

CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>KRIS PRICE</u>	NAME: <u>RIVERSIDE GABLE LLC</u>
ADDRESS: <u>1550 TAPESTRY RDG</u>	ADDRESS: <u>5209 PALMERO CT</u>
CITY: <u>LAURENCEVILLE</u>	CITY: <u>BUFORD C</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30518</u>
PHONE: <u>404 925 2849</u>	PHONE: <u>404 925 2849</u>
CONTACT PERSON: <u>KRIS PRICE</u> PHONE: <u>404 925 2849</u>	
CONTACT'S E-MAIL: <u>KPRICE@VISIONHOMECRAFTERS.COM</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

ZONING DISTRICTS(S): 7TH PRIOR ZONING CASE: N/A

PARCEL NUMBER(S): 7048-452, 7048-451 ACREAGE: .10/

ADDRESS OF PROPERTY: 1515 + 1525 OK BRIDGE WAY

PROPOSED CHANGE IN CONDITIONS: REMOVE NO CONSTRUCTION BUFFER

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: <u>2</u>	NO. OF BUILDINGS/LOTS: <u>2</u>
DWELLING UNIT SIZE (Sq. Ft.): <u>2243, 2248</u>	TOTAL GROSS SQUARE FEET: <u>4491</u>
GROSS DENSITY: <u>10721</u>	DENSITY: _____
NET DENSITY: <u>4491</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

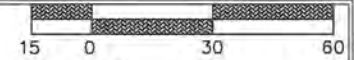
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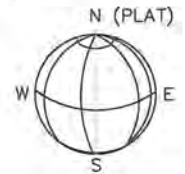
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REFERENCE: PB 135 PG 46

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0072F EFFECTIVE DATE SEPTEMBER 29, 2006



1" = 30'



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND
- IPS 1/2" REBAR SET
- SW SIDE WALK
- BOLLARD
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD



FOR DEKALB SURVEYS, INC. 407 W. PONCE DE LEON SUITE B DECATUR, GEORGIA 30030 404.373.9003

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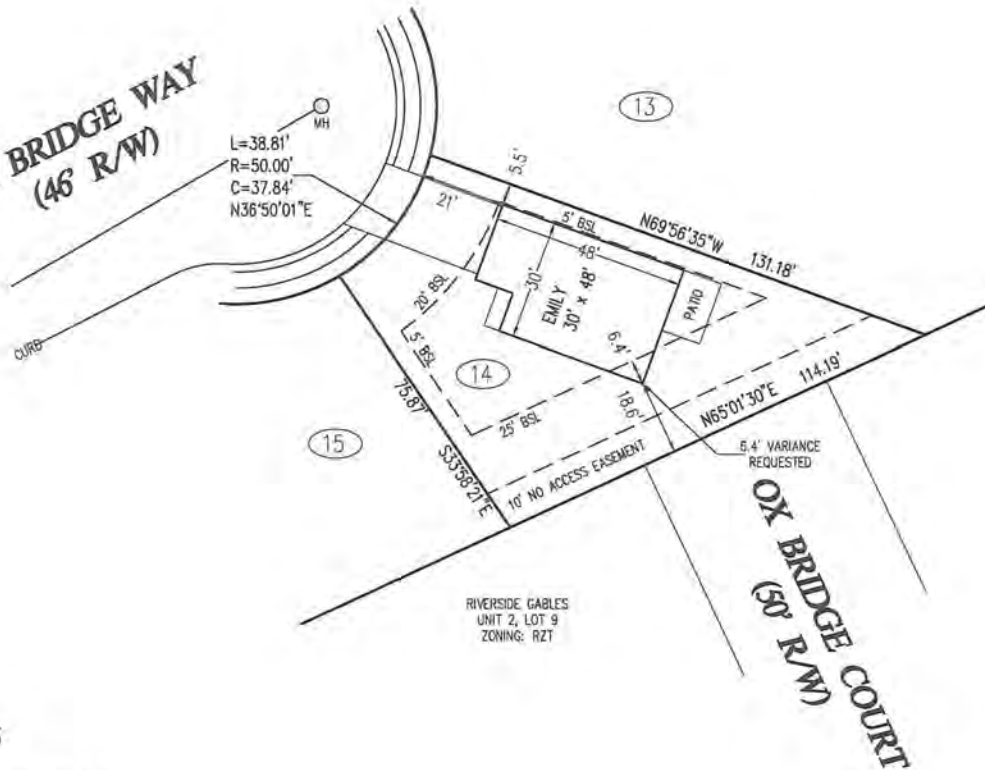
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TOTAL AREA: 6,560 SQ FT, 0.10 AC
CALCULATED PLAT CLOSURE: 1:94,947

OX BRIDGE WAY
(46' R/W)

L=38.81'
R=50.00'
C=37.84'
N36°50'01"E



RIVERSIDE GABLES
UNIT 2, LOT 9
ZONING: R2T

VARIANCE PLAT FOR
LOT 14, UNIT 4, RIVERSIDE GABLES

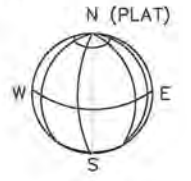
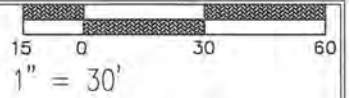
1525 OX BRIDGE WAY

GWINNETT COUNTY, GEORGIA
LAND LOT 48, DIST 7
DATE: DECEMBER 2, 2016

CIG '17 009

REFERENCE: PB 135 PG 46

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0072F EFFECTIVE DATE SEPTEMBER 29, 2006



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DECATUR, GEORGIA 30030
404.373.9003

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TOTAL AREA: 4,146 SQ FT, 0.10 AC
CALCULATED PLAT CLOSURE: 1:66,447

VARIANCE PLAT FOR
LOT 15, UNIT 4, RIVERSIDE GABLES

1515 OX BRIDGE WAY

GWINNETT COUNTY, GEORGIA
LAND LOT 48, DIST 7
DATE: DECEMBER 7, 2016

LINE TABLE				
LINE	LENGTH	BEARING		
L1	19.00	N64°50'23"E		

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	31.15	50.00	30.65	N76°55'06"E

CIC '17 00 9

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CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

change will not affect use of existing properties

- (B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

no adverse change will be in effect to existing properties

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

current properties are economically unaffected

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

traffic will not increase/decrease from change

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

proposed change conforms to land use

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:

no other conditions exist

Letter of Intent
Riverside Gable LLC
Change of Condition

To Whom It May Concern:

Re: 1515 Ox Bridge Way, Lot 15
1525 Ox Bridge Way, Lot 14

The property referenced above is residential and zoned RZT with 50 Ft wide lots. It is located in land lot 48 of 7th district of Gwinnett County, Georgia.

As part of the zoning contingency on block "G," a 25' No Construction Buffer was imposed on the lots on the southern side of Ox Bridge Way. These lots border the existing block "D". We have completed and obtained CO's on lots 17, 18, 19, and 20 and we are currently building lots 21 and 22. None of these homes encroach into the 25' build line and subsequent "no construction buffer". Furthermore, lots 16, 23, and 24 will be built without encroachment.

This request is for 2 lots, Lot 14 and 15 (addresses listed above), which are influenced greatly by the radius of the cul-de-sac. This makes the build lines irregular and difficult to fit houses that meet the 2000 SqFt minimum.

Request for Lot 14 – (see HLP attached) Due to the irregular shape of the lot, the right rear corner encroaches the build line by 6'. A change of condition is required to move forward with the home construction.

- Acreage – 6560 SqFt
- Requested Zoning Condition Change – Remove 25" No Construction Buffer in order to obtain administrative variance.
- Home Details – 2248 Heated SqFt, 25 Ft Build Height, 2 Car Garage with 18 Ft Min Driveway

Request for Lot 15 - (see HLP attached) The 18' minimum required drive from right of way to face of structure makes the variance of 3.5 Ft to rear build line necessary. A change of condition is required to move forward with the home construction.

- Acreage – 4161 SqFt
- Requested Zoning Condition Change – Remove 25" No Construction Buffer in order to obtain administrative variance
- Home Details – 2243 Heated SqFt, 25 Ft Build Height, 2 Car Garage with 18 Ft Min Driveway

We appreciate your time and considerations in this matter.

