

1. Meeting Documents

Documents:

[ZBA_10-21-2025 AGENDA_V2.PDF](#)

[ZBA_10-21-2025 PACKET.PDF](#)



ZONING BOARD OF APPEALS

AGENDA

October 21, 2025 at 6:30PM

CITY HALL COUNCIL CHAMBERS
310 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092
www.peachtreecornersga.gov

[View the live stream](#)

A. Call to Order

B. Roll Call

C. New Business – Variance:

1. **V2025-005 6167 Rosecommon Drive.** Request to allow for accessory structures to be located in the front yard at 6167 Rosecommon Drive in Dist. 6, Land Lot 346, Peachtree Corners, GA.

D. Departmental Updates

E. Adjournment



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V2025-005
6167 Rosecommon Drive



Zoning Board of Appeals: October 21, 2025 – 6:30PM

CASE NUMBER:	V2025-005
PROJECT LOCATION:	6167 Rosecommon Drive
ACREAGE:	±0.55 acres
CURRENT ZONING:	R-100 (Single Family Residence District)
APPLICANT/OWNER:	Frank and Karen Opp 6167 Rosecommon Drive Peachtree Corners, GA 30092
STAFF RECOMMENDATION:	APPROVAL with conditions of V2025-005

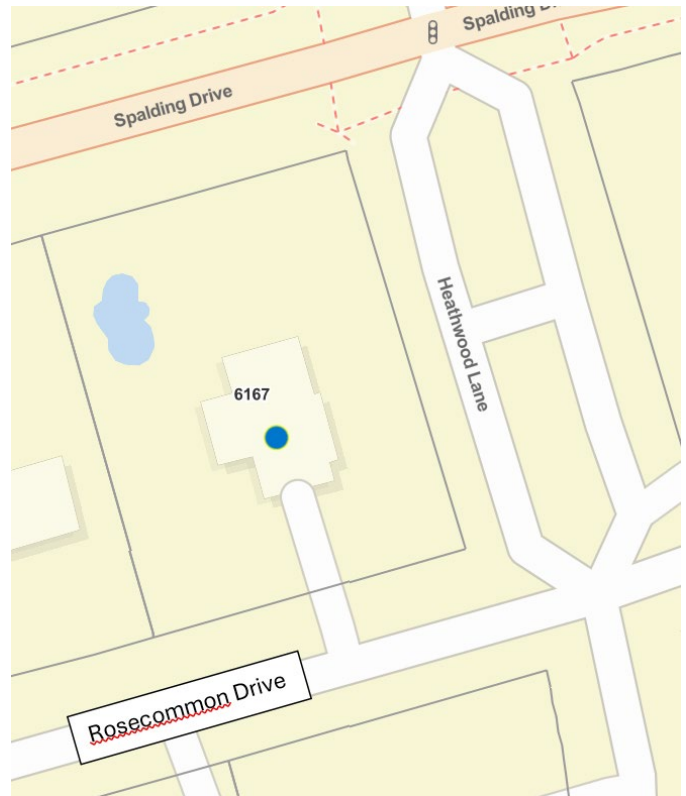
REQUEST AND BACKGROUND

The applicant is requesting a variance to allow for accessory structures to be located within a front yard.

The subject property, 6167 Rosecommon Drive, is located within the Spalding Corners subdivision; and is zoned R-100 (Single Family Residence District). The parcel is approximately 0.55 acres and has three fronts, as defined by *Article III – Definitions*, of the City's Zoning Ordinance (Spalding Drive, Heathwood Lane, and Rosecommon Drive).

As currently constructed, the property is developed with a two-story brick house, rear deck, 6-foot wooden fence, pool, pool deck, pool shelter, cabana, pergola, and sound mitigation canopy. Based on historic aerial photography, all accessory structures, with the exception of the sound mitigation canopy, were installed prior to the City's incorporation.

The sound mitigation canopy is attached to the existing fence, which runs along the northern (Spalding Drive) property line. While both fences and structures (in this case, the canopy) are considered to be accessory structures and permitted to encroach upon required setbacks, fences may be located within a front yard and do not require compliance with the supplemental regulations of typical accessory structures. The sound mitigation canopy, however; does require compliance with the accessory structure and permitted encroachments standards. As such, the canopy should have been installed a minimum of five feet from the northern (Spalding Drive) property line.



Staff notes that this is partially an after-the-fact request, as the existing sound mitigation canopy has been partially constructed. That said, when the applicant was issued a Notice of Violation (NOV) by PTC Code Enforcement, the

applicant halted construction and immediately started working with city staff to bring all structures on the property into compliance.

ZONING HISTORY

The subject property is located within Unit I of the Spalding Corners subdivision, along the Southern side of Spalding Drive. and is zoned R-100 (Single Family Residence District). Adjacent properties to the north, south, east, and west are also zoned R-100 and within the Spalding Corners subdivision.

APPLICABLE CODE REQUIREMENTS

Article III. – Definitions.

Accessory Structure. A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use.

Yard, Front. An open, unoccupied space on the same lot with a principal building or use, extending the full width of the lot and located between the street line and the front line of the building projected parallel to the street to the side lines of the lot. Corner lots shall be considered to have two front yards.

Article VI, Sec. 600. – Accessory Uses or Structures.

Accessory structures shall be permitted only in rear yards, except as otherwise provided in this Resolution. In an R (residence) district, accessory uses customarily located within front or side yards of residences may include but shall not be limited to the following: walls and fences as permitted in Section 700, mailboxes, driveways, walkways, lamp posts, landscaping, vegetable gardens provided they do not exceed 30 percent of the front yard, signs meeting the standards of the City Sign Ordinance and basketball goals adjacent to driveways. No accessory uses or structures, except driveways, mailboxes or landscaping shall be located within a public right-of-way.

