



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

APPLICATION

City Council
<input type="checkbox"/> Waivers
<input checked="" type="checkbox"/> Variance

Staff Approval Only

Modifications

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>Am Ryan Carey</u>	NAME <u>Amanibal Cruz</u>
ADDRESS <u>2178 Court Rd</u>	ADDRESS <u>349 McMillan Rd</u>
CITY <u>Dawsonville</u>	CITY <u>Dacula</u>
STATE <u>Georgia</u> ZIP <u>30534</u>	STATE <u>GA</u> ZIP <u>30019</u>
PHONE <u>513-560-3473</u> FAX _____	PHONE <u>678-522-6255</u> FAX _____

APPLICANT IS THE:

- OWNER'S AGENT
- PROPERTY OWNER

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

CONTACT PERSON Ryan Carey

COMPANY NAME King Construction

ADDRESS 2178 Court Rd
Dawsonville GA 30534

PHONE 513-560-3473 FAX _____

PRESENT ZONING DISTRICT(S) _____ LAND LOT(S) 301 DISTRICT(S) 5

ADDRESS OF PROPERTY 349 McMillan Rd Dacula GA 30019 ACREAGE 1

Describe your request in detail and state justification/hardship: would like to split the lot into (2) .5 acre parcels. see attached sheet...

(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: _____

(Attach additional sheets if necessary)

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

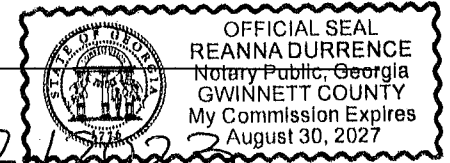
APPLICANT CERTIFICATION

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.

[Signature]
Signature of Applicant

10/12/2023
Date

Ryan Casey Owner Agent
Type or Print Name/Title



Reanna Durrence
Notary Public

10/12/2023
Date

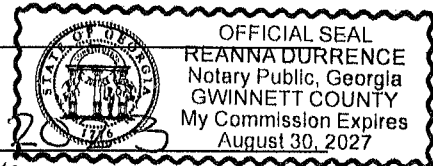
PROPERTY OWNER CERTIFICATION

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.

[Signature]
Signature of Applicant

10/12/2023
Date

Amiradus Cruz
Type or Print Name/Title



Reanna Durrence
Notary Public

10/12/2023
Date

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

FOR ADMINISTRATIVE USE ONLY

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____



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 Dacula, GA 30019
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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: 10/13/23

TO: Tapia, Juan Carlos 329 McMillan Rd Dacula GA 30019
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Aminadab Cruz

RE: Proposed Variance Case # _____

Property Location: 5th District, Land Lot 349 Parcel 5276.001

LOCATION/ADDRESS 349 Mcmillan Rd Dacula Ga 30019

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 _____ in the Council Chambers.
(date)

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

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: 10/13/23

TO: Smiley, Carolyn 310 Luma Ct. Dacula GA 30019
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Aminadab Cruz

RE: Proposed Variance Case # _____

Property Location: 5th District, Land Lot 349 Parcel 5276001

LOCATION/ADDRESS 349 McMillan Rd Dacula GA 30019

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.

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Georgia on _____ at _____ in the Council Chambers.
(date)

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

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: 10/13/23

TO: American homes 4 rent properties eight LLC 2460 Fortune Dr Dacula GA 30019
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Aminadab Cruz

RE: Proposed Variance Case # _____

Property Location: 5th District, Land Lot 349 Parcel 5276001

LOCATION/ADDRESS 349 Mcmillan Rd Dacula GA 30019

You are hereby notified that an application for variance _____
_____ to _____ has been submitted to the City of
Dacula.

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Georgia on _____ at _____ in the Council Chambers.
(date)

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

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: 10/13/23

TO: ~~Ricky~~ Ewing, Ricky 359 McMillan Rd Dacula GA 30019
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Aminadab Cruz

RE: Proposed Variance Case # _____

Property Location: 5th District, Land Lot 349 Parcel 5276001

LOCATION/ADDRESS 349 McMillan Rd Dacula GA 30019

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 _____ in the Council Chambers.
(date)

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

Thank you.