Kris Price
Riverside Gables LLC.
404-925-2849

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CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

[Handwritten Signature]

Signature of Applicant

1/10/17

Date

Kris Price

Type or Print Name and Title

manager

[Handwritten Signature]

Signature of Notary Public

1/10/17

Date



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**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 7 - 48 - 7048-451
(Map Reference Number) District Land Lot Parcel

Kris Price 1/9/17
Signature of Applicant Date

KRIS PRICE manager
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

[Signature] TSA II
NAME TITLE
1-10-17
DATE

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**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 7 - 48 - 7048-452
(Map Reference Number) District Land Lot Parcel

[Signature] _____ Date 1/9/17
Signature of Applicant

KRIS PRICE manager _____
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

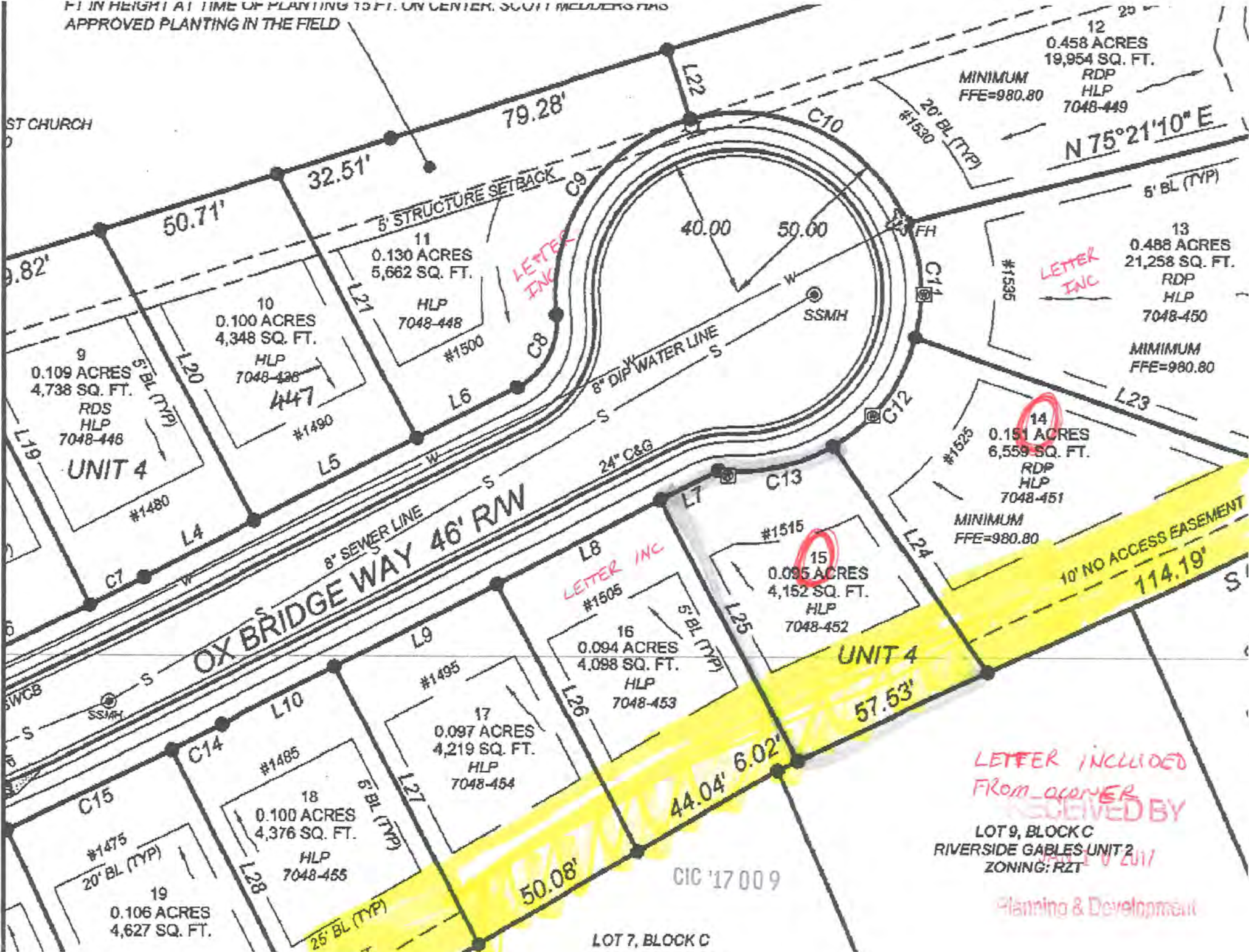
TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

[Signature] _____ NAME ISA II _____ TITLE
1-10-17 _____ DATE

1 FT IN HEIGHT AT TIME OF PLANTING 15 FT. ON CENTER. SCOTT McLEOD HAS APPROVED PLANTING IN THE FIELD

ST CHURCH



LETTER INCLUDED
 FROM COVER
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 LOT 9, BLOCK C
 RIVERSIDE GABLES UNIT 2
 ZONING: RZT

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LOT 7, BLOCK C

To whom it may concern,

I FERNANDO AMAYA owner of
1535 OX BRIDGE CT
LAWRENCEVILLE GA

(7048376)

Am aware of the variance to the property adjoining my property on the west side off of Ox Bridge Way. I accept the drawing as is and have no objection to the variance

Subject property:

1525 Ox bridge way / lot 14
Lawrenceville Ga 3045

Signature



date

12/14/2016

CIC '17 009

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To whom it may concern,


I FERNANDO AMAYA owner of
1535 OX BRIDGE CT
LAWRENCEVILLE GA

7048 376

Am aware of the variance to the property adjoining my property on the west side off of Ox Bridge Way. I accept the drawing as is and have no objection to the variance

Subject property:
1515 Ox bridge way / lot 15
Lawrenceville Ga 3045

Signature



date

12/14/2016

(DENIS S AMAYA
7048 376)

CIC '17 009

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12/8/16

To Whom It May Concern,

We are the owners of the adjacent lots on both sides of Lot 14 & 15 Riverside Gables and the lot across the street and we are ok with Riverside Gables, LLC variance application on both of their lots.

A handwritten signature in black ink, appearing to read "John Slappey", is written over a faint, larger version of the signature.

John Slappey

Managing Member

770-616-9774 Direct

jslappey@psponline.com

CIC '17 00 9

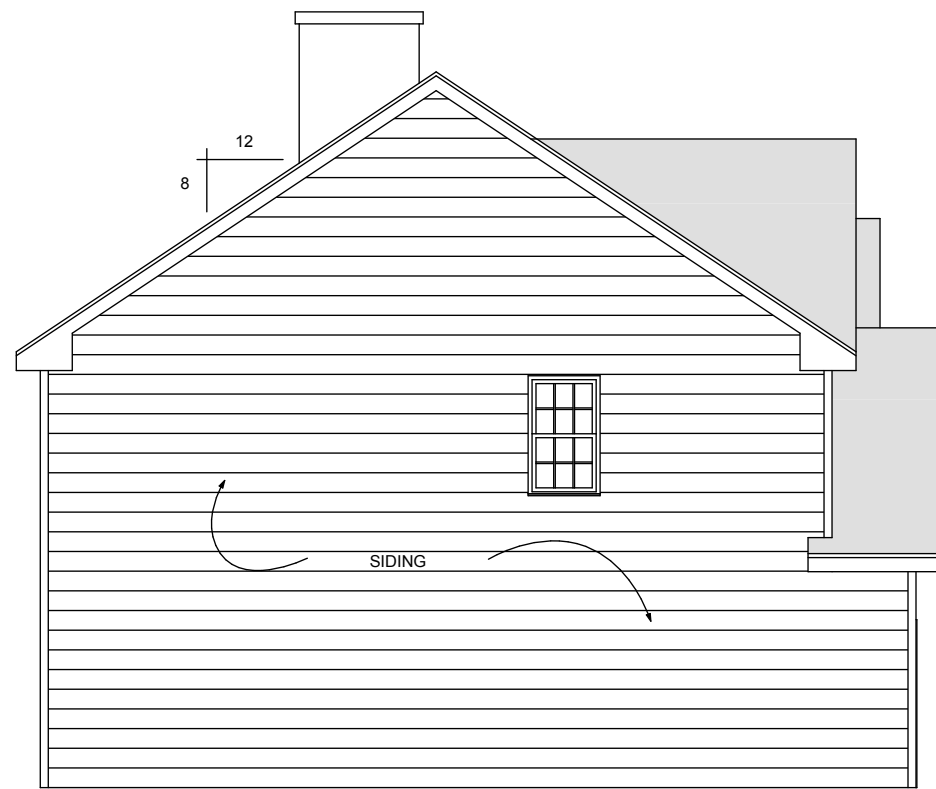
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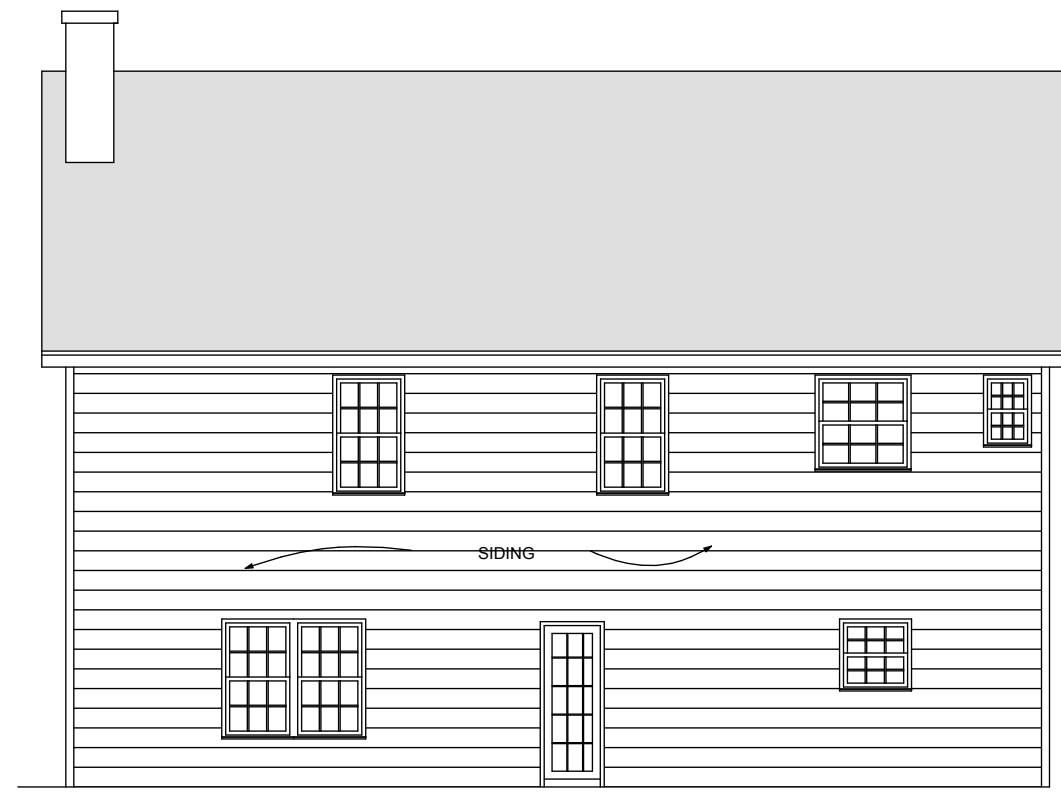
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www.MYARCHONHOME.com