Accessory uses customarily located within rear yards of residences may include but shall not be limited to the following: storage buildings, patios, swimming pools, dog runs, dog pens and houses, detached garages, tennis courts, playground equipment, fences and walls as permitted in Section 700. Any accessory use or structure, except walls, fences, driveways and landscaping, shall comply with the following:

2. Properties on which the primary structure is two or more stories shall be permitted an accessory structure in accordance with the following:
 - a. The accessory structure ground floor area shall not exceed 50% of the habitable square footage of the primary structure or 800 square feet, whichever is less.
 - b. The accessory structure shall not exceed two stories and/or 30 feet in height, whichever is less.
 - c. One-story accessory structures, not exceeding 16 feet in height, shall be set back at least five feet from any property line, except as otherwise provided within the R-TH and R-ZT zoning districts, and except for permitted encroachments as authorized in Section 705.
 - d. Two-story accessory structures shall be set back at least fifteen (15) feet from any property line, except as otherwise provided within the R-TH and R-ZT zoning districts, and except for permitted encroachments as authorized in Section 705.

VARIANCE REQUIREMENTS

Staff is including the specific conditions that must be considered for a variance to be granted in an effort to assist the Zoning Board of Appeals in considering the application and its merits.

Variances from the provisions or requirements of this division shall be authorized only in such individual cases of unnecessary hardship upon a finding by the Zoning Board of Appeals that:

- A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography; and
- B. The application of the Resolution to this particular piece of property would create an unnecessary hardship; and
- C. Such conditions are peculiar to the particular piece of property involved; and
- D. Such conditions are not the result of any actions of the property owner; and
- E. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this Resolution.

STAFF RECOMMENDATION

The subject property is approximately ± 0.55 acres and has three front yards (Spalding Drive, Heathwood Lane, and Rosecommon Drive) as defined by the City of Peachtree Corners Zoning Ordinance. The applicant is requesting to allow accessory structures to be located within a front yard.

With the exception of the sound mitigation canopy, the existing accessory structures on the property were constructed prior to the City's incorporation. It should be noted that until early winter 2024, the yard along Spalding Drive was well buffered by a row of mature Leland Cypress trees (See Figure 1). This buffer provided adequate sound mitigation, and it was not until the trees became diseased and had to be removed that the applicant noticed how much sound mitigation the trees had been providing and began looking into other mitigation options. The three frontages, lack of mature buffering trees, and the property sitting lower than Spalding Drive and gradually, but significantly sloping towards the southwestern corner of the parcel, are extraordinary and exceptional conditions pertaining to this particular property creating several hardships.

(Figure 1: View from Spalding Drive - September 2023)



While typical corner lots (parcels with two frontages) are not uncommon, a corner lot, with frontage along three roads, is uncommon and peculiar to this particular piece of property. As such, the literal interpretation and strict application of the front setbacks along Spalding, Heathwood, and Rosecommon, (50', 35', and 50', respectively) would result in a buildable 'yard' that would leave a small portion (approximately 3,000 square feet) of usable space within the Opps 'rear' yard. It should be noted that other properties along Rosecommon (within the Spalding Corners neighborhood and with Spalding Drive frontage) have approximately $\pm 4,000$ square feet of usable space.

Further, properties with only one front yard and within Spalding Corners, have approximately $\pm 12,000$ square feet of usable space within their rear yards.

The requested variance does not go above the minimum necessary to afford relief. The applicant is asking to complete the construction of the existing, approximately 300-square foot, sound mitigation canopy (see Figure 2), as they intend to install sound absorbing and reflecting plexiglass on top of the structure to abate the sound nuisance from Spalding Drive.

(Figure 2: existing sound mitigation canopy (view from the applicant's yard, looking north))



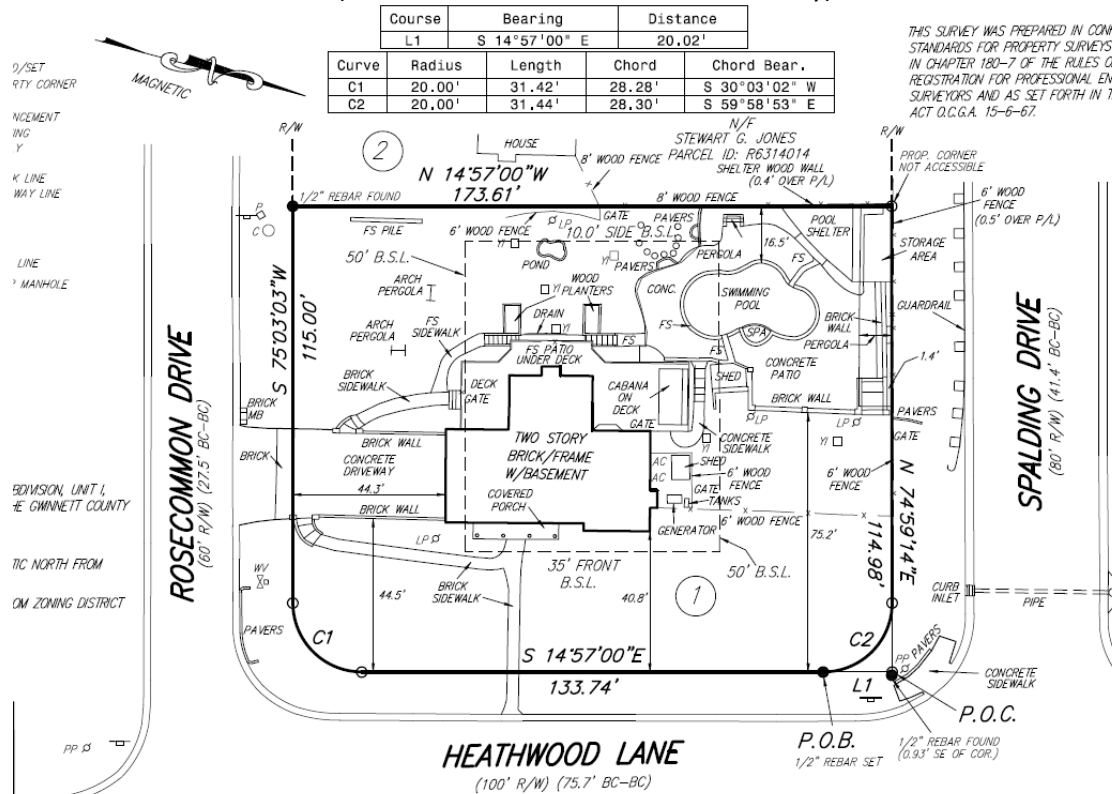
While the sound mitigation canopy installation is the result of actions of the property owner, had the mature Leland Cypress trees along Spalding Drive not been removed due to disease, it is unlikely that the mitigation canopy would have been necessary. (See Figure 3)

(Figure 3: View from Spalding Drive September 2025)



Relief, if granted, would be in harmony with the general purpose and intent of the Zoning Ordinance and would not cause substantial detriment to the public good. Setbacks are intended to provide adequate separation between accessory structures and adjacent properties. In this case, the sound mitigation canopy is adjacent to public right-of-way (Spalding Drive) and would not impact adjacent properties.

