ZONING BOARD OF APPEALS AGENDA

March 18, 2015
7:00 PM
CITY HALL

A. **Roll Call**

B. **Approval of Minutes: September 17, 2014**

C. **Old Business: (None)**

D. **New Business:**

1. **<u>V2015-001 4324 Ridgegate</u> Variance to Zoning Code Sec. Section 1401, Minimum Yard Requirements, for property located at 4324 Ridgegate Drive, Peachtree Corners, Ga., 6th Dist., LL329, Parcel R63290 028 for a front setback reduction in order to allow a 55 ft. front setback instead of the required 75 ft.**

E. **City Business Items: (None)**

F. **Comments by Board Members.**

G. **Adjournment.**

CITY OF PEACHTREE CORNERS
ZONING BOARD OF APPEALS
September 17, 2014

The City of Peachtree Corners held a Zoning Board of Appeals meeting. The meeting was held at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Zoning Board of Appeals:	Wayne Knox, Post B Marcia Brandes, Post A Amreeta Regmi, Post C - Absent Eric Christ, Post D James Blum, Post E – Absent (Due to previously declared agenda conflict)
Staff:	Diana Wheeler, Com. Dev. Director Kym Chereck, City Clerk

MINUTES: Approval of August 20, 2014 Minutes.

MOTION TO APPROVE THE AUGUST 20, 2014 MINUTES.
By: Eric Christ
Seconded: Marcia Brandes
Vote: (3-0) (Christ, Brandes, Knox)

OLD BUSINESS:

1. **V2014-002 Request Variances to Zoning Code Sec. Section 1401Minimum Yard Requirements, for property located at 3800 Meadow Green Court, Peachtree Corners, GA., as follows:**

   a. Request approval for permanent tent encroachment into 25 foot corner front yard.
   b. Request approval for additional pavement to expand driveway and add parking space.

Mrs. Diana Wheeler, Community Development Director, presented the case to the Board. This item was tabled at the July 2014 meeting with the request that the applicant come back before the Board when he had provided the necessary information to present a case. After being heard again at the August 20, 2014 meeting, this item was again tabled. This time it was tabled until a time that the applicant would return with enough background information regarding his request.

The applicant, Mr Yury Abramov, presented his case and had his contractor, Mr. Mark Cordle of Echota Home Inspections, inform the Board of what his recommendations were, and what he did to remedy the situation.

Chairman Knox opened the floor to anyone wanting to speak in opposition of the application. There was no public comment.

A motion was made after discussion concerning the options that the contractor provided, and the work that was done to remedy the existing problem.

> **BASED ON A THOROUGH REVIEW OF THE ENTIRE RECORD AND THE HEARING BEFORE THIS BODY, I MOVE THAT THE ZONING BOARD OF APPEALS MAKE THE FOLLOWING FINDING AND CONCLUSIONS AND APPROVE THE APPLICATION BEFORE IT WITH THE FOLLOWING CONDITIONS: THE CONDITIONS BEING THAT THERE ARE EXCEPTIONAL CONDITIONS PERTAINING TO THIS PARTICULAR PROPERTY; AND THE CONDITION THAT THE PROPERTY ITSELF IS NOT THE RESULT OF ACTIONS OF THE PROPERTY OWNER; AND THE APPLICATION IF GRANTED WOULD NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD; THE APPLICATION BE APPROVED WITH THE CONDITIONS THAT THE APPLICANT SHALL WORK WITH CITY STAFF TO CREATE A LANDSCAPE PLAN FOR THE PROPERTY, AND SUCH PLAN BE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT; AND SECOND THAT A PERMANENT BARRIER, AS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT, SHALL BE PLACED ON THE PROPERTY SO AS TO PREVENT VEHICLE PARKING UNDERNEATH THE AWNING.**
> **By: Eric Christ**
> **Seconded: Marcia Brandes**
> **Vote: (3-0) (Christ, Brandes, Knox)**

The Zoning Board of Appeals meeting concluded at 7:52 PM.

Approved,

_____

Wayne Knox, Chairman

Attest:

_____

Kym Chereck, City Clerk

City of Peachtree Corners
Zoning Board of Appeals
March 18, 2015

CASE NUMBER:	**V2015-001**
PROPERTY LOCATION:	**4324 Ridgegate Drive** **6th District, Land Lot 329, Parcel 028**
CURRENT ZONING:	**R-100**
PARCEL SIZE:	**1.1 acres**
PROPERTY OWNER:	**Tony Rogers**
APPLICANT:	**Greg Dean – 770-271-5772**

REQUEST

The applicant requests a variance to allow a reduction in the front setback from the required 75 ft. to 55 ft.