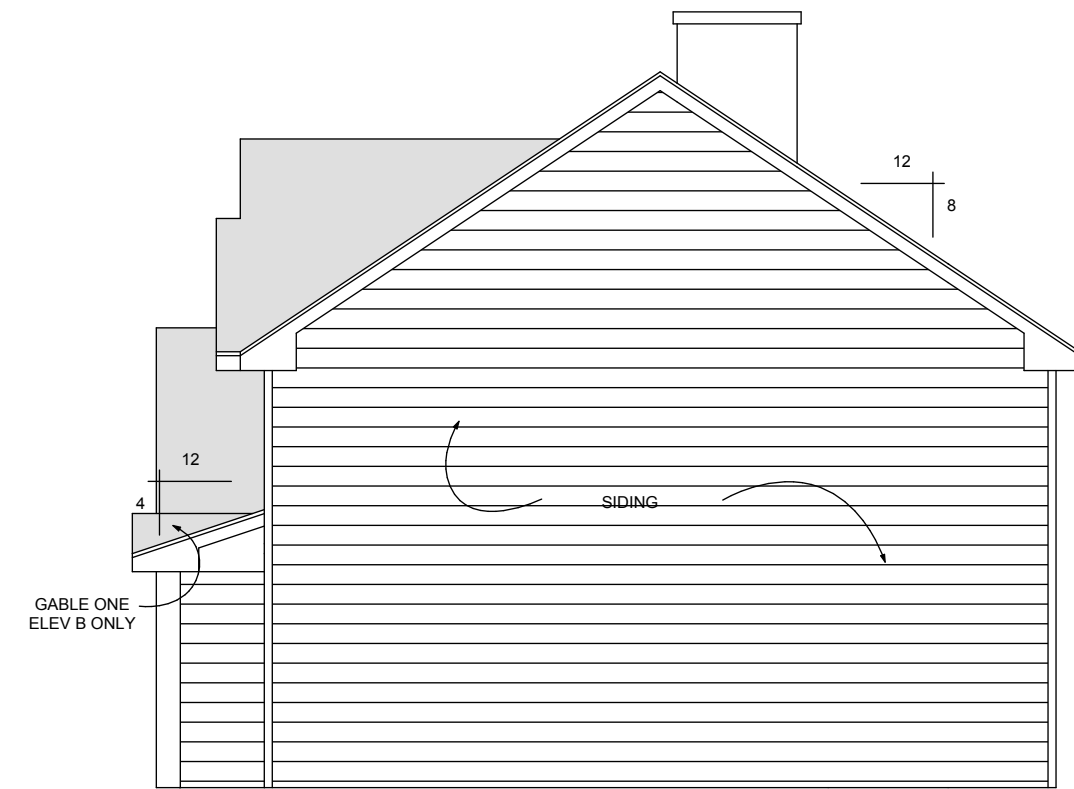
2160 Morningside Drive, Suite 250 Buford GA., 30518



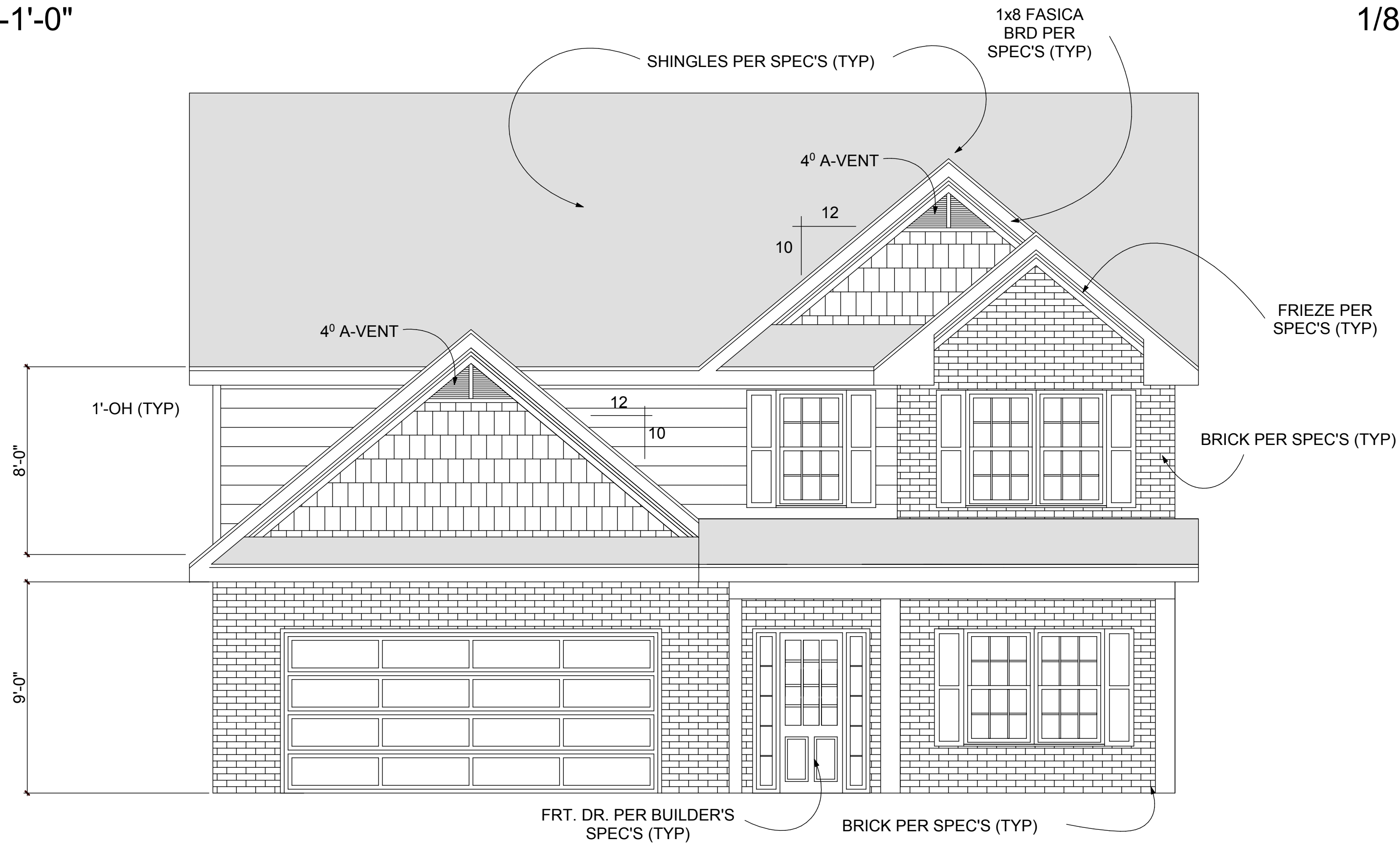
LEFT ELEVATION
1/8"---1'-0"



REAR ELEVATION
1/8"---1'-0"