To whom it may concern,

We respectfully request a variance approval for the following address: 349 McMillan Rd, Dacula GA 30019.

This property is zoned R-1200. It currently has a one story, 1000SF home built on it. My client purchased this property for the sole purpose of renovating the current dwelling to house his mother-in-law who is now in need of everyday care & build a new home on the same lot to house himself and his family.

The lot with tax ID number R5276 001 is 1 acre in total. We request to split the lot into (2) .5 acre lots to supplement the build of a new home. Not only will this help the Cruz family in their time of need, but it will also bring another tax paying resident & model citizen to further the future of the great Dacula community.

The proposed house plans call for a 2307 SF modern farmhouse. This will bring traditional elegance & modern beauty to add to the already stunning Dacula city.

Respectfully,

Ryan Carey

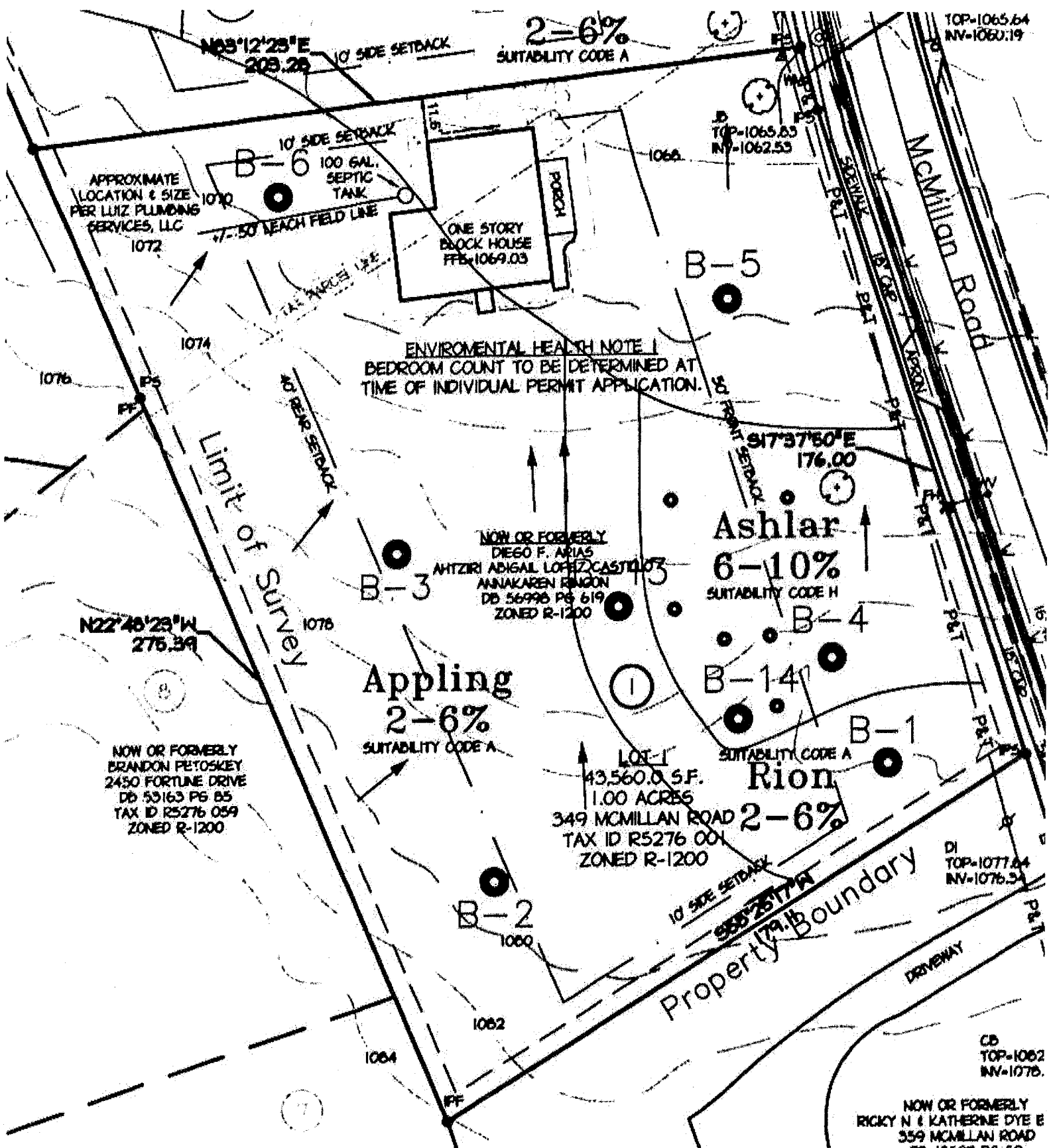
Owner Agent, Aminadab Cruz