LOCATION AND BACKGROUND

The property is located in the Riverview Estates Subdivision, within the Chattahoochee River Corridor. There is an existing house on the property and the owners would like to remove it and build a new home. According to tax records, the existing house on the property has 3351 sq. ft. and was built in 1980.

The R-100 zoning classification requires a front setback of 35 ft.; however when the Riverview Estates Subdivision plat was recorded in 1972, it required that residential front setbacks be a minimum of 75 ft. The existing home has a front setback of 92 ft. Plans for the proposed new home show a 55 ft. front setback. The portion of the proposed new home that encroaches into the 75 ft. front setback is the garage adjacent to the semi-circular driveway.

When the Riverview Estates Subdivision was originally platted, there were no state mandated requirements for construction distances away from the Chattahoochee River. However, the Metropolitan River Protection Act (MRPA) was adopted in 1973 and this regulation has had a significant impact on all development along the Chattahoochee River. One of the provisions of MRPA is that a 150 ft. impervious setback must be maintained between the river and any construction. The current home is located 94.1 ft. from the river. Setting back the new home an additional 56 ft. would severely limit the size of the house. Further, if the 75 ft. front setback were also applied, the lot would be left undevelopable, with only a 20 ft. wide buildable area. In order for the lot to be buildable, variances would be required for either the front, the rear, or both setbacks. Since encroaching too far into the rear setback could have a potentially negative environmental impact and encroaching too far into the front would put the house too close to the street, the property owner is requesting smaller variances to each setback.

The Atlanta Regional Commission (ARC) has jurisdiction over encroachments into the 150 ft. setback to the rear of the property. They have reviewed and approved the applicant's request for a reduction from the required 150 ft. rear setback to a 100 ft. rear setback. The ZBA has jurisdiction over the front setback and so this application only involves the front setback reduction request.

The applicant has submitted three drawings that are helpful in understanding the reason for the variance request. The first drawing shows the existing conditions and the location on the property of the current home. The second drawing shows the very limited portion of the property that is buildable if all of the required setbacks are maintained. The final drawing shows the proposed home with the front and rear setback variances in place.

At Staff's request, the applicant contacted adjoining property owners to advise them of this variance application. The applicant provided signed letters (attached to the application) from the three closest property owners indicating that they have no objections to the requested front setback variance.

VARIANCE REQUIREMENTS

Sec. 1605.3 identifies specific findings that must be made in order for a variance to be granted. These findings are as follows:

> 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.

CONCLUSION

The property owner would like to remove an older home and replace it with one that will improve property values in the Riverview Estates neighborhood. Staff has reviewed aerial imagery of homes along Ridgegate Drive and finds that the home proposed by the applicant is comparable to most homes along the street. Granting the setback variance would not provide the property owner with an opportunity to build a home that is larger than others or out of character with the neighborhood. Further, the exact placement of the fronts of the existing homes along the street vary somewhat and don't maintain a strict, uniform appearance. This means that granting the variance would not result in a home that stood out or whose location was unusual within the neighborhood.

After reviewing the applicant's proposal and the variance criteria, Staff finds that the added MRPA regulations create a hardship when added to the existing setback requirements for the Riverview Estates Subdivision. Therefore, a front setback variance can be justified.

CITY OF Peachtree CORNERS
Innovative & Remarkable

CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT
147 Technology Parkway, Suite 200, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.cityofpeachtreecornersga.com

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 Greg Dean	**Name** Tony Rogers
Address (all correspondence will be mailed to this address): 4195 South Lee Street, Suite I.	**Address** 4324 Ridgegate Drive
City Buford	**City** Peachtree Corners
State Ga **Zip** 30518	**State** Ga. **Zip** 30097
Phone 770-271-5772	**Phone** 770-722-4817

Contact Person Name: Greg Dean **Phone:** 770-271-5772

Email Address: gdean@boundaryzone.com

Applicant is the (please check or circle one of the following):
[ ] Property Owner [X] Owner's Agent [ ] Contract Purchaser

Address of Property 4324 Ridgegate Drive, Peachtree Corners, Ga. 30097

Subdivision or Project Name Riverview Estates **Lot & Block** L32, B 'E'

District, Land Lot, & Parcel (MRN) 6th Dist, LL 329, Parcel R6329 028

Proposed Development Single Family Home

Permit Number (if construction has begun) _____

Variance Requested Reduction of front setback to 55' from right-of-way

A complete application includes the following:

- ☐ Application Form (1 original and 9 copies)
- ☐ Site Plan and/or Boundary Survey (1 original and 9 copies)
- ☐ Letter of Intent (1 original and 9 copies)
- ☐ Signed & notarized Certification page
- ☐ Application Fee
- ☐ Adjacent owner(s) written support (1 original and 9 copies)
- ☐ Additional Documentation as needed

BOUNDARY zone, inc. LAND SURVEYING SERVICES

City of Peachtree Corners
Attention: Lynn Pierson
147 Technology Parkway
Suite 200
Peachtree Corners, GA 30092

December 3, 2014

Re: Letter of Intent for Variance request related to 4324 Ridgegate Drive, Peachtree Corners GA

Dear Lynn,

Hope all is well and that you had a Happy Thanksgiving.