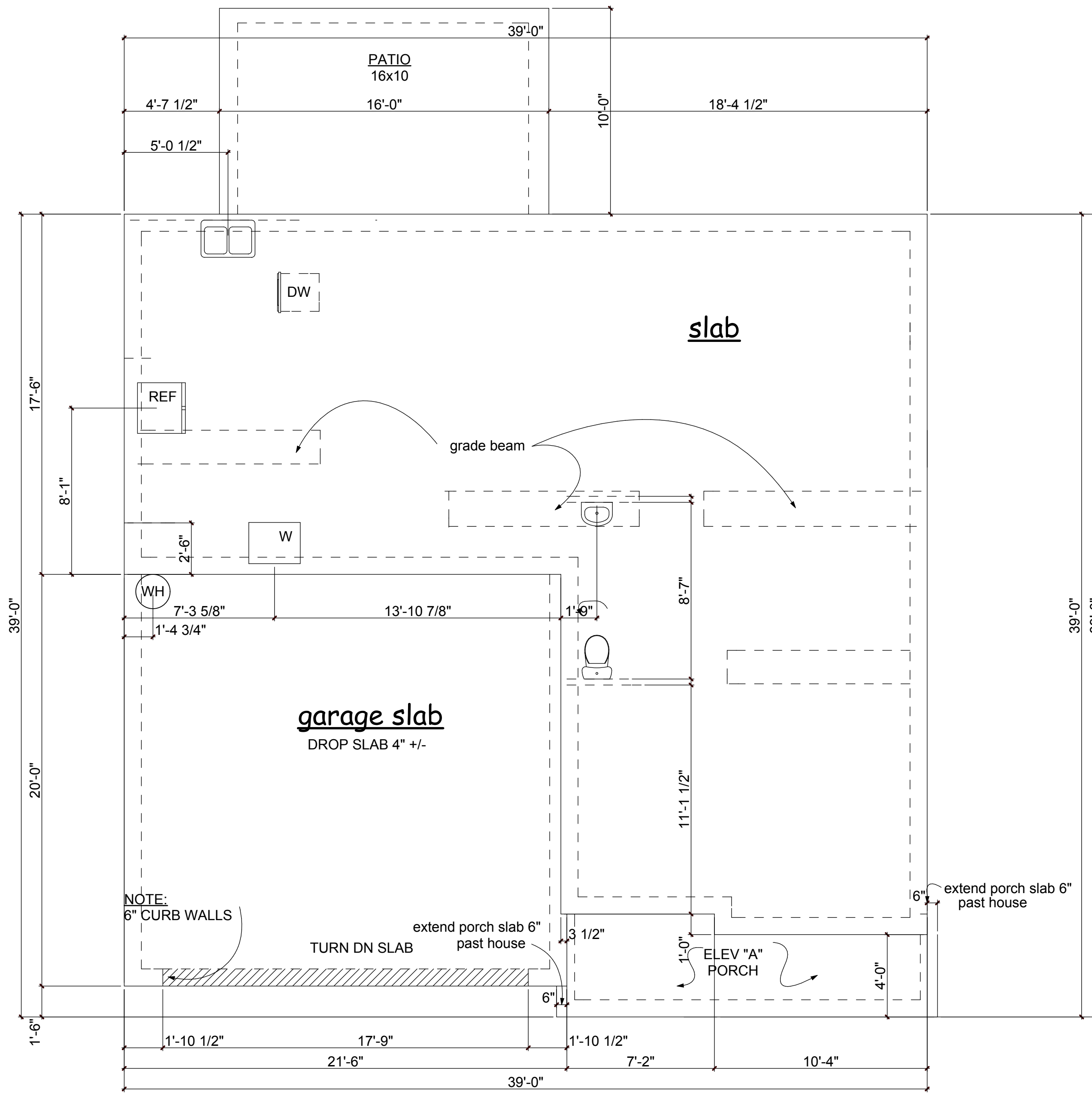


RIGHT ELEVATION
1/8"---1'-0"



FRONT ELEVATION
1/4"---1'-0"

LEFT GARAGE



slab plan elevation "A"

REV.

DATE



THE OAKMONT
SLAB PLAN

DWG. BY:
PWL/SAM

DATE:
8-20-14

SHEET:

REV.	
DATE	

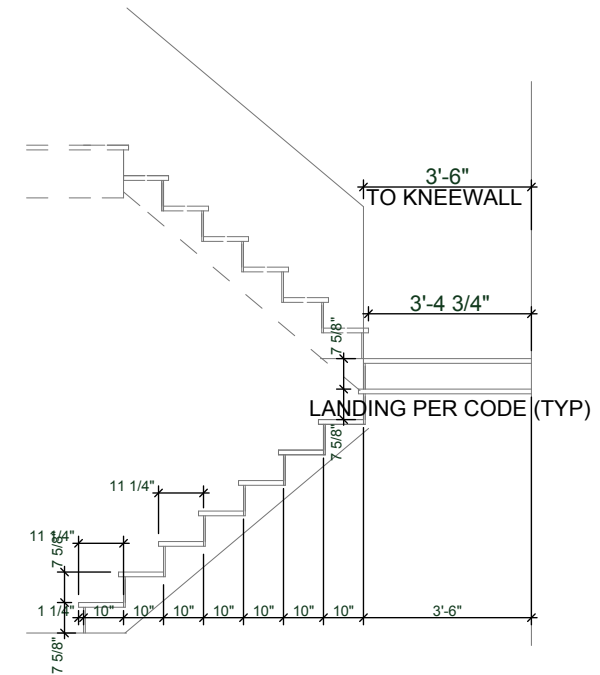
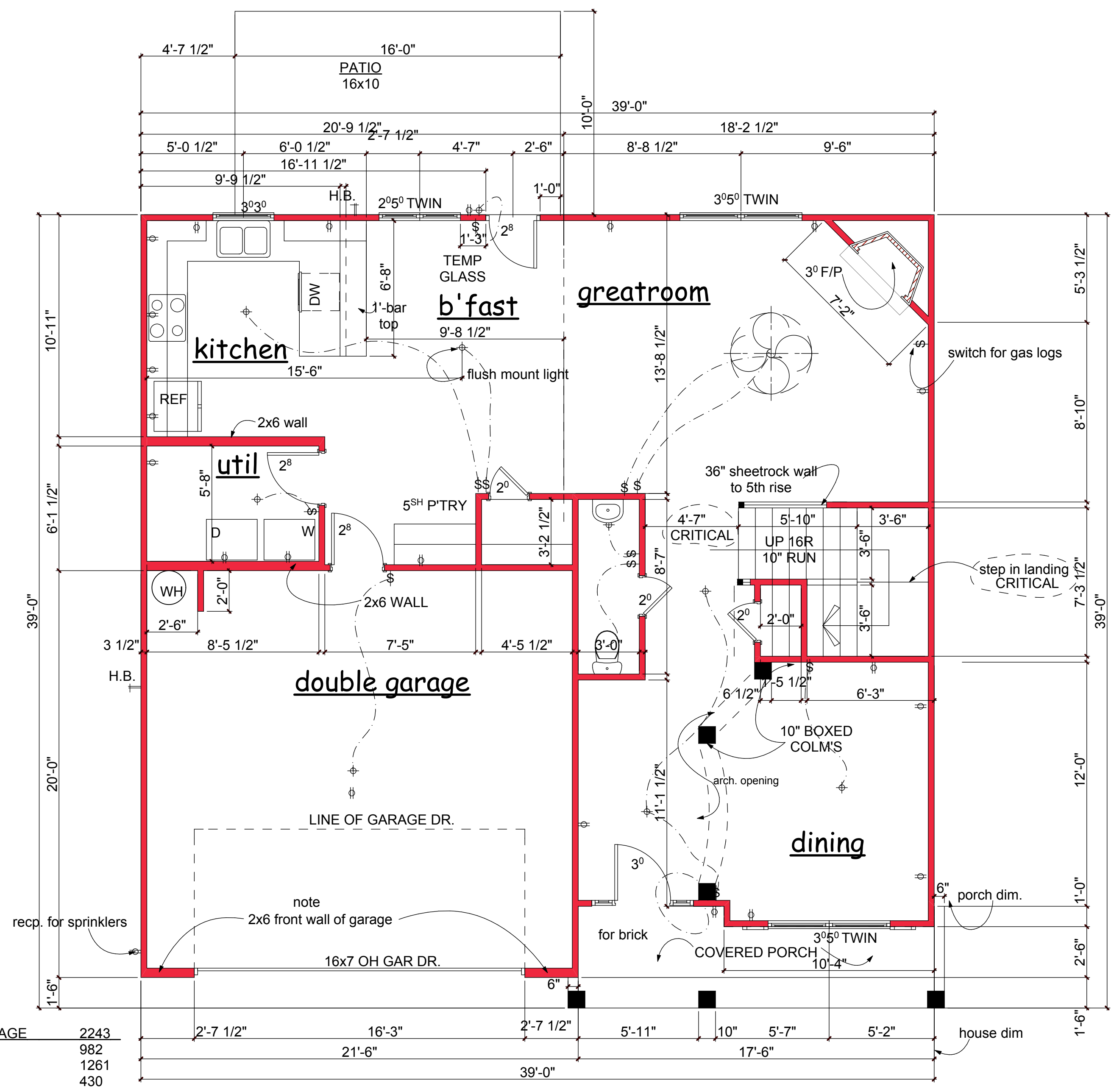