Written Description

All that tract or parcel of land lying and being in land lot 349 parcel ~~5301-292~~⁵²⁷⁶⁰⁰¹, City of Dacula, Gwinnett County, Georgia, more particularly described as follows:

Beginning at an iron pin at the corner of land lot 359 and ending at an iron pin at the corner of land lot 329, road frontage of McMillan Rd, southeast of lot, with 176' of road frontage; Then, 179.11' to south iron pin, 275.39' to north iron pin.

Said parcel contains 43,560.00 S.F. or 1.00 ACRES



APPROXIMATE LOCATION & SIZE PER LUIZ PLUMBING SERVICES, LLC 1072

ONE STORY BLOCK HOUSE FF# 1069.03

ENVIRONMENTAL HEALTH NOTE 1
BEDROOM COUNT TO BE DETERMINED AT TIME OF INDIVIDUAL PERMIT APPLICATION.

NOW OR FORMERLY DIEGO F. ARIAS
AHTZIRI ADIGAL LOPEZ CASTILLO
ANNAKAREN BENSON
DB 56996 PG 619
ZONED R-1200

Ashlar
6-10%
SUITABILITY CODE H

Appling
2-6%
SUITABILITY CODE A

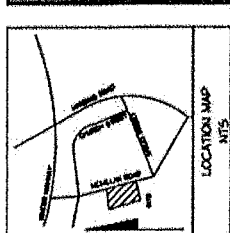
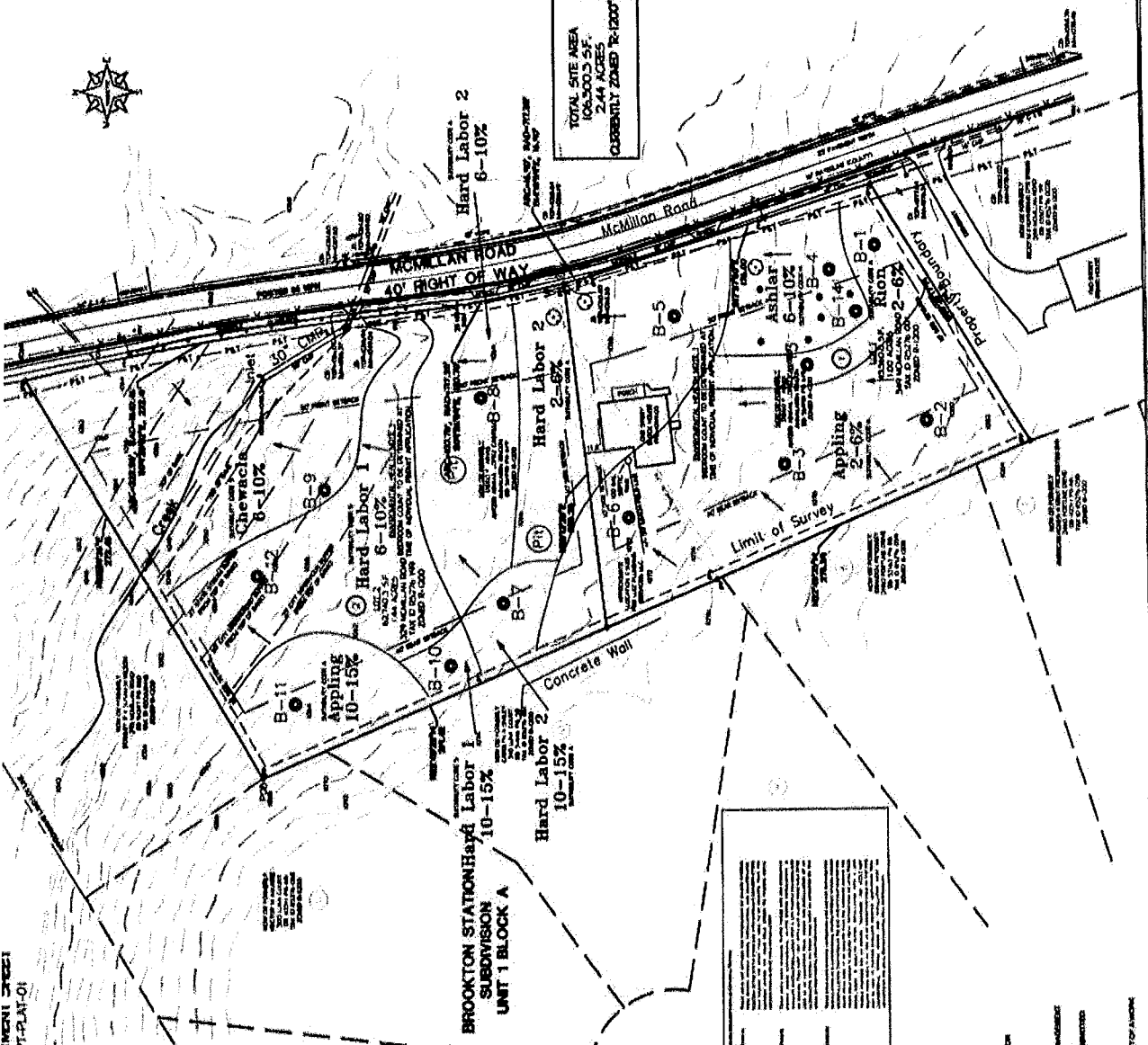
LOT-1
43,560.0 S.F.
1.00 ACRES
349 McMILLAN ROAD
TAX ID R5276 001
ZONED R-1200