The owners, Mr. & Mrs. Tony Rogers, of 4324 Ridgegate Drive, Peachtree Corners GA. also designated as Lot 32, Block 'E', Unit 3 of the Riverview Estates Subdivision Land Lot 329, 6th District of Gwinnett County Georgia, are requesting a variance to the 75' front yard setback for their property. I have prepared the following explanation as to why a variance is necessary for the building of their new home on the subject property. In short, there is not enough buildable area available to the property to build a proper home due to site constraints, building setbacks and buffers. Although the current zoning regulations for the property allows for a setback to be located at 35' behind the right of way, the current plat only allows for the home to be located behind the 75' setback as shown on the final plat dated January 20th, 1972 and it is the final plat which supersedes the Zoning for the property in this case.

They are formally requesting that the front yard setback of 75', as shown on the final subdivision plat, dated January 20th, 1972, be reduced to 55' front yard setback for the following reason:
The current 75' front setback along with the 150' impervious setback, located along the Chattahoochee River, designated by the Metropolitan River Protection Act (MRPA) of 1973, adversely impacts the lot by significantly reducing the area designated as "Current Buildable Area" to a point where a home relative to the surrounding community standards cannot be constructed.

Attached to this letter are several Exhibits. The first is titled Exhibit 'A' Existing Conditions Survey prepared by Boundary Zone dated 10/6/14 showing the 75' front building setback and 20' side yard setback lines as depicted in the final plat dated January 20th, 1972. Also shown on this plan is the existing home, current driveway location, trees, topography, boundary information, 100 year flood line and the 150' impervious buffer setback from the Chattahoochee River as established in the Metropolitan River Protection Act of 1973. As shown, the current house lies well beyond the 150' impervious setback and slightly in front of the 75' building setback. When this plat was prepared, the Metropolitan River Protection Act had not yet been established and therefore did not adversely impact the proposed home slated for construction in 1972. In 1973 the Metropolitan River Protection Act was implemented and now has created a 150' Impervious Setback from the River which prohibits any type of structure to be built within this impervious buffer area. Their request is for a variance on the front setback of 75' to 55' to allow the Rogers to build a new home on the property without adversely affecting the 150' buffer located along the Chattahoochee River.

www.BoundaryZone.com
4195 South Lee Street, Suite I, Buford, GA 30518 – 770-271-5772
235 Peachtree Street NE, Suite 400, Atlanta, GA 30303 – 404-446-8180
2205 Candun Drive, Suite C, Apex, NC 27523 – 919-363-9226
General Fax – 770-271-5753 / Corporate Fax – 678-730-4395

The second drawing is titled Exhibit 'B' Current Buildable Area. This plan shows the current area available for constructing a new home on the site. This lot was developed pre act of the Metropolitan River Protection Act of 1973 and was not subject to the current restrictions that the Act currently places upon the property. The home was permitted through Gwinnett County permit department, constructed and ultimately received a certificate of occupancy. The current hose is as close as 94' to the wrested vegetation along Chattahoochee River. With the 75' front setback and the 150' impervious setback from the river, the average depth of the buildable area available under the current conditions is approximately 24'. Although the width of the buildable area is adequate for our needs, it is the depth of the buildable area, ranging from 18.5' to 26', which causes an extreme hardship for the Rogers. This means that the total depth of the house itself can only be 18.5 to 26' depending upon its location in the buildable area and this impact renders the lot unbuildable as per the current building standards of the community.

The third drawing is titled Exhibit 'C' Proposed Variance Request. This plan shows Mr. & Mr. Rogers proposed home and amenities as they would like to have placed upon their property. Their proposed home requires a reduction in the front yard setback from 75' to 55' to allow them an opportunity to build a home without overly impacting the 150' Impervious Setback that runs along the Chattahoochee River, located in the rear yard.