THE OAKMONT
FIRST FLOOR

DWG. BY:
PWL/SAM

DATE:
8-20-14

SHEET:
3

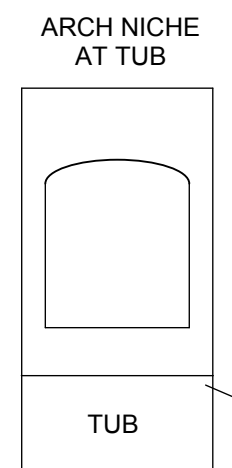
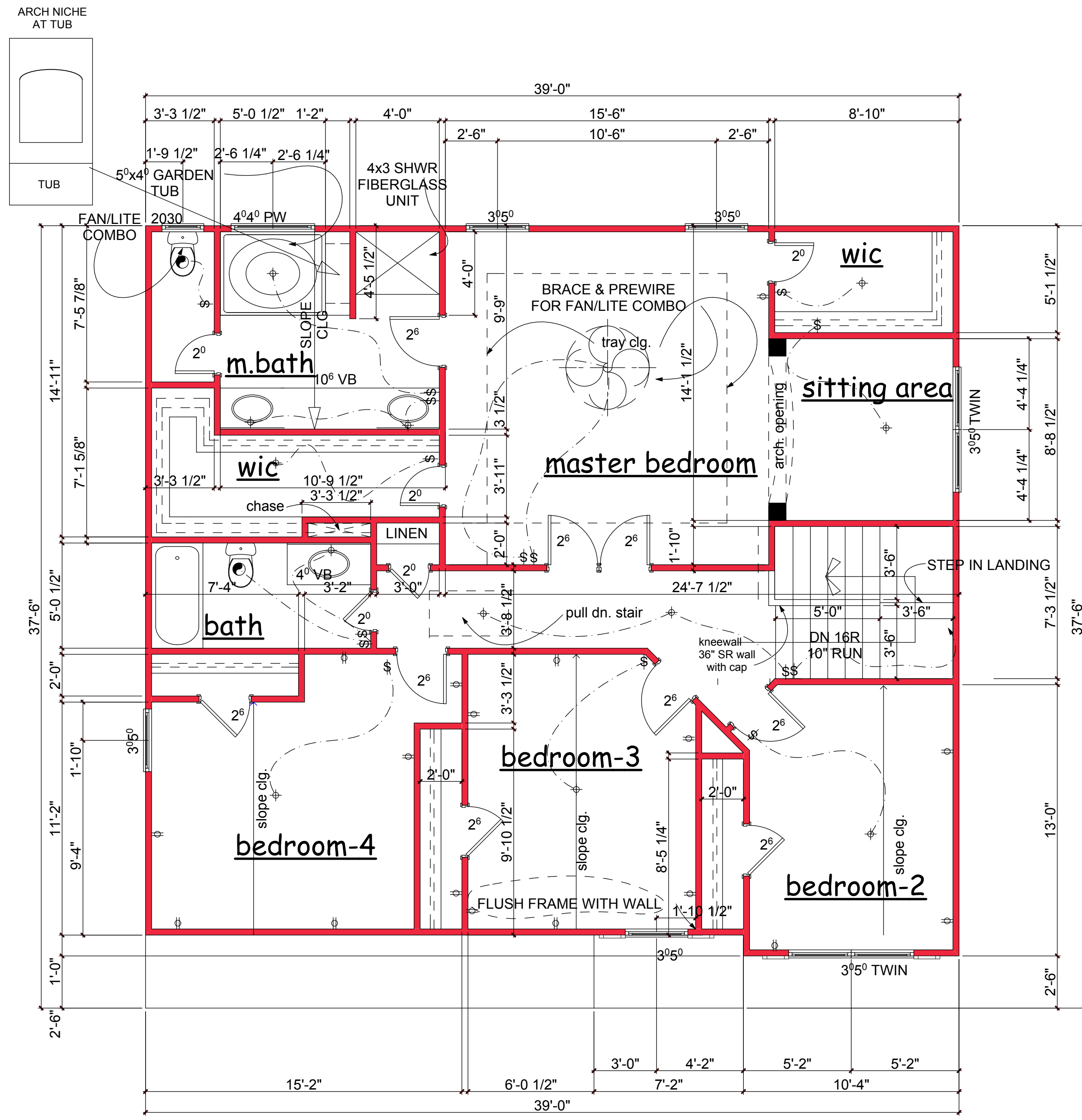


HEATED SQUARE FOOTAGE	2243
FIRST FLOOR	982
SECOND FLOOR	1261
GARAGE	430

FIRST FLOOR ELEVATION A

FIRST FLOOR ELEVATION A

LEFT GARAGE
U-SHAPE KITCHEN



SECOND FLOOR ELEVATION A

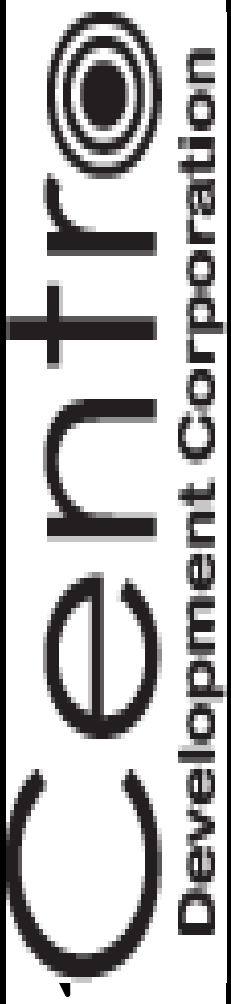
LEFT GARAGE

GATES AT CAMPBELL RIDGE

SECOND FLOOR ELEVATION A

REV.