Rion
2-6%
SUITABILITY CODE A

NOW OR FORMERLY BRANDON PETOSKEY
2450 FORTUNE DRIVE
DB 53163 PG 85
TAX ID R5276 059
ZONED R-1200

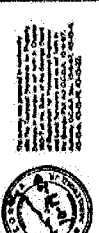
NOW OR FORMERLY RICKY N & KATHERINE DYE E
359 McMILLAN ROAD
DB 13577 PG 50

ENVIRONMENTAL HEALTH DEPARTMENT CHECK
EXEMPTION PLAT CASE NO. 2022-EXEMPT-PLAT-01



LOCATION MAP
N15

THE PROPERTY SHOWN ON THIS MAP IS THE PROPERTY OF THE APPLICANT AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



ENVIRONMENTAL HEALTH DEPARTMENT
3305 MCILLAN ROAD
HONOLULU, HAWAII 96819
PHONE: (808) 551-1234
FAX: (808) 551-1235
WWW: www.hawaii.gov/ehd

EXEMPTION PLAT

NO.	DATE	DESCRIPTION
1	01/15/2022	APPLICANT RECEIVED EXEMPTION PLAT
2	02/01/2022	APPLICANT RECEIVED EXEMPTION PLAT
3	02/15/2022	APPLICANT RECEIVED EXEMPTION PLAT
4	03/01/2022	APPLICANT RECEIVED EXEMPTION PLAT
5	03/15/2022	APPLICANT RECEIVED EXEMPTION PLAT
6	04/01/2022	APPLICANT RECEIVED EXEMPTION PLAT
7	04/15/2022	APPLICANT RECEIVED EXEMPTION PLAT
8	05/01/2022	APPLICANT RECEIVED EXEMPTION PLAT
9	05/15/2022	APPLICANT RECEIVED EXEMPTION PLAT
10	06/01/2022	APPLICANT RECEIVED EXEMPTION PLAT

3305 MCILLAN ROAD
HONOLULU, HAWAII 96819
APPLICANT: [Name]
PREPARED BY: [Name]
DATE: [Date]

ENVIRONMENTAL HEALTH SECTION CERTIFICATION FOR SUBDIVISIONS SERVED BY SEPTIC TANKS

WE HEREBY CERTIFY THAT THE INFORMATION PROVIDED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO OBVIOUS VIOLATIONS OF THE ENVIRONMENTAL HEALTH CODE. THIS CERTIFICATION IS VALID FOR A PERIOD OF 90 DAYS FROM THE DATE OF ISSUANCE.

