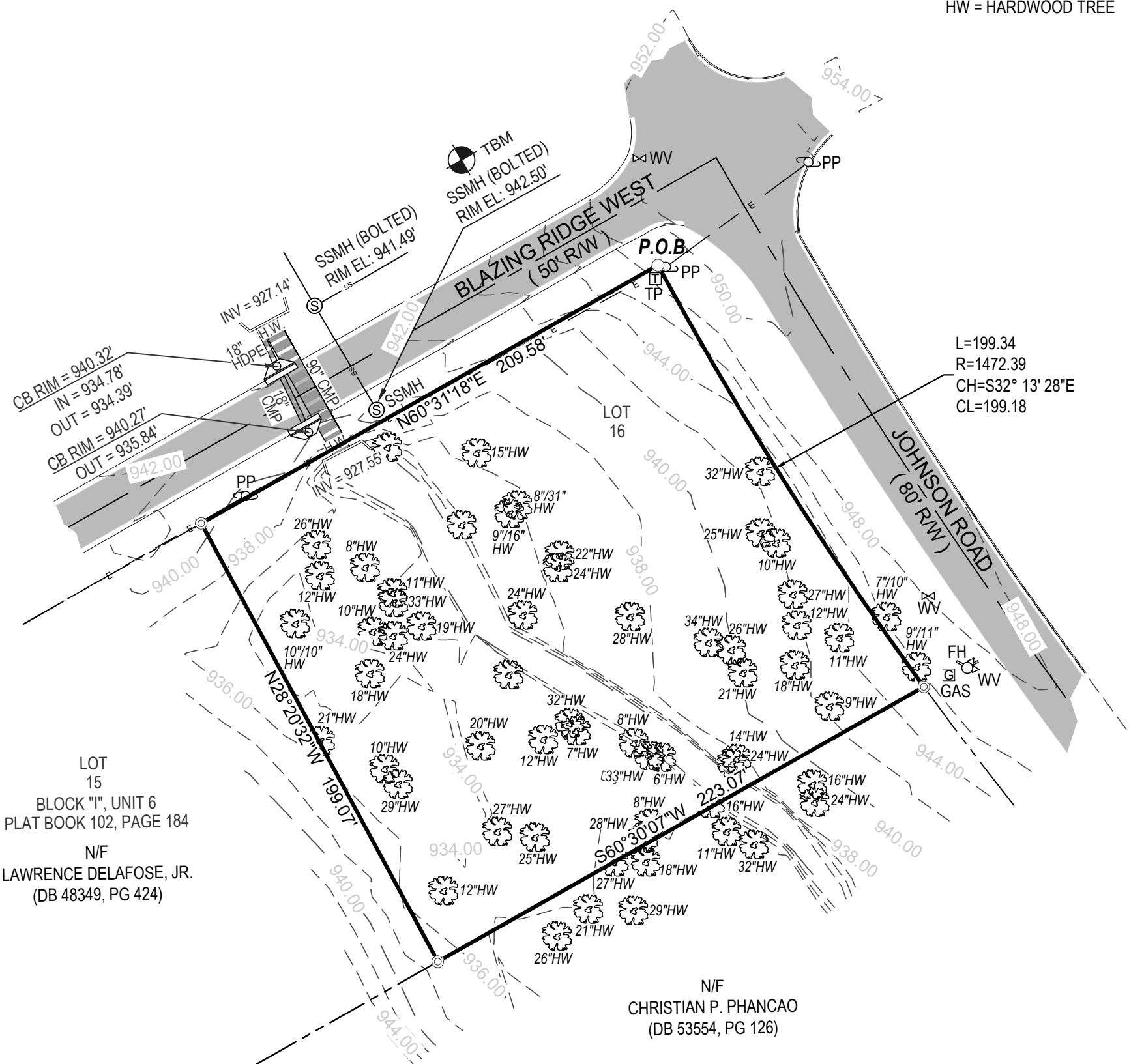


AREA
42,599 sq.ft.
0.98 acres

LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
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- 1/2 IRON PIN SET (IPS)
- IRON PIN FOUND (IPF)
- CONC. MONUMENT SET (CMS)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- EXISTING FENCE

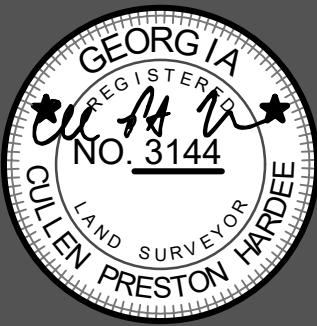
HW = HARDWOOD TREE



LOT 15
BLOCK "I", UNIT 6
PLAT BOOK 102, PAGE 184
N/F
LAWRENCE DELAFOSE, JR.
(DB 48349, PG 424)

N/F
CHRISTIAN P. PHANCAO
(DB 53554, PG 126)

SHEET 3 OF 3



ABOVE THE GROUND AS BUILT & TOPOGRAPHIC SURVEY PREPARED FOR :			
ALEJANDRO CALIXTO JAIMES			
SCALE: 1" = 50'	LAND LOT: 83	DISTRICT.: 5TH	SECTION.: N/A
DATE: 4/15/2020	SUBDIVISION: LOT 16, BLOCK "I", UNIT 6, STONE MILL		
FIELD DATE: 1/30/2020	COUNTY: GWINNETT		GEORGIA
LEGAL REFERENCES:		Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 282-7411 THROUGHOUT GEORGIA OR DIAL 811	
DEEDS: DB 56638 PG 122			
PLATS: PB 102 PG 184			
PROJECT REF: 20-022			

UNITED LAND SURVEYING

PHONE: 678-293-5232
1258 CONCORD ROAD SUITE #103
SMYRNA, GEORGIA 30080

**RESIDENTIAL & COMMERCIAL
CERTIFICATE OF AUTHORIZATION**
NO. LSF001321