DATE



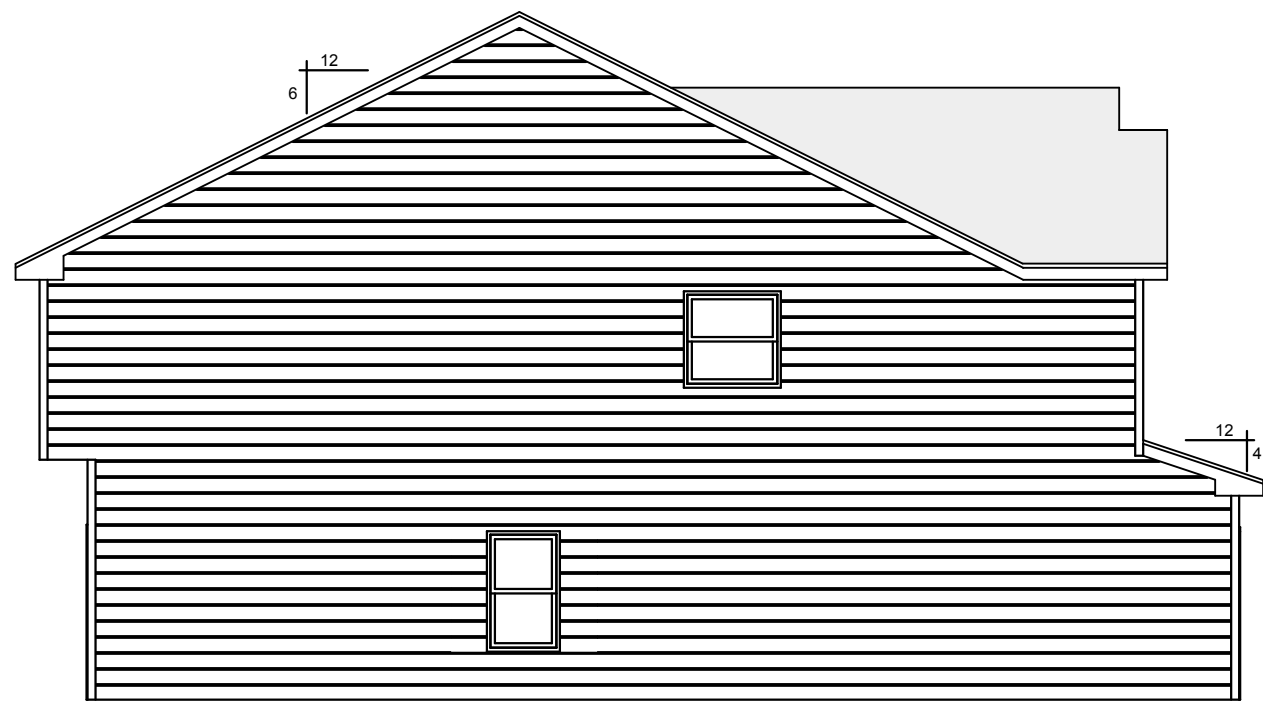
THE OAKMONT
SECOND FLOOR

DWG. BY:
PWL/SAM

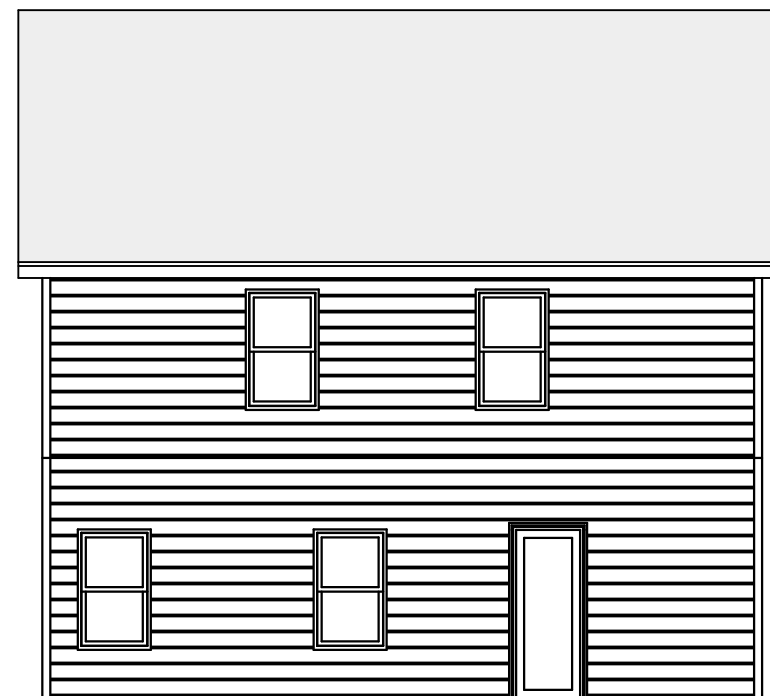
DATE:
8-20-14

SHEET:

4



LEFT ELEVATION
1/8"---1'-0"



REAR ELEVATION
1/8"---1'-0"

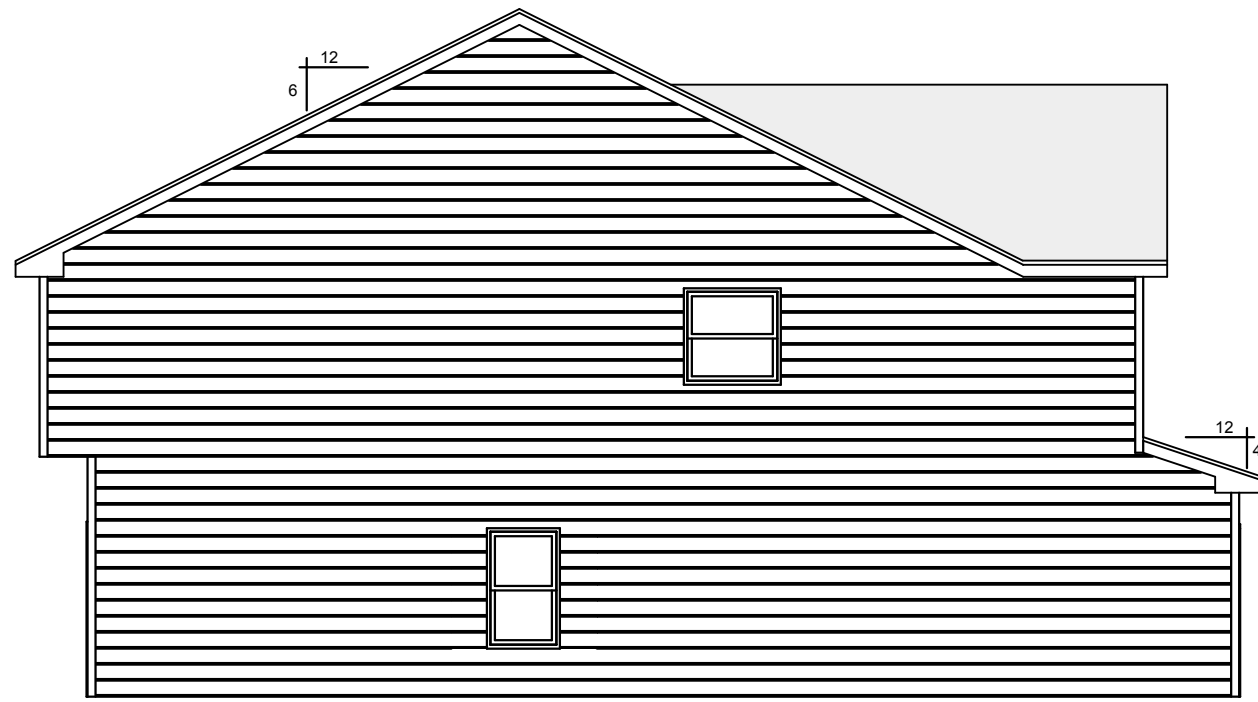


RIGHT ELEVATION
1/8"---1'-0"

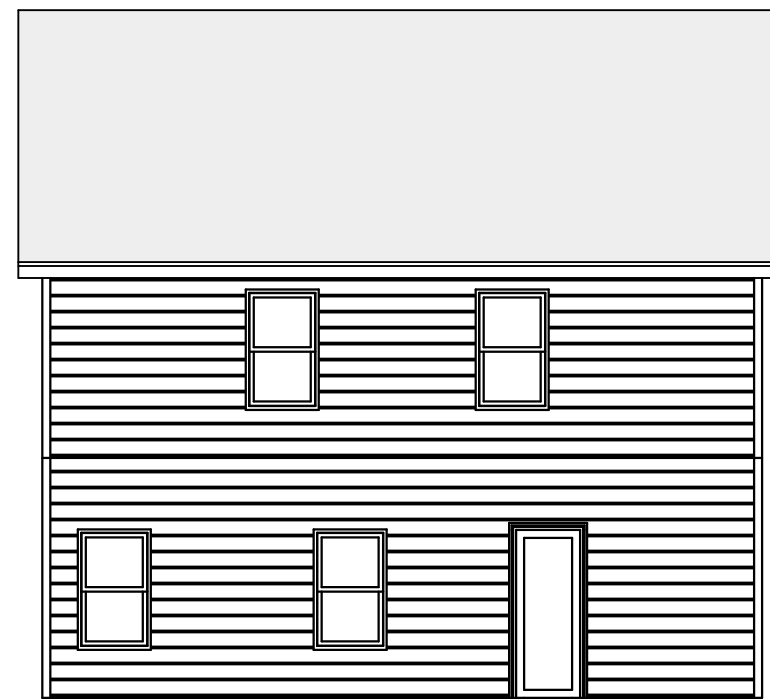


FRONT ELEVATION
1/4"---1'-0"

Emily 30' x 48'