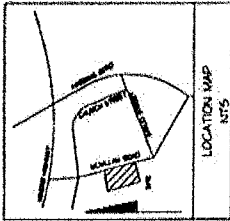
DATE: 01/15/2022
BY: [Signature]
TITLE: ENVIRONMENTAL HEALTH SECTION

LEVEL 4 SOILS

LOT NO.	SOIL TYPE	AREA (SQ. FT.)	PERCENTAGE
1	Level 4 Soils	10,000	100%
2	Level 4 Soils	10,000	100%
3	Level 4 Soils	10,000	100%
4	Level 4 Soils	10,000	100%
5	Level 4 Soils	10,000	100%
6	Level 4 Soils	10,000	100%
7	Level 4 Soils	10,000	100%
8	Level 4 Soils	10,000	100%
9	Level 4 Soils	10,000	100%
10	Level 4 Soils	10,000	100%

ENVIRONMENTAL HEALTH

1. ENVIRONMENTAL HEALTH SECTION CERTIFICATION FOR SUBDIVISIONS SERVED BY SEPTIC TANKS
2. ENVIRONMENTAL HEALTH SECTION CERTIFICATION FOR SUBDIVISIONS SERVED BY SEPTIC TANKS
3. ENVIRONMENTAL HEALTH SECTION CERTIFICATION FOR SUBDIVISIONS SERVED BY SEPTIC TANKS
4. ENVIRONMENTAL HEALTH SECTION CERTIFICATION FOR SUBDIVISIONS SERVED BY SEPTIC TANKS
5. ENVIRONMENTAL HEALTH SECTION CERTIFICATION FOR SUBDIVISIONS SERVED BY SEPTIC TANKS
6. ENVIRONMENTAL HEALTH SECTION CERTIFICATION FOR SUBDIVISIONS SERVED BY SEPTIC TANKS
7. ENVIRONMENTAL HEALTH SECTION CERTIFICATION FOR SUBDIVISIONS SERVED BY SEPTIC TANKS



LOCATION MAP NSTS

THESE LOTS ARE THE SUBJECT OF A SUBDIVISION PLAT FILED IN THE PUBLIC RECORDS OF THE COUNTY OF HARRIS, TEXAS, UNDER THE TITLE "BROOKTON STATION SUBDIVISION UNIT 1 BLOCK A".

THESE LOTS ARE THE SUBJECT OF A SUBDIVISION PLAT FILED IN THE PUBLIC RECORDS OF THE COUNTY OF HARRIS, TEXAS, UNDER THE TITLE "BROOKTON STATION SUBDIVISION UNIT 1 BLOCK A".

THESE LOTS ARE THE SUBJECT OF A SUBDIVISION PLAT FILED IN THE PUBLIC RECORDS OF THE COUNTY OF HARRIS, TEXAS, UNDER THE TITLE "BROOKTON STATION SUBDIVISION UNIT 1 BLOCK A".