(6167 Rosecommon Drive as-built survey)



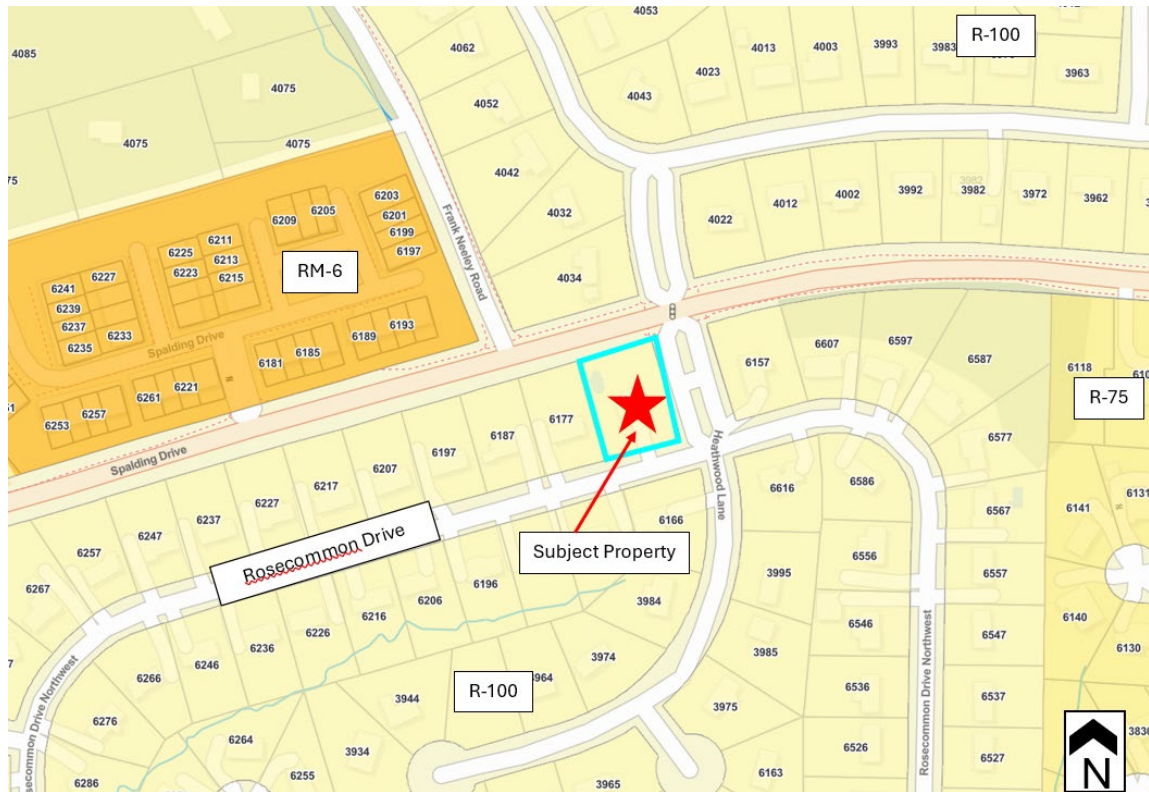
Due to extraordinary or exceptional conditions on the site which have created unnecessary hardship, the Department of Community and Development supports the proposed variance request.

STAFF RECOMMENDATION

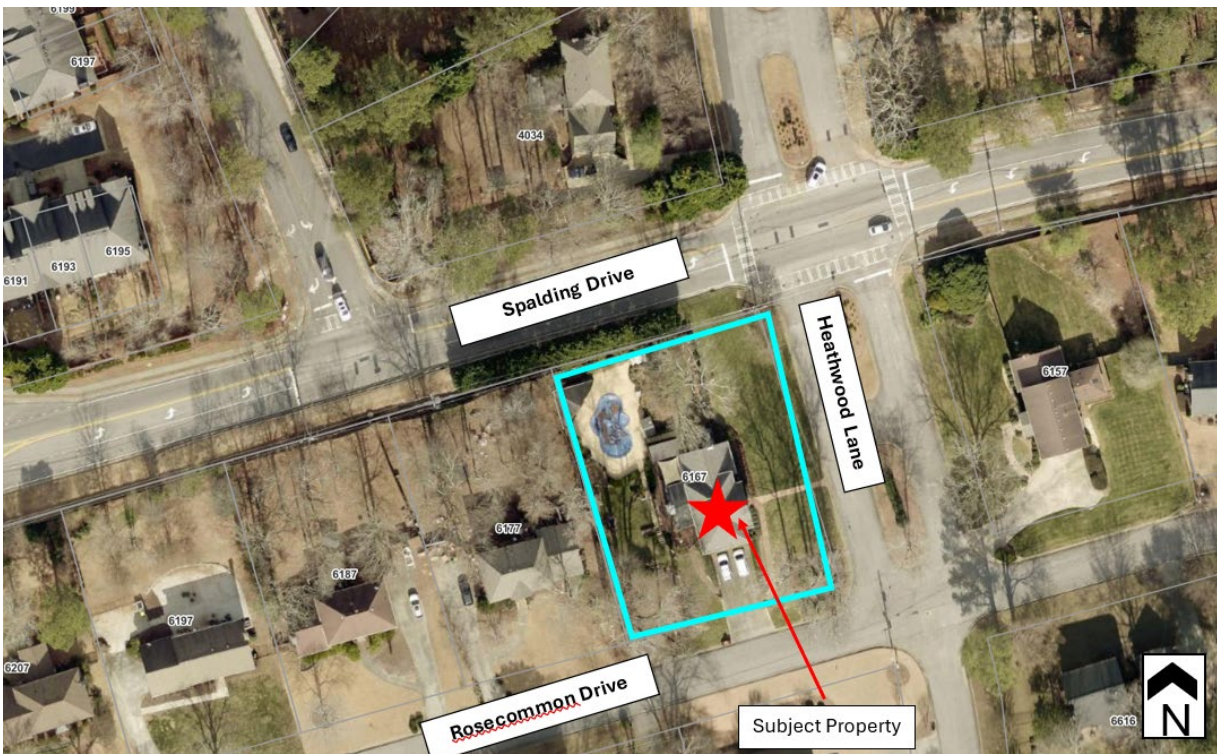
Based on the findings and conclusions herein, Staff recommends **APPROVAL** of Variance **V2025-005**, subject to the following conditions:

1. The sound mitigation canopy shall be limited to its current location but constructed to completion.
2. A building permit shall be required.
3. All accessory structures shall be limited to their existing locations, as shown on the survey dated 7.22.2025.

Zoning Map



Aerial Photo





**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT**

310 Technology Parkway, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.peachtreecornersga.gov

Case Number: _____ Received Date: _____ Hearing Date: _____

**Variance Application from the Zoning Resolution
(Zoning Board of Appeals)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Frank J & Karen M Opp</u>	Name <u>Frank J & Karen M Opp</u>
Address (all correspondence will be mailed to this address): <u>6167 Rosecommon Dr.</u>	Address <u>6167 Rosecommon Dr.</u>
City <u>Peachtree Corners</u>	City <u>Peacchtree Corners</u>
State <u>GA</u> Zip <u>30092</u>	State <u>GA</u> Zip <u>30092</u>
Phone <u>678-469-7391</u>	Phone <u>678-469-7391</u>
Contact Person Name: <u>Frank Joseph Opp</u> Phone: <u>678-469-7391</u>	
Email Address: <u>joe@chemrite.com</u>	
Applicant is the (please check or circle one of the following): ☒ Property Owner ☐ Owner's Agent ☐ Contract Purchaser	

Address of Property 6167 Rosecommon Dr.
Subdivision or Project Name Spalding Corners 1 Lot & Block L1 BA
District, Land Lot, & Parcel (MRN) R6314013
Proposed Development Sound and View Canopy
Permit Number (if construction has begun) None
Variance Requested Build a Sound and View Canopy on Fence Facing Spalding Dr.

A complete application includes the following:

- ☒ Application Form (1 original and 1 electronic copy)
- ☒ Site Plan and/or Boundary Survey (1 original, 1 8 1/2"x11" or 11"x17" reduction and 1 electronic copy.)
- ☒ Letter of Intent (1 original and 1 electronic copy)
- ☒ Signed & notarized Certification page

- ☒ Application Fee
- ☒ Adjacent owner(s) written support (1 original and 1 electronic copy)
- ☒ Additional Documentation as needed

V2025-005

Letter of Intent for Variance of Sound and View Canopy
6167 Rosecommon Dr.
Peachtree Corners, GA 30092

We did not know that a variance or building permit was needed to create a canopy for sound mitigation and displacing the traffic view from Spalding Dr. This project was started and a stop order was put in place before completion. The project was needed as a result of diseased Leyland Cypress Trees facing Spalding Dr. that had to be removed and the fall of a 130 to 150 year old oak tree due to the recent hurricane in September 2024. Those two actions, left our backyard and or front yard, as designated by the city, exposed to the traffic noise and the view of from Spalding Dr.

The fall of the oak tree was extremely damaging as its fall ripped up a good part of the swimming pool decking, the hill the tree was rooted in, and the upper yard in front and behind the fence all the way to Heathwood. Consequently, a retaining wall had to be built in order to keep earth from washing into the swimming pool on a constant basis. Other repairs and additional reworks, such as water, gas, and electrical lines had to be reestablished because of the damage created by the fallen tree. No damage was done to the two already established steps and pool pump house.

My wife and I decided after research and suggestions from a neighbor architect to build a sound deflecting canopy using the property fence as the base and 4x6 treated wood supports for the angled canopy that would have colored lattice and sound suppression plexiglass panels on top. The construction was started and that is when the stop order was placed on the construction, which we are sure was due to a complaint from a local. The canopy was being built with the best of materials, very safely, and would be pleasing to the eye when completed.

The swimming pool was built in 1997 and had concrete decking around it with concrete steps on each side coming down to the pool area from the house and upper level of the property. These steps were not added after the oak tree fall, but had to be repaired because of the damage to the side walls.

Part of the yard property is lower than the street level of Spalding Drive. Because of the lay of the property, the Leyland Cypress trees removal, and the oak tree fall, it was felt that the canopy was the best choice in order to reduce sound and viewing from the extremely traveled Spalding Drive. And the sound levels from Spalding Drive have been measured over 100 decibels, which are damaging to hearing.

Materials of Construction for Sound and View Canopy/Pergola

6167 Rosecommon Dr.

Peachtree Corners, GA 30092

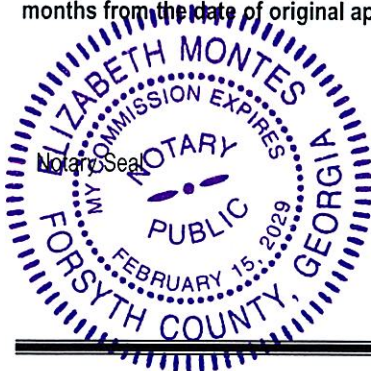
1. Property Line Fence as the back support for the Sound Canopy. The fence has been reinforced with 4x6 treated wood post concreted in the ground.
2. 7 – 4x6 treated wood post concreted in the ground to be the front support for the angled canopy.
3. 2 – 2x8 treated wood post nailed and bolted to each front support posts.
4. 5 rows of 2x6 treated wood are nailed to the 2x8 treated wood to support the colored lattice and sound absorbing and reflecting plexiglass.
5. Framed lattice will be installed under the 2x6 treated wood and the sound absorbing and reflecting plexiglass will be screwed to the top of the 2x6 treated wood.
6. A covered colored gutter(same as fence color) will installed inside the fence unseen from Spalding to capture the water run off.
7. The support 4x6 post will be clad with treated lumber and painted the color of the house. The remaining wood will all be stained or painted the color of the fence.



**CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT**
310 Technology Parkway, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.peachtreecornersga.gov

Applicant Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for a variance denied by the Board of Zoning Appeals may not be made earlier than 12 months from the date of original application (Article XVI, Section 1608).



Signature of Applicant

Date

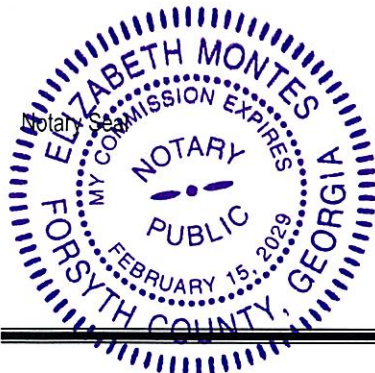
Typed or Printed Name & Title

Signature of Notary Public

Date

Property Owner Certification

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for a variance denied by the Board of Zoning Appeals may not be made earlier than 12 months from the date of original application (Article XVI, Section 1608). I, as the property owner, authorize the above noted applicant to represent me with regards to this application.



Signature of Property Owner

Date

Typed or Printed Name & Title

Signature of Notary Public

Date

Community Development Use Below Only

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

Variance Description: _____

To: City of Peachtree Corners
Community Development

I approve of the construction of the sound and view barrier at the address provided below:

6167 Rosecommon Dr.
Peachtree Corners, Ga 30092



Signature of Neighbor



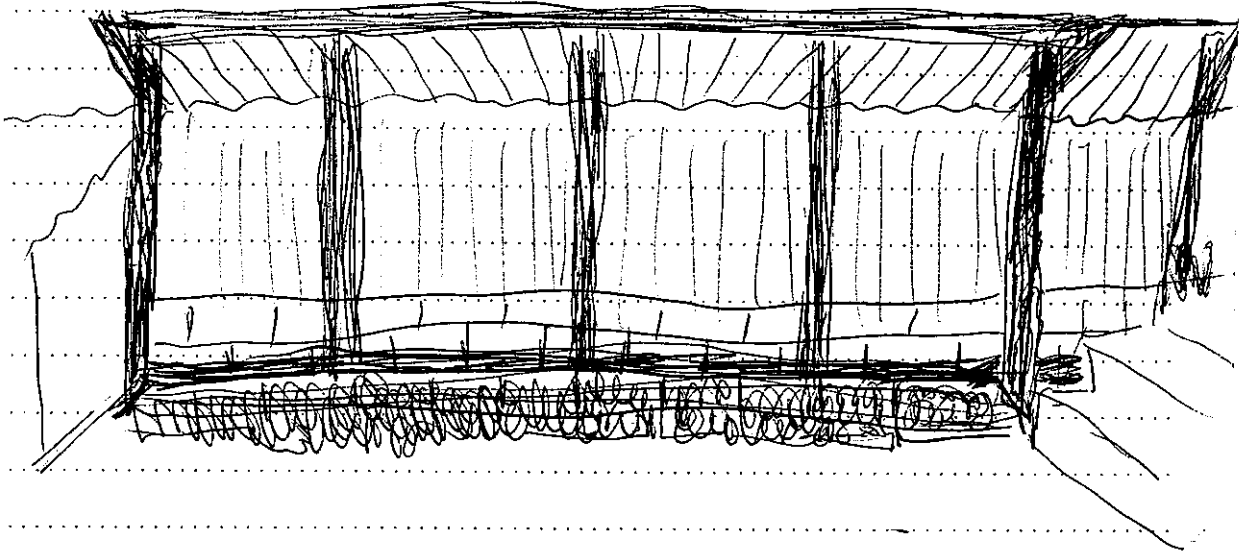
Printed Name of Neighbor

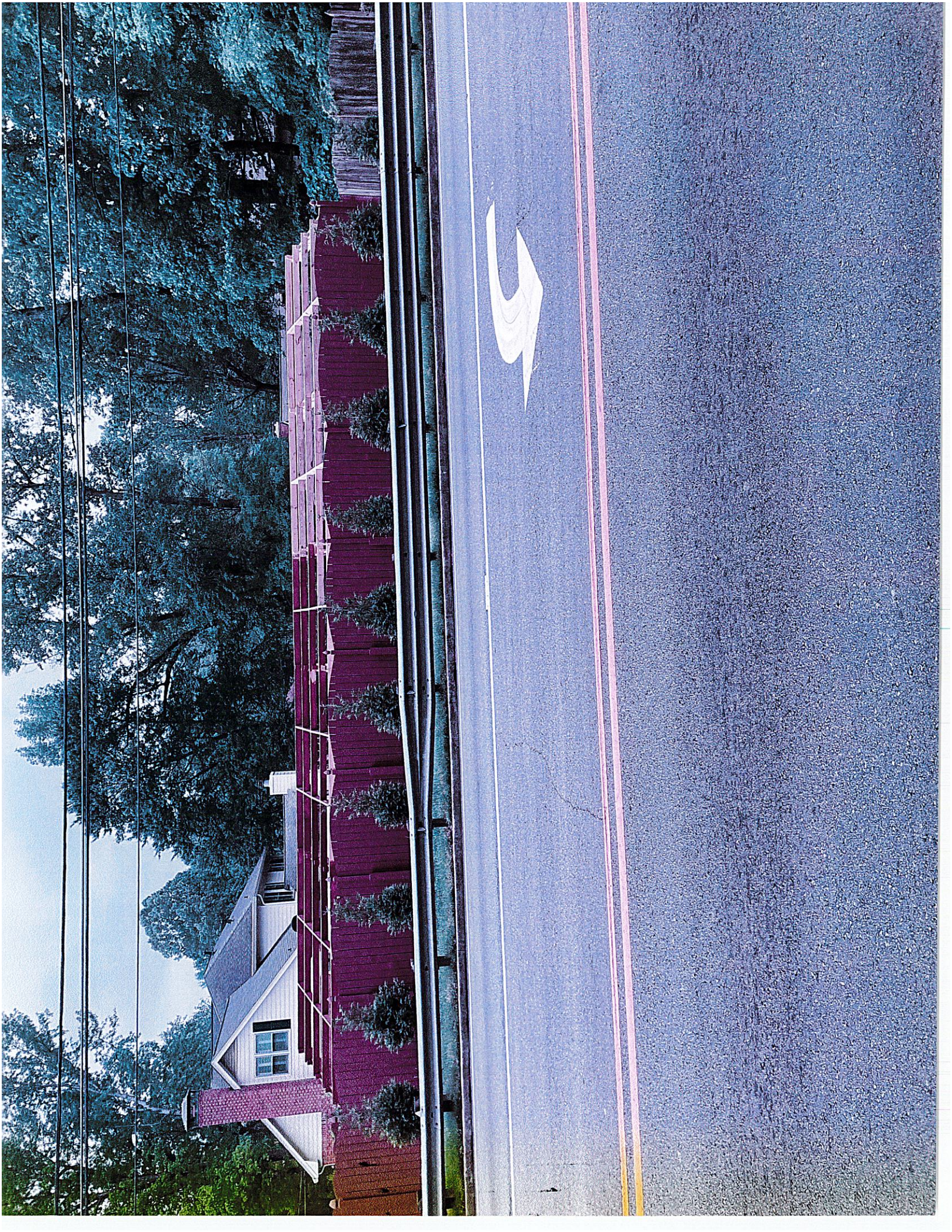


Date

NOTES

date: / /









Sound and View Mitigation Canopy

6167 Rosecommon Dr PTC, GA 30092

I, Joe Opp, have lived in this house since January 1979 and I am the first and only homeowner at this address. The increased traffic and road noise on Spalding Drive over the last few years has become greater, because of construction of new apartments, commercial facilities, and residential subdivisions. The area of PTC, GA, was first developed as a bedroom community and it now has become a traffic laden and noisy city. Especially noisy on roads that are considered main thoroughfares as Spalding Drive. My wife and I, have yearly asked the county for sound barriers on Spalding Drive with rejection and or no results.

In early 2024 we had to cut down fifteen mature Leyland Cypress Trees on our property facing Spalding Drive because of disease. The removal of these trees created more view and noise from Spalding Drive. We then planted about 14 Thuja Green Giant Trees that will take several years to grow to the size needed for sound and view suppression. In late 2024, due to Hurricane Helene, we lost a 150 year old oak tree, on the Spalding side of our house, which opened up our property for even more unmitigated sound and view.

After discussing the situation with an architect friend, he recommended an angled lattice canopy from the fence facing Spalding Drive. (See Attached Sketch). More research revealed that sound suppressing Plexiglass overlaying the lattice and with the appropriate angle could help even more. Therefore, we began construction on the angled canopy this week and were planning to finish with the same color as the fence lattice, topped with sound suppression plexiglass. It was not understood that a permit was needed to create this fence canopy, since it is not an occupied or closed building. That which has been build, thus far, is sound and safe.

We are requesting that a permit be granted in order to complete the project that is sorely needed. We have measured the sound coming off Spalding Drive at up to 100 decibels. It is certain that many home owners on Spalding Drive have the same concern and have, or may not have spoken up regarding the traffic noise and road activity on what has become a seemingly major road in PTC.

Frank J & Karen Opp

 Peachtree Corners	310 Technology Parkway Peachtree Corners, GA 30092 678-691-1200	Building Permit Application		
☐ Residential ☐ Commercial	Date: 04 / 24 / 2025 E-Plan # _____ Permit # _____ ESTIMATED VALUE (Labor and Materials): \$5000.00			
JOB SITE ADDRESS: 6167 Rosecommon Drive Peachtree Corners PROJECT NAME: Sound Mitigation SUITE: _____				
Property Description:	Parcel #:	Subdivision: Spalding I		
☐ Septic ☐ Sewer				
Job Description: Reduction of road sound and view from Spalding Drive				
Property Owner	Name: Frank J & Karen Opp City: Peachtree Corners State: GA Zip: 30092 Phone: 6784697391			
General Contractor	Name: Frank J Opp State: NA Business Name: NA State: GA Zip: 30092 Phone: 6784697391			
Trades Required: Check MECHANICAL ☐ ELECTRICAL ☐ PLUMBING ☐ LOW VOLTAGE ☐ HOOD ☐	Contact Person: Frank Opp Phone: 6784697391 Email: joe@chemrite.com	Design Professional: Architect & Internet Phone: NA Email: NA		
Work Area: 600 Sq. Ft. Building: NA Sq. Ft.				
Total impervious area footprint increase: _____ Sq. Ft. Within 2,000 feet of River Corridor? ☐ Y ☒ N				
Notice: No changes shall be made from that which is stated in this application, or in attached plans and specifications, except by submitting a revised application, plans and/or specifications and receiving approval of the Chief Building Official for such change. Granting of a permit shall not be construed as a permit for or an approval of any violation of the Building Code or any other state or local law regulating construction or the performance of construction. I hereby certify that I have read and examined this application and the information provided herein is true and correct. I further certify that all construction will comply with the current Codes as adopted by the Georgia Department of Community Affairs.				
Signature of Applicant or Permittee: <i>Frank J Opp</i>		Date: 04/24/2025		
FOR OFFICE USE ONLY		Application Accepted by:		
Construction Type:		Occupancy:		
	Sq. Footage	Valuation Type	Valuation \$	Total Valuation
Heated				
Unheated				
TOTAL				
Administrative Fee:	Plan Review Fee:	Permit Fee:	CO Fee:	Total Fee:
\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Date Paid: _____	Date Paid: _____	Date Paid: _____	Date Paid: _____	Date Paid: _____

RESIDENTIAL BUILDING PERMIT SUBMITTAL FORM

To help save you time when submitting applications for residential building permits, Building Plan Review has developed this form for your use. This is where you summarize tell us about your construction. Construction of a deck, covered porch, or similar does not require a Georgia Energy certificate.