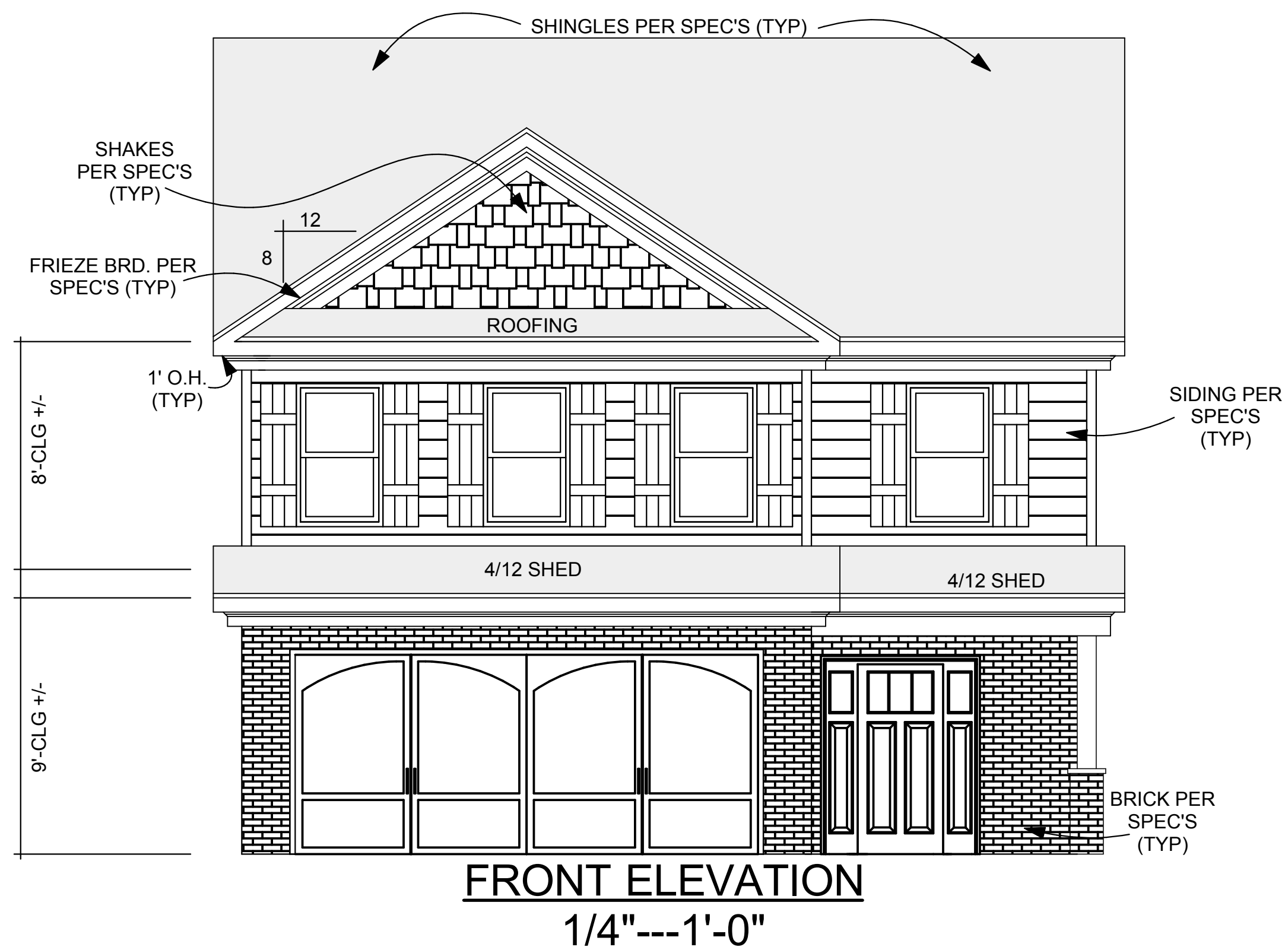
LEFT ELEVATION
1/8"---1'-0"



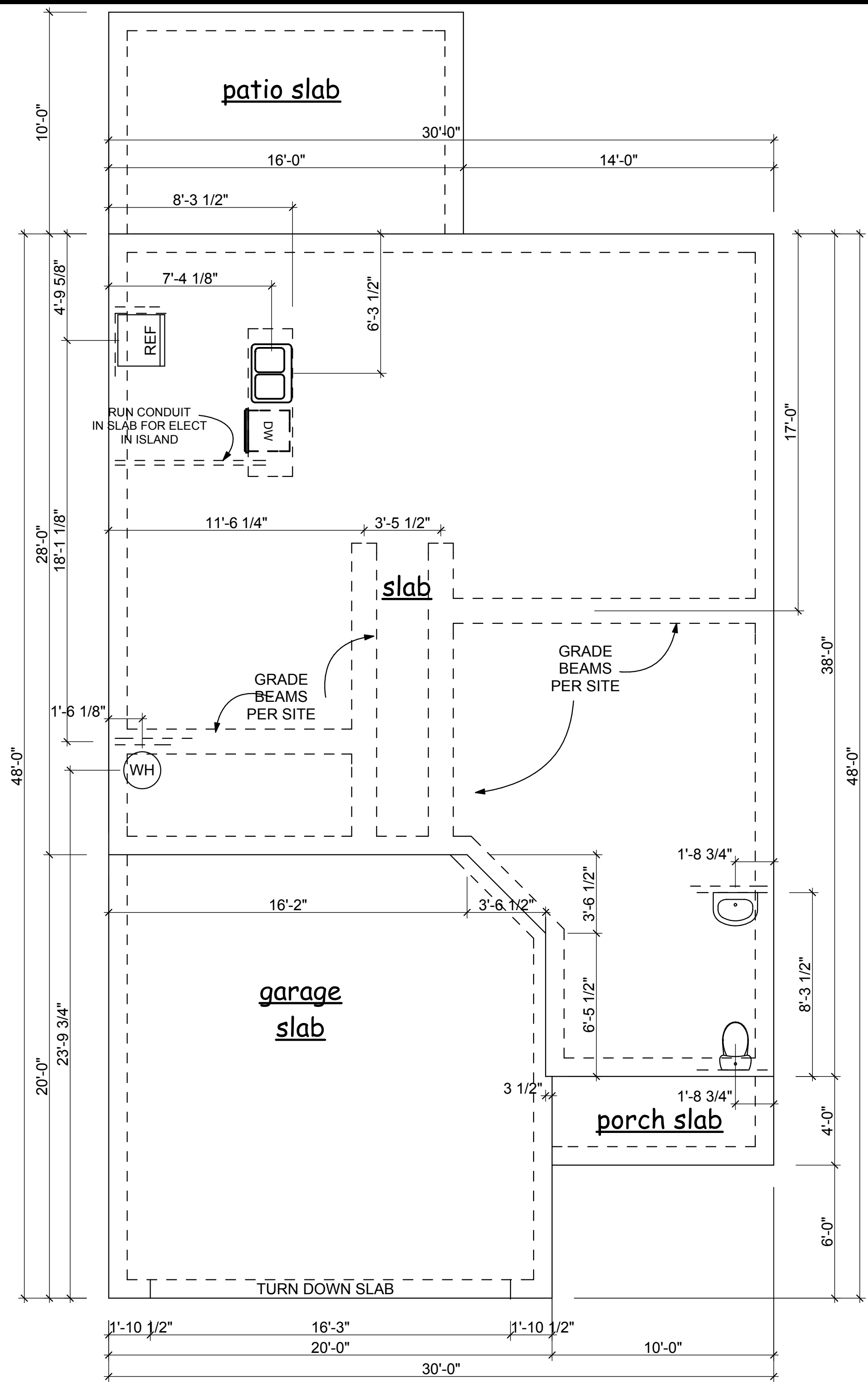
REAR ELEVATION
1/8"---1'-0"



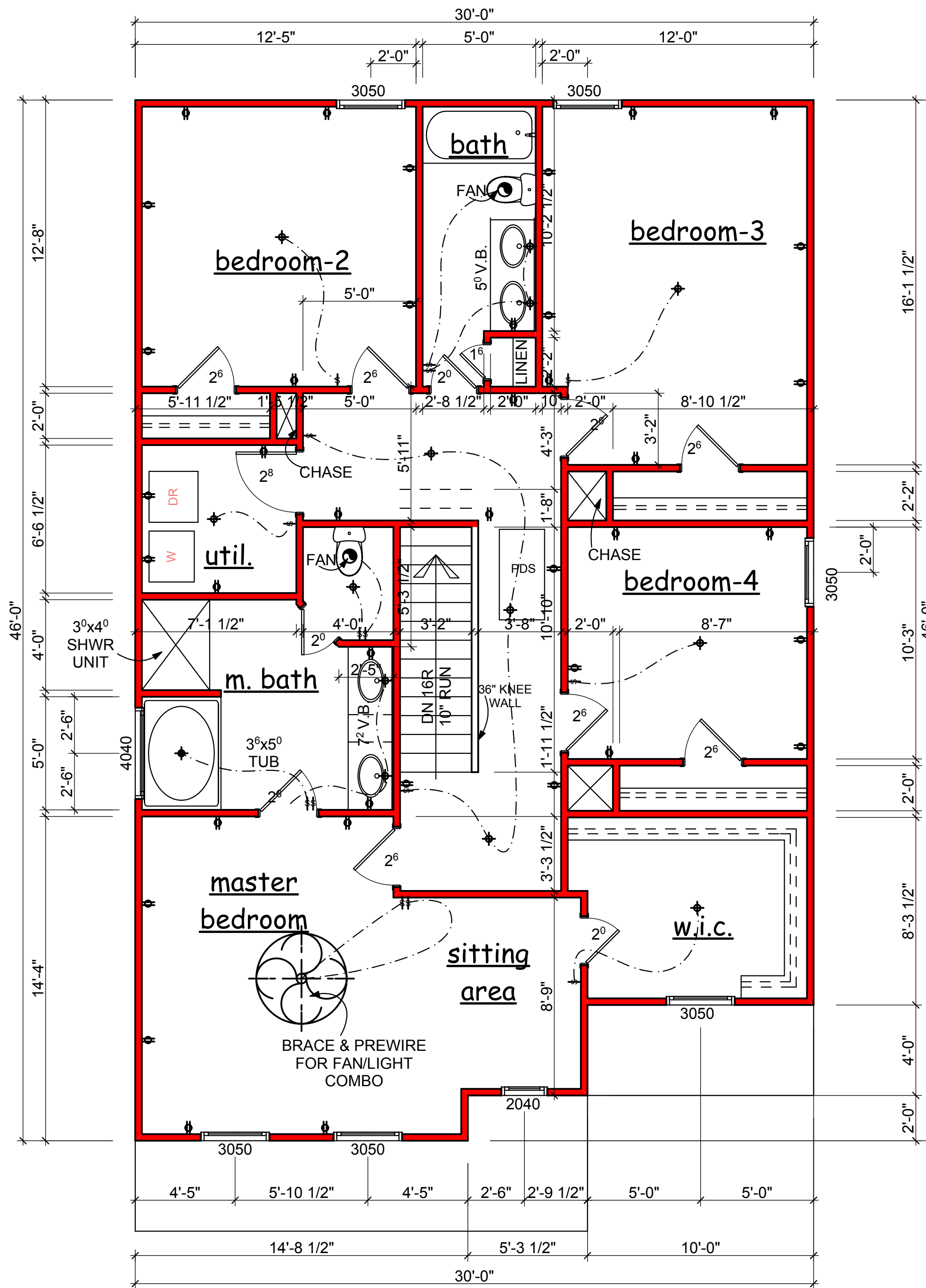
RIGHT ELEVATION
1/8"---1'-0"