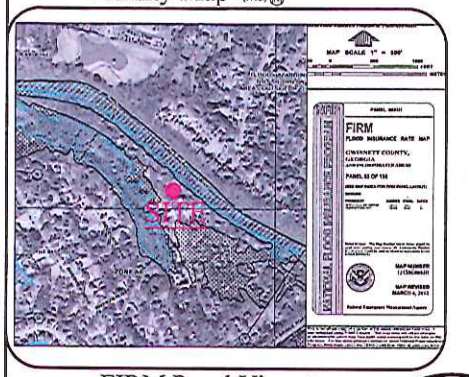
There have been other homes within the neighborhood that have sought and received similar variances from either the City of Peachtree Corners or Gwinnett County and we feel that this request is not outside the parameters or guidelines of the existing community and its current zoning regulations. Even though current zoning regulations allows for the front yard setback to be 35', Mr. & Mrs. Rogers are only requesting a variance to relocate the building setback to 55' instead 75' as stated on the final plat. We are seeking this variance because the Metropolitan River Protection Act has placed, post development, a 150' impervious buffer along the Chattahoochee River and combining that encumbrance along with the current building setback for the front of 75' does not allow for a proper building site.

I would enjoy the opportunity to meet with you if you should have any questions please call me.

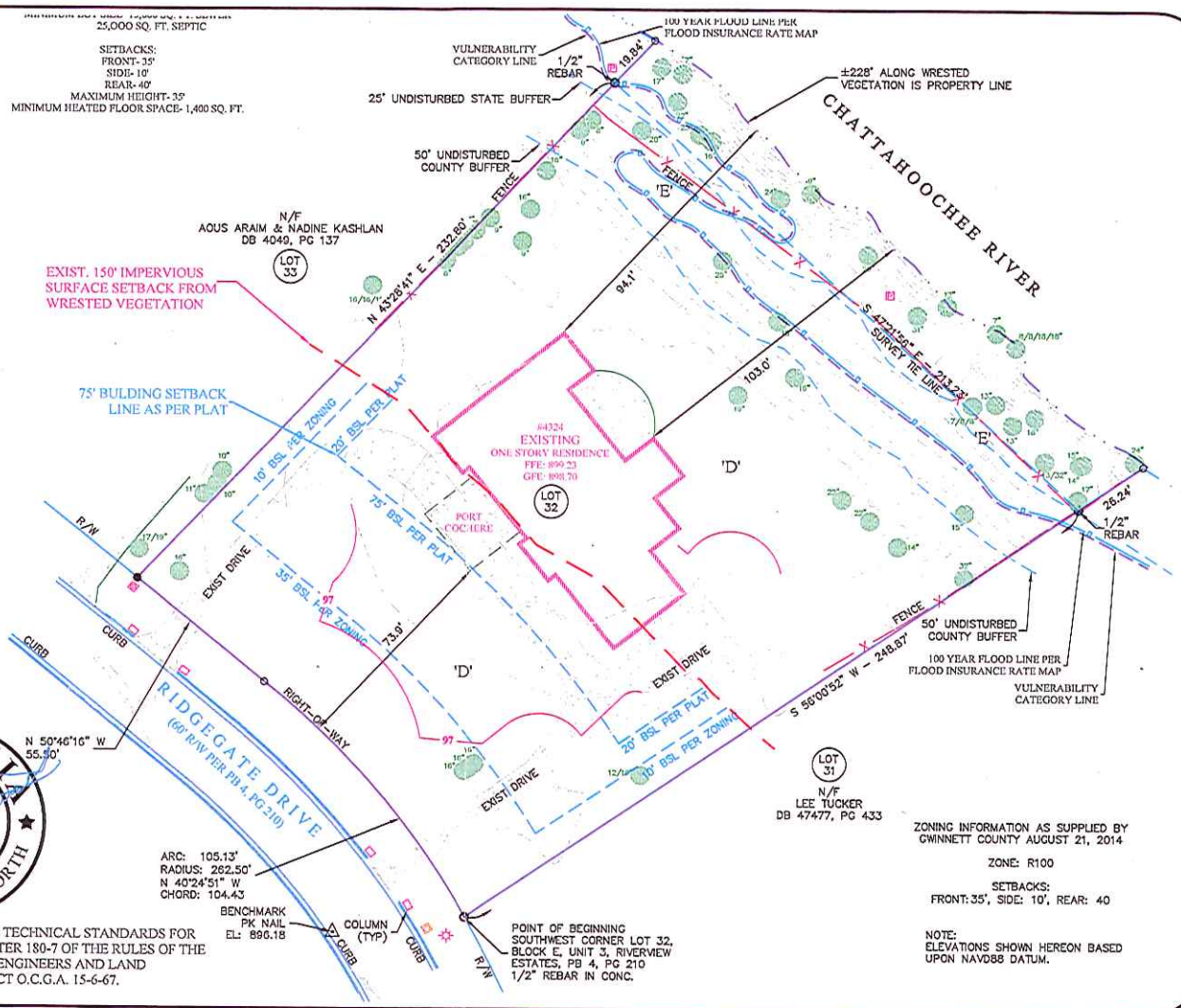
Best Regards,

Gregory L. Dean, RLA

Vicinity Map (NTS)



FIRM Panel Vignette (NTS)



GEORGIA REGISTERED No. 2894 LAND SURVEYOR RANE E. BUTTERWORTH

TREE LEGEND

PINE

HARDWOOD

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.

