



P. O. Box 400
Dacula, GA 30019
(770) 962-0055 / Fax (770) 513-2187

APPLICATION

Staff Approval Only

Modifications

City Council

Waivers

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>Elan Homes & Communities Inc</u>	NAME <u>The Porches at Mobley Lake LLC</u>
ADDRESS <u>4050 Enterprise way</u>	ADDRESS <u>760 Tanner Rd</u>
CITY <u>Flowery Branch</u>	CITY <u>Dacula</u>
STATE <u>GA</u> ZIP <u>30542</u>	STATE <u>GA</u> ZIP <u>30019</u>
PHONE <u>801-636-1111</u> FAX _____	PHONE <u>801-636-1111</u> FAX _____

APPLICANT IS THE:

OWNER'S AGENT

PROPERTY OWNER

CONTACT PERSON Matt Kriser

COMPANY NAME Elan Homes

ADDRESS 4050 Enterprise way

Flowery Branch, GA 30542

PHONE 801-636-1111 FAX _____

** Include any person having a property interest and/or a financial interest in any business entity having property interest (use additional sheets if necessary).*

PRESENT ZONING DISTRICT(S) R-1400 LAND LOT(S) _____ DISTRICT(S) _____

ADDRESS OF PROPERTY 760 Tanner Rd, Dacula GA 30019 ACREAGE 46.3

Describe your request in detail and state justification/hardship: _____

(Attach additional sheets if necessary)

HAS THE APPLICANT FILED ANY OTHER APPLICATIONS FOR THIS PROPERTY WITHIN THE PAST 12 MONTHS ? Yes No

If Yes, please describe: Berm modification

(Attach additional sheets if necessary)

WAIVER INFORMATION

The following Items are necessary in order to process Variance and Special Exception Applications:

1. APPLICATION FORM
 - a. Answer all questions.
 - b. Property owner must sign application.

2. APPLICATION FEE (Non refundable checks, payable to City of Dacula)
\$350.00 plus \$25.00 each additional (on same property) plus \$25.00 Administrative Fee

3. LEGAL DESCRIPTION
 - a. Must be typed (not required if located within a recorded subdivision).

4. LETTER OF INTENT
 - a. The Letter of Intent must describe the proposed or existing use, the waiver(s) requested, and why you feel the waiver is justified.

5. SITE PLAN and/or copy of BOUNDARY SURVEY
 - a. All documents related to the application in order for the City Council to render a decision are necessary.
 - b. 8-1/2" x 11" reduction of site plan.
 - c. Detailed drawings showing dimensions, height, location, etc.

6. An Economic and Community Infrastructure Facilities Impact Worksheet must be completed and submitted with applications. Impact Worksheet requirement may be waived at the discretion of the City Administrator.

MEETINGS

The City Council meets on the First Thursday of each month at 7:00 P.M. at Dacula City Hall. The City will erect a Public Hearing sign 15 days before the public hearing. A legal advertisement appears in the official News Organ at least 15 days before the meeting. The Gwinnett Daily Post is the official news organ.

February 18, 2022

To whom it may concern at Dacula City,

This Letter is to share the intent of Elan Homes & Communities Inc. to request a wavier on the property located at 760 Tanner Rd., Dacula, GA 30519 consisting of approximately 46.3 acres.

A wavier is being requested for Article 7.5.4 Street cut trenches under paving. All trenches under paving shall be concreted with eight (8") inches of Class "A" concrete base and one and one-half (1 ½") inch of type "E" or "F" wearing course asphalt is to be spread.

The waiver is being requested because on one edge of the road there is only four inches of depth over the top of the pipe instead of the full 8 Inches of required concrete. The 18 inch storm drain pipe was place and set at the optimal placement to allow the storm drain pipe to meet evenly with the existing roadside ditch bottom. Dropping the storm drain pipe would have caused ponding of water at the discharge end of the pipe, so the grading contractor used good industry practices and placed the storm drain pipe at the optimal depth for drainage. This left only approximately 8 inches narrowing down to four inches of concrete over the pipe on approximately 30% of the road. 70% of the road meets the full 8 inch required thickness of concrete.

We are requesting that a rebar grid be placed in the area where the concrete would be less than 8 inches thick over the top of the reinforced concrete storm drain pipe so that the depth of the pipe can remain at the optimal depth for drainage into the storm drain ditch.

Thank you for your consideration of our proposed development.

Sincerely,



Matthew Kriser

Elan Homes, President

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING REQUEST and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AFFECTED ***

CASE NUMBER: _____

APPLICANT CERTIFICATION

The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

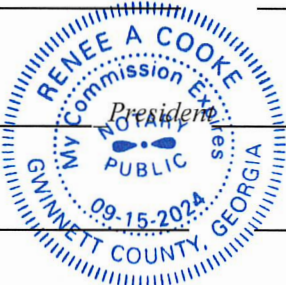
Matthew Kriser
Signature of Applicant

2-22-22
Date

Matthew Kriser
Type or Print Name/Title

Renée A. Cooke
Notary Public

2-22-22
Date



PROPERTY OWNER CERTIFICATION

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied, no application or re-application affecting the same land shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

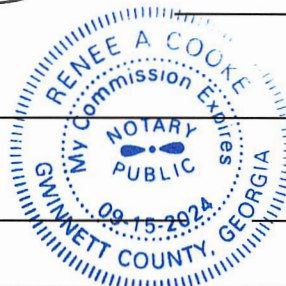
Matthew Kriser
Signature of Applicant

2-22-22
Date

Matthew Kriser
Type or Print Name/Title

Renée A. Cooke
Notary Public

2-22-22
Date



FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED 2/22/22 RECEIVED BY [Signature] FEE 375⁰⁰ RECEIPT # 361049

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE 3/3/22

FOR ADMINISTRATIVE USE ONLY

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____



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DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor and/or a member of the City Council.

Yes No

If the answer is *Yes*, please complete the following section:

Name of Government Official	Contributions <i>(All which aggregate to \$250.00+)</i>	Contribution Date <i>(within last 2 years)</i>

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission or Zoning Board of Appeals.

Yes No

If the answer is *Yes*, please complete the following section:

Name of Government Official	Description of Gifts <i>(Valued aggregate \$250.00+)</i>	Date Gift was Given <i>(within last 2 years)</i>

(Attach additional sheets if necessary to disclose or describe all contributions/gifts)

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: _____

TO: _____
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: _____

RE: Proposed Waiver Case # _____

Property Location: 5th District, Land Lot _____ Parcel _____

LOCATION/ADDRESS _____



You are hereby notified that an application for variance _____

_____ to _____ has been submitted to the City of

Dacula.

The proposed variance is contiguous to your property.

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd.,
Dacula, Georgia on _____ at 7:00 P. M. in the Council Chambers.
(date)

If you have any comments or concerns concerning this matter, please plan to attend the public hearings.

Thank you.