PREPARED BY:
 HARRIS COUNTY ENGINEERS
 335 MARLAN ROAD
 DALLAS, TEXAS 75201

DATE:
 11/15/2011

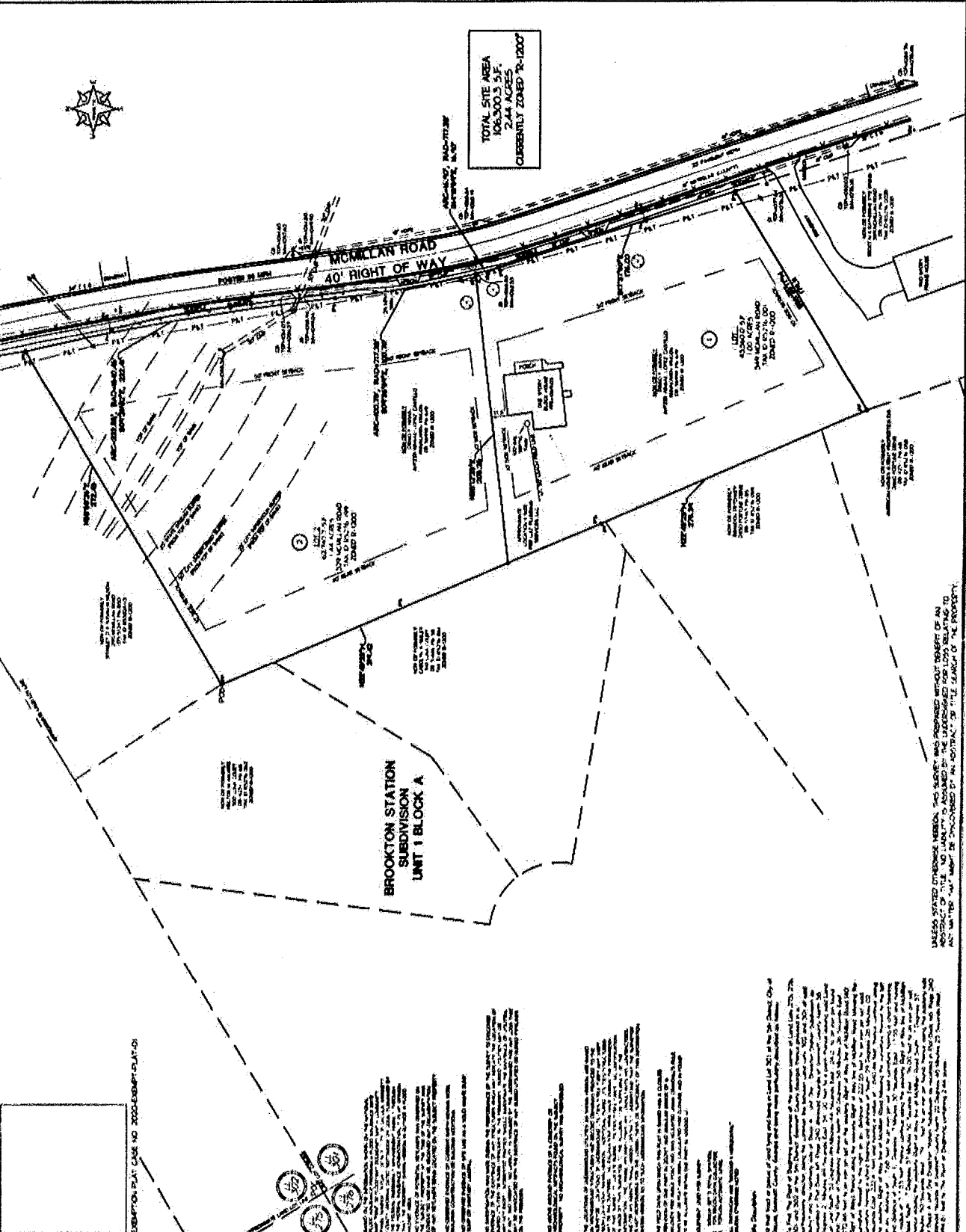
EXEMPTION PLAT

NO.	DESCRIPTION	DATE
1	APPROVED FOR RECORDATION	11/15/2011
2	APPROVED FOR RECORDATION	11/15/2011
3	APPROVED FOR RECORDATION	11/15/2011
4	APPROVED FOR RECORDATION	11/15/2011
5	APPROVED FOR RECORDATION	11/15/2011
6	APPROVED FOR RECORDATION	11/15/2011
7	APPROVED FOR RECORDATION	11/15/2011
8	APPROVED FOR RECORDATION	11/15/2011
9	APPROVED FOR RECORDATION	11/15/2011
10	APPROVED FOR RECORDATION	11/15/2011

335 MARLAN ROAD

Harkerroad and Associates

11111 HARRIS COUNTY ROAD 101, SUITE 100
 HOUSTON, TEXAS 77036
 TEL: 281-416-1111
 FAX: 281-416-1112
 WWW.HARKERROAD.COM



THIS PLAT AND THE LOTS HEREIN ARE NOT TO BE CONSIDERED AS AN EVIDENCE OF TITLE OR AS A WARRANTY OF TITLE OR AS A GUARANTEE OF THE PROPERTY.