MAGNETIC NORTH

SCALE: 1"=40'

EXHIBIT 'A' EXISTING CONDITIONS SURVEY

PREPARED FOR: TONY ROGERS

4324 RIDGEGATE DRIVE, PEACHTREE CORNERS, GA 30097.

LOT 31, BLOCK D RIVERVIEW ESTATES, UNIT 3. LAND LOTS 319 & 329, 6TH DISTRICT. GWINNETT COUNTY. GEORGIA.

DATE 12/04/14

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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

© COPYRIGHT 2014 - BOUNDARY ZONE, INC.
THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 1.104 ACRES / 48,098 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 52782, PAGE 220 & PLAT BOOK 4, PAGE 210. FIELDWORK PERFORMED ON 08/15/14.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 458,584 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,512 FEET, AND ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

BOUNDARY ZONE, INC. LAND SURVEYING SERVICES, LANDSCAPE ARCHITECTURE & LAND PLANNING
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

4195 SOUTH LEE STREET
SUITE I,
BUFORD, GA 30518

235 PEACHTREE STREET NE
SUITE 400,
ATLANTA, GA 30303

2205-C CANDUN DRIVE
APEX, NC 27523

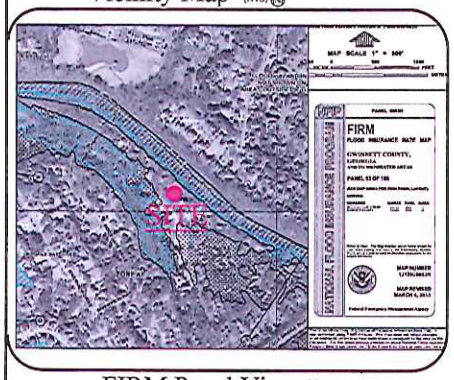
GRAPHIC SCALE - IN FEET

20 0 40 80

PROJECT
15425.01

SHEET
1 OF 1

Vicinity Map (NTS)