Please fill in all blanks and check all appropriate boxes for each of your construction projects.

Project Type: : ☐ New Home ☐ Addition ☐ Detached Garage ☐ Accessory Structure ☐ Interior Remodel ☐ Basement Finish
☐ Swimming Pool

Project Street Address: 6167 Rosecommon Dr. PTC GA 30092

Printed Name of Person Submitting Application: Frank J Opp

Applicant is: ☒ Owner/Agent ☐ Contractor/Agent Telephone No: 6784697391

Y	N	N/A	
☒	☐	☐	Completed and signed City building permit application form included?
☐	☐	☒	Georgia Energy Code Compliance Report? (Applies to all new dwellings and dwelling additions)
☐	☐	☒	Two (2) Site Development Plans included, drawn to a minimum scale of 1" = 30' ?
☐	☐	☒	Site plans locate all property lines, setbacks, easements, buffers, and drainage structures?
☒	☐	☐	Site plans locate all existing and proposed buildings or structures, and their footprints?
☐	☐	☒	Site plans locate all existing and proposed elevated decks, steps, walks, drives, & retaining walls?
☐	☐	☒	Site plans show no encroachment of any setbacks, easements, or buffers?
☐	☐	☐	Two (2) Building Plan included, drawn no smaller than 1/8" = 1' scale?
☐	☐	☒	Building plans include dimensioned floor plan for each level to be improved?
☐	☐	☒	Floor plans show listing of use of each room to be improved? (living room, kitchen, etc.)
☐	☐	☒	Floor plans show location and size of all doors, windows, and openings between rooms?
☐	☐	☒	Floor plans show location of water heaters, electrical panels, Furnaces / AC equipment?
☐	☐	☒	Floor plans show location of toilets, lavatory sinks, tubs, showers, kitchen & other sinks?
☐	☐	☒	Floor plans shows location of major appliances, cabinets/tops, and other built-in items?
☐	☐	☒	Foundation plans included showing location & structural details of footings, slabs, walls, etc.?
☐	☐	☒	Framing plans included showing location and structural details of floors, walls, ceilings, and roofs?
☐	☐	☒	Building plan shows side elevation views of exterior walls, with door/window, deck, stairs located?
☐	☐	☒	Building plan shows side elevations and top plan view of roof, showing roof pitch for each section?
☐	☐	☒	Building plan notes type and R-Rating of all exterior wall, floor, and roof insulation to be installed?
☐	☐	☒	Gwinnett County Sewer Permit (Tap) Receipt Included? (applies to all new/moved dwellings)
☐	☐	☐	Not used
☐	☒	☐	Is property on a septic system?

Applicant Signature: Frank J Opp Date: 4/24/2025

CITY OF PEACHTREE CORNERS

AFFIDAVIT OF HOMEOWNER ACTING AS GENERAL CONTRACTOR

Address of Property 6167 Rosecommon Drive Date 04/24/2025
Name of Homeowner Frank J & Karen M Opp Phone: 6784697391
Work to be performed Sound & View Mittgation Canopy
(New house, basement finish, room addition, kitchen remodel, etc.)

I, homeowner of the subject property, will be acting as general contractor for work to be performed at this property. I will personally perform the work, or I will directly hire and pay the individual trades to perform the work, including framing, electrical, mechanical, plumbing, roofing, siding, drywall, painting, etc., as applicable. I will be personally providing direct supervision and management of all trades.

I will not hire or contract with any unlicensed individual or company to obtain, manage, or supervise the construction trades people because I understand that any person performing these management tasks must have a contractor's license under Georgia Law. I also recognize that if I contract with an unlicensed individual or company to perform work which, in Georgia, requires a contractor's license, such contract may be unenforceable under Georgia law. I further understand that knowingly representing that I will be homeowner/contractor for the purposes of obtaining a building permit, when in fact I will not be personally performing or managing the work, is a misdemeanor and may result in fines or other remedies of law.

I will personally perform the work, or I will directly hire and pay the following individuals or companies (as applicable), as itemized on the attached schedule.

This is to certify that I am responsible for the:

☐ Electrical	☐ Plumbing
☐ Mechanical	☐ Low Voltage
☐ Building	☒ Other

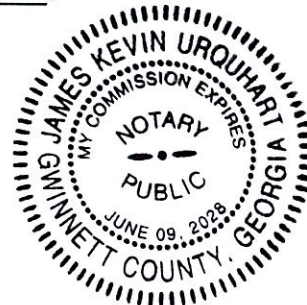
I, the undersigned, do hereby affirm and swear, under oath, that all information on this form and on accompanying documents is true and correct.

Signature: [Signature]

State of Georgia County of Gwinnett

Subscribed and sworn to before me this 24 day of April, 2025.

Signature of Notary Public: [Signature] (Seal)





PEACHTREE CORNERS BUILDING DIVISION

310 Technology Pkwy., Peachtree Corners, GA 30092

Phone: (678) 691-1200 | www.peachtreecornersga.gov

AUTHORIZED PERMIT AGENT FORM

Directions:

- Complete the required fields.
- Attach a copy of the individual / qualified agent license.
- Attach a copy of the company license.
- Attach a copy of the driver's license of the person seeking to be authorized as an agent of your company.
- Attach a copy of the individual / qualifying agent photo ID, and sign in the presence of a Notary.

Name of Licensed Individual: Frank J Opp Phone: 6784697391

License Number of Individual or Qualifying Agent: NA

Name of Licensed Company (if applicable): NA

License Number of Company (if applicable): NA

I, Frank J Opp, do hereby designate NA
Print the name of the license holder Print the name of the authorized agent

to apply for and obtain the permits for the project located at:

Street Address: 6167 Rosecommon Dr, Unit / Suite Number: NA

City: Peachtree Corners State: GA Zip: 30092

I, the undersigned, being the contractor that is licensed as either an individual or a qualifying agent, do hereby affirm and swear, under oath, that all information on this form and on accompanying documents is true and correct. I further understand that the City of Peachtree Corners may revoke this authorization at any time.

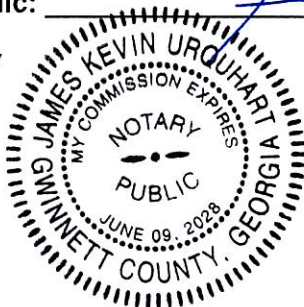
Signature of Individual or Qualifying Agent: [Signature] Date: 4/24/25

County of: Gwinnett State of: Georgia

Subscribed and sworn to before me on this, the 24 day of April 20 25

Signature of Notary Public: [Signature]

Place Notary Seal Below



LEGEND

- MONUMENT FOUND/SET
- COMPUTED PROPERTY CORNER
- WM □ WATER METER
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/F NOW OR FORMALLY
- P/L PROPERTY LINE
- B.S.L. BUILDING SETBACK LINE
- R/W ROAD RIGHT-OF-WAY LINE
- MB □ MAIL BOX
- PP ∅ POWER POLE
- YI □ YARD INLET
- ss — SANITARY SEWER LINE
- SSMH ⊙ SANITARY SEWER MANHOLE
- CO ○ CLEANOUT
- P ◇ PHONE
- SIGN
- WV ∅ WATER VALVE
- C ○ CABLE
- FS FLAG STONE
- LP ∅ LIGHT POLE

REFERENCES:

1. PLAT OF SPALDING CORNERS SUBDIVISION, UNIT I, RECORDED IN PB 14 PG 246 OF THE GWINNETT COUNTY RECORDS.

SURVEY NOTES:

1. BEARING ORIENTATION IS MAGNETIC NORTH FROM REF. # 1.
2. BUILDING SETBACK LINES ARE FROM ZONING DISTRICT REQUIREMENTS FOR R100.

TOTAL AREA
0.534 ACRES
23,275 SF

MEASUREMENTS WERE TAKEN WITH A LEICA TS12 WITH ANGULAR ERROR OF 02" PER ANGLE POINT, ADJUSTED USING LEAST SQUARES FOR A TRAVERSE CLOSURE OF 1'/18,101'. PLAT PRECISION OF CLOSURE CALCULATED 1'/121,425'.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

Course	Bearing	Distance
L1	S 14°57'00" E	20.02'

Curve	Radius	Length	Chord	Chord Bear.
C1	20.00'	31.42'	28.28'	S 30°03'02" W
C2	20.00'	31.44'	28.30'	S 59°58'53" E

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.



J.D.GRACE

LAND SURVEYING, LLC
2300 KIMBROUGH COURT
ATLANTA, GA 30350
CELL: (770) 733-4649
OFFICE: (678)587-0100
jdgrace13@yahoo.com

BOUNDARY SURVEY
FOR
FRANK JOSEPH OPP
LAND LOT 314
6TH DISTRICT
GWINNETT COUNTY, GEORGIA
CITY OF PEACHTREE CORNERS

SITE ADDRESS:

6167 ROSECOMMON DRIVE
PEACHTREE CORNERS, GEORGIA 30092
LOT 1, BLOCK A
SPALDING CORNERS SUBDIVISION
UNIT I
PARCEL ID: R6314013

ZONED: R100

FIELD WORK DATE: 07-18-2025
PLAT DATE: 07-22-2025

SCALE: 1"=30'



GRAPHIC SCALE

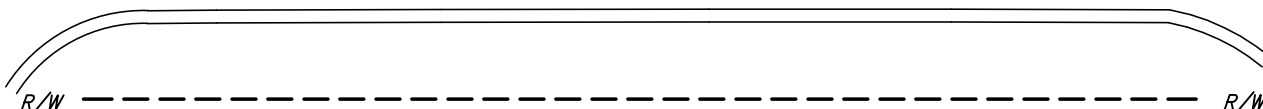
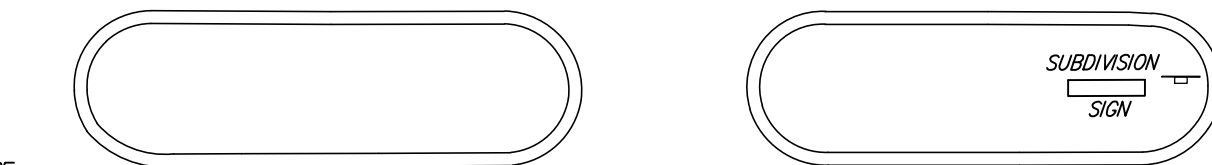
ROSECOMMON DRIVE
(60' R/W) (27.5' BC-BC)

SPALDING DRIVE
(80' R/W) (41.4' BC-BC)

HEATHWOOD LANE
(100' R/W) (75.7' BC-BC)

IMPERVIOUS SURFACE CALCULATIONS

TOTAL EXISTING IMPERVIOUS SURFACE = 7,244 S.F./TOTAL LOT 23,275 S.F. = 31.12%
AREAS NOT INCLUDED AS IMPERVIOUS: NATURAL AREAS UNDER DECKS AND PLANTERS, POOL WATER SURFACE AREAS





PUBLIC HEARING APPLICATION ACKNOWLEDGEMENT FORM

The applicant (or applicant's representative) is required to attend the Zoning Board of Appeals meeting.

V2025-005

CASE NUMBER(S)

Zoning Board of Appeals (ATTENDANCE REQUIRED)	Date: Tuesday, October 21 st	Time: 6:30pm
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FRANK J. OPP

Applicant's Printed Name

[Signature]

Applicant's Signature

8/6/25

date

Meetings will take place in Council Chambers at City Hall

310 Technology Parkway
Peachtree Corners, GA 30092
678.691.1200