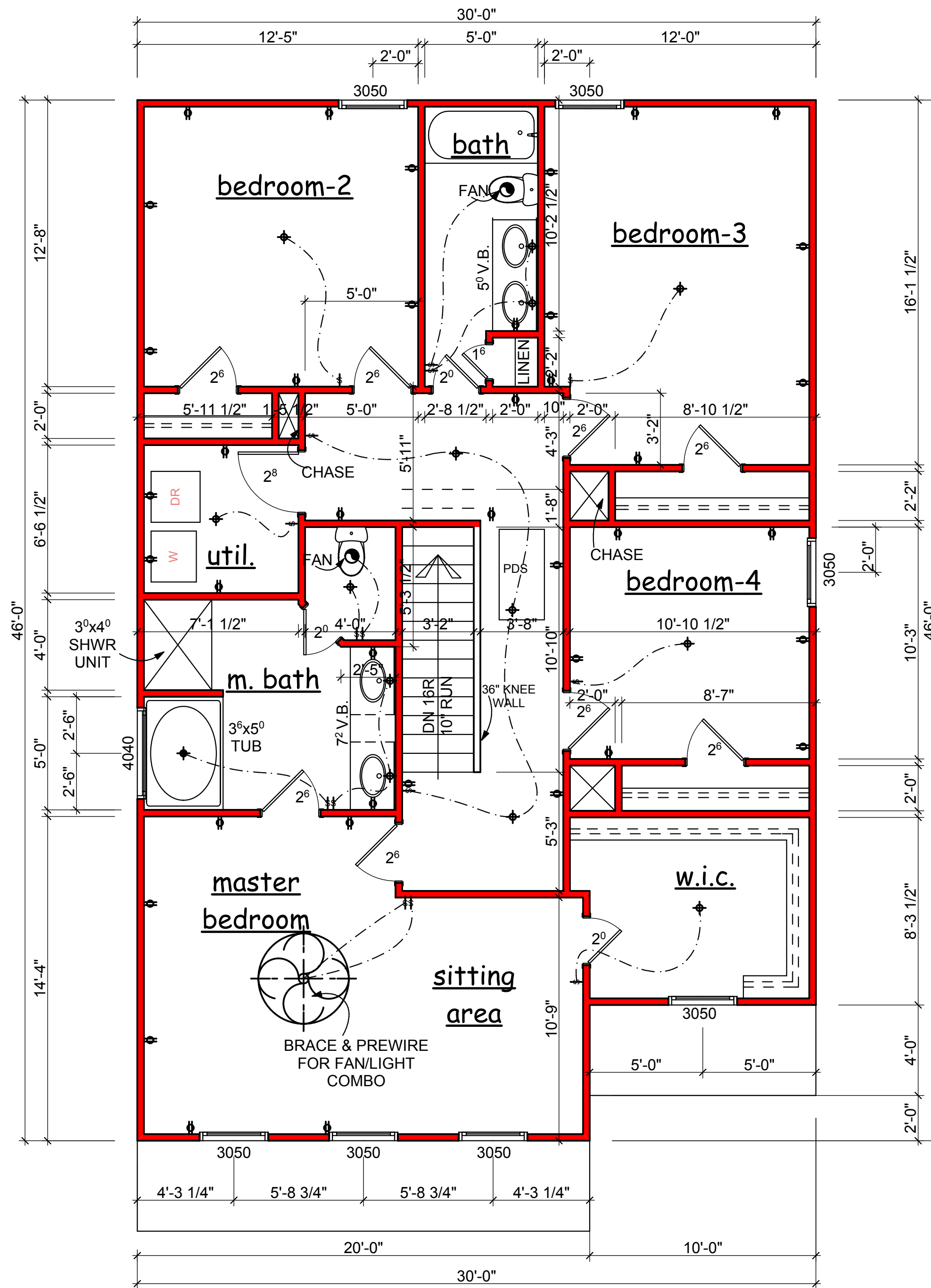
FRONT ELEVATION
1/4"---1'-0"



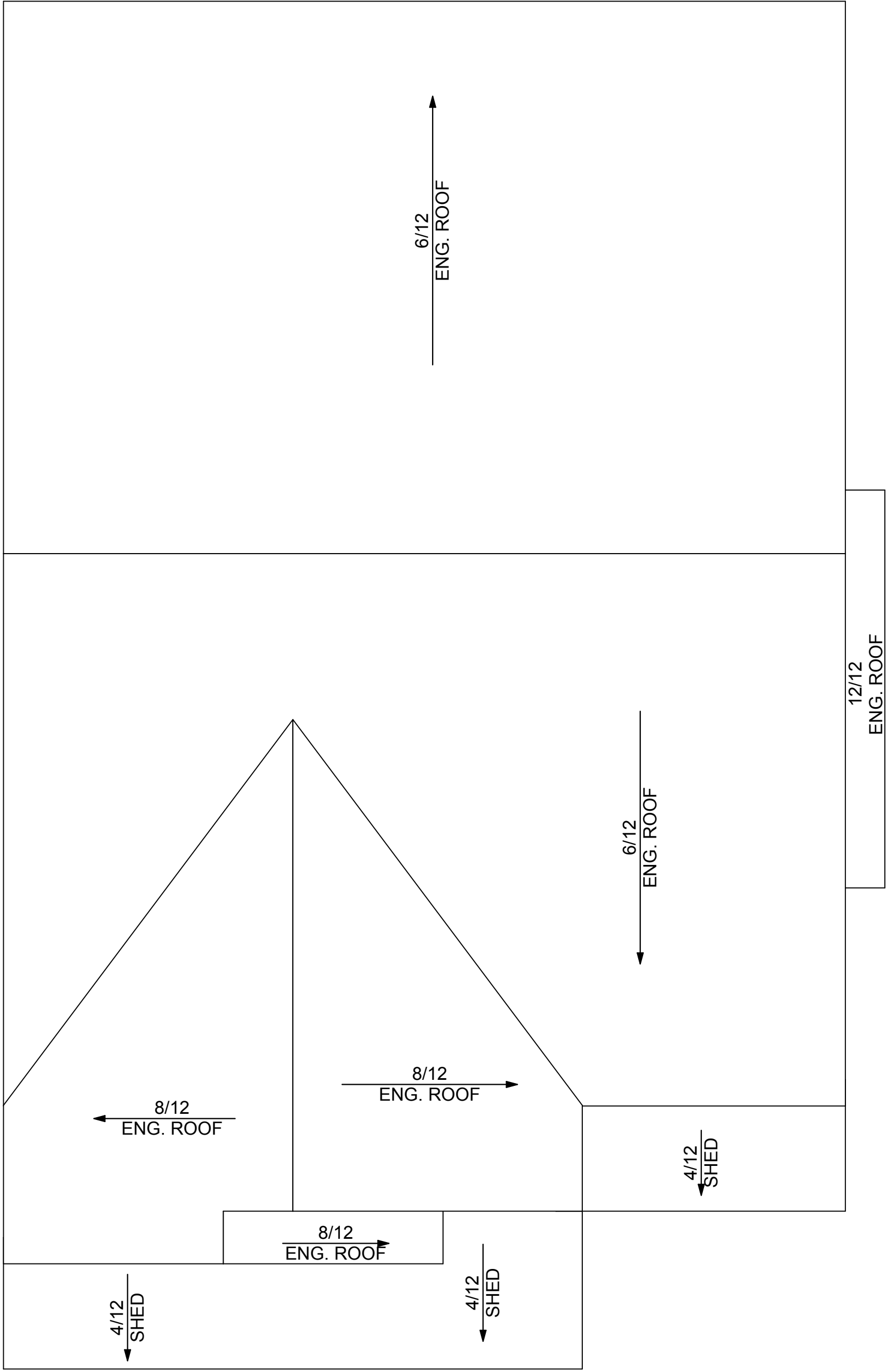
Emily 30' x 48'



ELEV A OPTION



ELEV B OPTION



Emily 30' x 48'