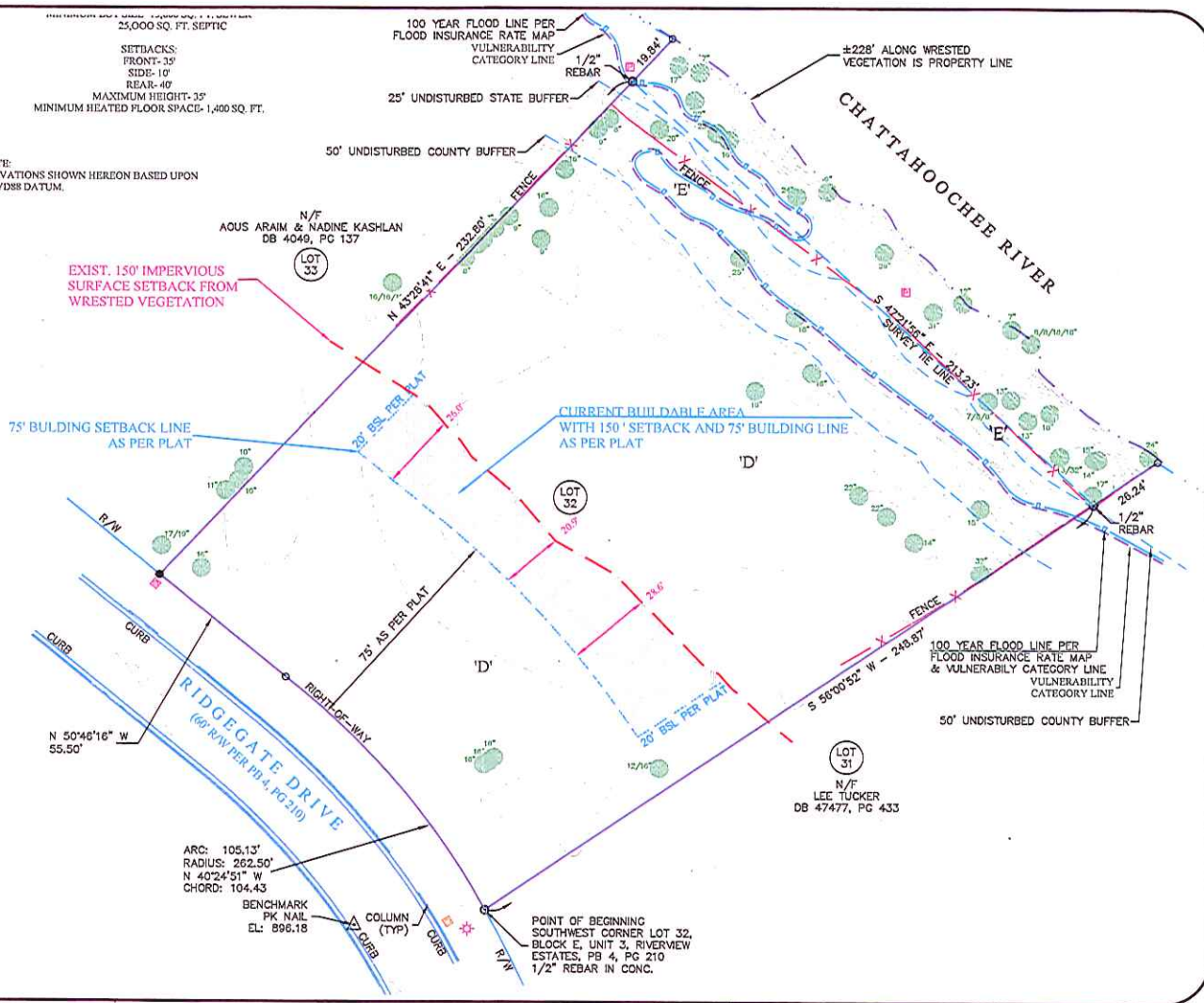


FIRM Panel Vignette (NTS)

TREE LEGEND

PINE

HARDWOOD



MAGNETIC NORTH

SCALE: 1"=40'

EXHIBIT 'B' CURRENT BUILDABLE AREA

PREPARED FOR: TONY ROGERS

4324 RIDGEGATE DRIVE, PEACHTREE CORNERS, GA 30097.
LOT 31, BLOCK D RIVERVIEW ESTATES, UNIT 3. LAND LOTS 319 & 329, 6TH DISTRICT. GWINNETT COUNTY. GEORGIA.

DATE: 12-4-14

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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

© COPYRIGHT 2014 - BOUNDARY ZONE, INC.
THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 1.104 ACRES / 48,098 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 52782, PAGE 220 & PLAT BOOK 4, PAGE 210. FIELDWORK PERFORMED ON 08/15/14.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 458,584 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,512 FEET, AND ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

BOUNDARY zone, inc. LAND SURVEYING SERVICES, LANDSCAPE ARCHITECTURE & LAND PLANNING
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

4195 SOUTH LEE STREET
SUITE I,
BUFORD, GA 30518

235 PEACHTREE STREET NE
SUITE 400,
ATLANTA, GA 30303

2205-C CANDUN DRIVE
APEX, NC 27523

GRAPHIC SCALE - IN FEET

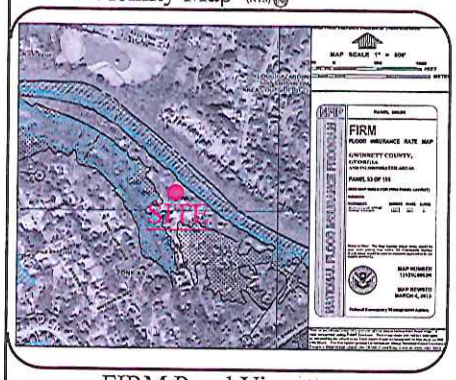
20 0 40 80

PROJECT
15425.01

SHEET
1 OF 1

W:\15425\dwg\1542503 Variance Request.dwg, 12/8/2014 10:48:09 AM

Vicinity Map (NTS)

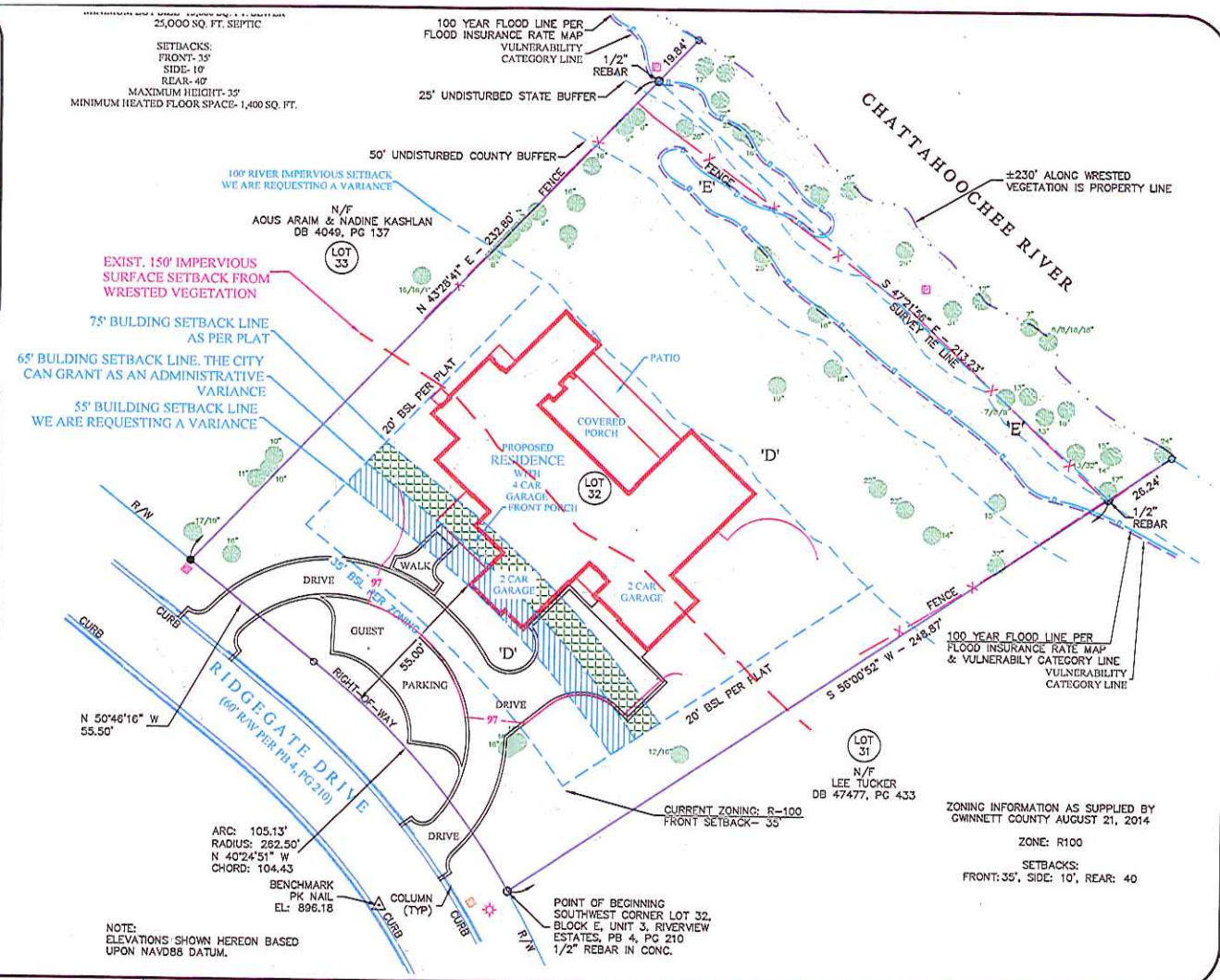


FIRM Panel Vignette (NTS)

TREE LEGEND

PINE

HARDWOOD



MAGNETIC NORTH

SCALE: 1"=40'

EXHIBIT 'C' PROPOSED VARIANCE REQUEST

PREPARED FOR: TONY ROGERS

4324 RIDGEGATE DRIVE, PEACHTREE CORNERS, GA 30097.

LOT 31, BLOCK D RIVERVIEW ESTATES, UNIT 3. LAND LOTS 319 & 329, 6TH DISTRICT. GWINNETT COUNTY. GEORGIA.

DATE: 12-4-14

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

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

© COPYRIGHT 2014 - BOUNDARY ZONE, INC.
THIS DRAWING AND IT'S REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 1.104 ACRES / 48,098 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 52782, PAGE 220 & PLAT BOOK 4, PAGE 210. FIELDWORK PERFORMED ON 08/15/14.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 458,584 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE 5603 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 45,512 FEET, AND ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

BOUNDARY ZONE, INC. LAND SURVEYING SERVICES, LANDSCAPE ARCHITECTURE & LAND PLANNING
WWW.BOUNDARYZONE.COM
(770) 271-5772 / (919) 363-9226

4195 SOUTH LEE STREET
SUITE I,
BUFORD, GA 30518

235 PEACHTREE STREET NE
SUITE 400,
ATLANTA, GA 30303

2205-C CANDUN DRIVE
APEX, NC 27523

GRAPHIC SCALE - IN FEET

20 0 40 80

PROJECT
15425.01

SHEET
1 OF 1

W:\15425\dwg\1542503 Variance Request.dwg, 12/8/2014 10:47:07 AM

City of Peachtree Corners
Attention: Lynn Pierson
147 Technology Parkway
Suite 200
Peachtree Corners, GA 30092

Re: Approval Letter for Variance request for 4324 Ridgegate Drive, Peachtree Corners GA

To the City of Peachtree Corners,

I, Lee Tucker, am the legal owner of the property located at 4312 Ridgegate Drive, Peachtree Corners, GA 30097-2318 with the following legal description: Lot 31 Block 'E', Unit 3 of the Riverview Estates Subdivision Land Lot 329, 6th District of Gwinnett County Georgia which is an adjoining property to the subject property located at 4324 Ridgegate Drive, Peachtree Corners GA 30097-2318. I am aware that a reduction of the required front yard setback is being applied for at the subject property and I have reviewed the plans presented to me by the petitioner for the proposed reduction of the front yard setback.

I have no objection to granting my consent for the reduction of the front yard setback from 75' to 55' per the request for variance from the owner of the subject property.

Sincerely,

Printed Name: R. Lee Tucker, Sr. Date: Nov. 20, 2014

City of Peachtree Corners
Attention: Lynn Pierson
147 Technology Parkway
Suite 200
Peachtree Corners, GA 30092

Re: Approval Letter for Variance request for 4324 Ridgegate Drive, Peachtree Corners GA

To the City of Peachtree Corners,

I, Araim Aous, am the legal owner of the property located at 4344 Ridgegate Drive, Peachtree Corners, GA 30097-2318 with the following legal description: Lot 33, Block 'E', Unit 3 of the Riverview Estates Subdivision Land Lot 329, 6th District of Gwinnett County Georgia which is an adjoining property to the subject property located at 4324 Ridgegate Drive, Peachtree Corners GA 30097-2318. I am aware that a reduction of the required front yard setback is being applied for at the subject property and I have reviewed the plans presented to me by the petitioner for the proposed reduction of the front yard setback.

I have no objection to granting my consent for the reduction of the front yard setback from 75' to 55' per the request for variance from the owner of the subject property.

Sincerely,

Printed Name: Aous Araim Date: 11/14/2014

City of Peachtree Corners
Attention: Lynn Pierson
147 Technology Parkway
Suite 200
Peachtree Corners, GA 30092

Re: Approval Letter for Variance request for 4324 Ridgegate Drive, Peachtree Corners GA

To the City of Peachtree Corners,

I, Dexter R. Floyd, am the legal owner of the property located at 4325 Ridgegate Drive, Peachtree Corners, GA 30097-2318 with the following legal description: Lot: 23 Block 'E', Unit 3 of the Riverview Estates Subdivision Land Lot 329, 6th District of Gwinnett County Georgia which is an adjoining property across the street to the subject property located at 4324 Ridgegate Drive, Peachtree Corners GA 30097-2318. I am aware that a reduction of the required front yard setback is being applied for at the subject property and I have reviewed the plans presented to me by the petitioner for the proposed reduction of the front yard setback.

I have no objection to granting my consent for the reduction of the front yard setback from 75' to 55' per the request for variance from the owner of the subject property.

Sincerely,

Dexter R. Floyd

Printed Name: Dexter R. Floyd Date: 11/22/14

CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT
147 Technology Parkway, Suite 200, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.cityofpeachtreecornersga.com

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).

Notary Seal: CAROLE ANNE WHITE — MY Commission — NOTARY PUBLIC — EXPIRES 02-02-2018 — GWINNETT COUNTY, GEORGIA

Signature of Applicant — Date: 10-16-14

GREGORY L. DEAN
Typed or Printed Name & Title

Carole Anne White — Date: 10-16-2014
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.

Notary Seal: Payton Wagner — My Commission Expires — Notary Public — July 23, 2016 — Dekalb County, Georgia

Signature of Property Owner — Date: 10/14/14

Tony Rogers
Typed or Printed Name & Title

Signature of Notary Public — Date: 10-14-2014

Community Development Use Below Only

Fees Paid: _____ By: _____

Related Cases & Applicable Conditions:

_____

Variance Description: _____

_____

_____

https://maps.google.com/maps?hl=en&tab=wl&output=classic&dg=brw

4324 Ridgegate Drive North...

Google

4324 Ridgegate Drive Northwest, Duluth, GA

Get directions | My places

4324 Ridgegate Dr NW
Duluth, GA 30097

Directions Search nearby more

Maps Labs - Help

Google Maps - ©2015 Google - Terms of Use - Privacy

CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT
147 Technology Parkway, Suite 200, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.cityofpeachtreecornersga.gov

VARIANCE

4324 RIDGEGATE DRIVE

CASE NUMBER:	V2015-001
HEARING DATE:	**BOARD OF APPEALS** 3-18-15 7 pm
PROPERTY ADDRESS:	4324 RIDGEGATE DRIVE