EXEMPTION PLAT CASE NO. 2011-00001-PLAT-01

THE DESCRIPTION
 The land shown on this plat is located in the County of Harris, State of Texas, and is more particularly described as follows: ...

THE ADJACENT LANDS
 The land shown on this plat is bounded on the north by ...

THE EASEMENTS
 There are easements shown on this plat for ...

THE SURVEY
 This survey was made by ...

THE PLAT
 This plat was prepared by ...

THE RECORDATION
 This plat was recorded in ...

THE TITLE
 The title of this plat is ...

THE COUNTY
 This plat is located in the County of Harris, Texas.

THE STATE
 This plat is located in the State of Texas.

THE DATE
 This plat was recorded on ...

THE ENGINEER
 The engineer for this plat is ...

THE SURVEYOR
 The surveyor for this plat is ...

THE WITNESSES
 The witnesses for this plat are ...

THE SIGNATURES
 The signatures for this plat are ...

THE NOTES
 The notes for this plat are ...

**Economic and Community Infrastructure Facilities Impact
Worksheet**



**To be completed and submitted with applications for:
Annexation, Rezoning, Change of Conditions,
Special Use Permit, Special Exception, or Variance.**

Date Received: _____

Reviewed By: _____

Proposed Project Information

Name of Proposed Project: Aminadab Cruz
Developer/Applicant: Ryan Carey Owner Agent
Telephone: 513 560 3473
Fax: _____
Email(s): _____

Economic Impacts

Estimated Value at Build-Out: \$300,000.00

Will the proposed project generate population and/or employment increases in the area? If yes, what would be the major infrastructure and facilities improvement needed to support the increase?

Population increase, 1 family

How many short-term, and /or long-term jobs will the development generate?

Short term 10-15

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:

\$3000 - \$5,000 property tax

Is the regional work force sufficient to fill the demand created by the proposed project?

yes

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site:

Clatsop County Public Utilities

What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)?

200 gal/day >

Is sufficient water supply capacity available to serve the proposed project?

yes

If no, are there any current plans to expand existing water supply capacity?

If there are plans to expand the existing water supply capacity, briefly describe below:

n/a

If water line extension is required to serve this project, how much additional line (in feet) will be required?

n/a

Wastewater Disposal

What is the estimated sewage flow to be generated by the project, measured in Gallons Per Day (GPD)?

30-100 gal/day

Name of wastewater treatment provider for this site:

Oruinnett county public utilities

Is sufficient wastewater treatment capacity available to serve this proposed project?

yes

If no, are there any current plans to expand existing wastewater treatment capacity?

n/a

If there are plans to expand existing wastewater treatment capacity, briefly describe below:

n/a

If sewer line extension is required to serve this project, how much additional line (in feet) will be required?

n/a

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day?

n/a

List any traffic and/or road improvements being made and how they would affect the subject area.

n/a

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

30-50

Is sufficient landfill capacity available to serve this proposed project?

yes

If no, are there any current plans to expand existing landfill capacity?

n/a

If there are plans to expand existing landfill capacity, briefly describe below:

n/a

Will any hazardous waste be generated by the development? If yes, please explain below:

no

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

5%

Is the site located in a water supply watershed?

no

If yes, list the watershed(s) name(s) below:

n/a

Describe any measures proposed (such as buffers, detention or retention ponds, and/or pervious parking areas) to mitigate the project's impacts on stormwater management:

n/a

Environmental Quality

Is the development located within or likely to affect any of the following:

1. Water supply watersheds?

no

2. Significant groundwater recharge areas?

no

3. Wetlands?

no

4. Protected river corridors?

no

5. Floodplains?

no

6. Historic resources?

no

7. Other environmentally sensitive resources?

n/a

If you answered yes to any question 1-7 above, describe how the identified resource(s) may be affected below:

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?

n/a

Libraries?

n/a

Fire, Police, or EMS

n/a

Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?

n/a

Additional Comments:
