



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

**APPLICATION**

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

<b>Staff Approval Only</b>
<input type="checkbox"/> Modifications

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>Adolphus Acolatse</u>	NAME <u>Adolphus Acolatse</u>
ADDRESS <u>1200 Del Mar Club Drive</u>	ADDRESS <u>1200 Del Mar Club Drive</u>
CITY <u>Dacula</u>	CITY <u>Dacula</u>
STATE <u>GA</u> ZIP <u>30019</u>	STATE <u>GA</u> ZIP <u>30019</u>
PHONE <u>404-645-0962</u> FAX _____	PHONE <u>404-645-0962</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 Adolphus Acolatse  
 COMPANY NAME \_\_\_\_\_  
 ADDRESS 1200 Del Mar Club Drive  
Dacula, GA 30019  
 PHONE 404-645-0962 FAX \_\_\_\_\_

PRESENT ZONING DISTRICT(S) \_\_\_\_\_ LAND LOT(S) R5308 093 DISTRICT(S) \_\_\_\_\_

ADDRESS OF PROPERTY 2808 Spring Street, Dacula, GA ACREAGE 0.58

Describe your request in detail and state justification/hardship: \_\_\_\_\_

Requesting Variance due to insufficient acreage.  
(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 \*\*\*

**CASE NUMBER:** 2022-CD-VAR-04

## LETTER OF INTENT

Dear City of Dacula:

I am writing this letter to request approval for a Zoning Variance to allow building on lot R5308 093 at 2808 Spring Street, Dacula, GA 30019. The variance request is to construct a house. The current lot size is 0.58 acre, which is below the current allowable buildable lot.

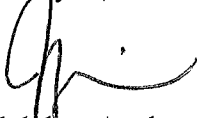
The Below are justifications for approval variance from the zoning.

The location of the proposed house will be within the footprint of the lot with appropriate easements. The subject property is a result of the following conditions:

1. The requested variance by reason of exceptional narrowness, shallowness, or shape of a specific lot or by reason of exceptional topographic conditions deprives the property owner of rights and privileges enjoyed by other property owners in the same zoning district. The lot does NOT meet the minimum square footage. The proposed home will be between 1500sf to 2700sf and does not have any issues of shape or topography.
2. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject parcel is located.
3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the parcel or improvements in the zoning district in which the subject lot is located; The use is within the building setbacks and for private use only. It will improve the lot and its value by creating a functional housing.
4. The reason for the variance request is to be able to build a home with a curb appeal that is in harmony with the neighboring properties and a home that appeals to home buyers. The lot in question is smaller than the allowable/minimum setbacks square footage required per the City of Dacula.
5. Approval of this variance request would allow me to build a quality home with 3-4 bedrooms and 2-3 baths; a new home, in a price range that is current marketplace does not offer.
6. Attached is the boundary survey showing the footprint and location of the lot and buildable site. All other zoning requirements will be met with the home design. The additional pages are the representation of the home I would like to build.

With the facts above, I request your approval for the Variance to the Zoning for building a residential house.

Thank you,

 10/04/2022  
Adolphus Acolatse,  
1200 Del Mar Club Drive,  
City of Dacula, GA 30019

**General Notes:**

SURVEY AS PER IRON PINS FOUND AND OTHER REFERENCES AS NOTED HEREON

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

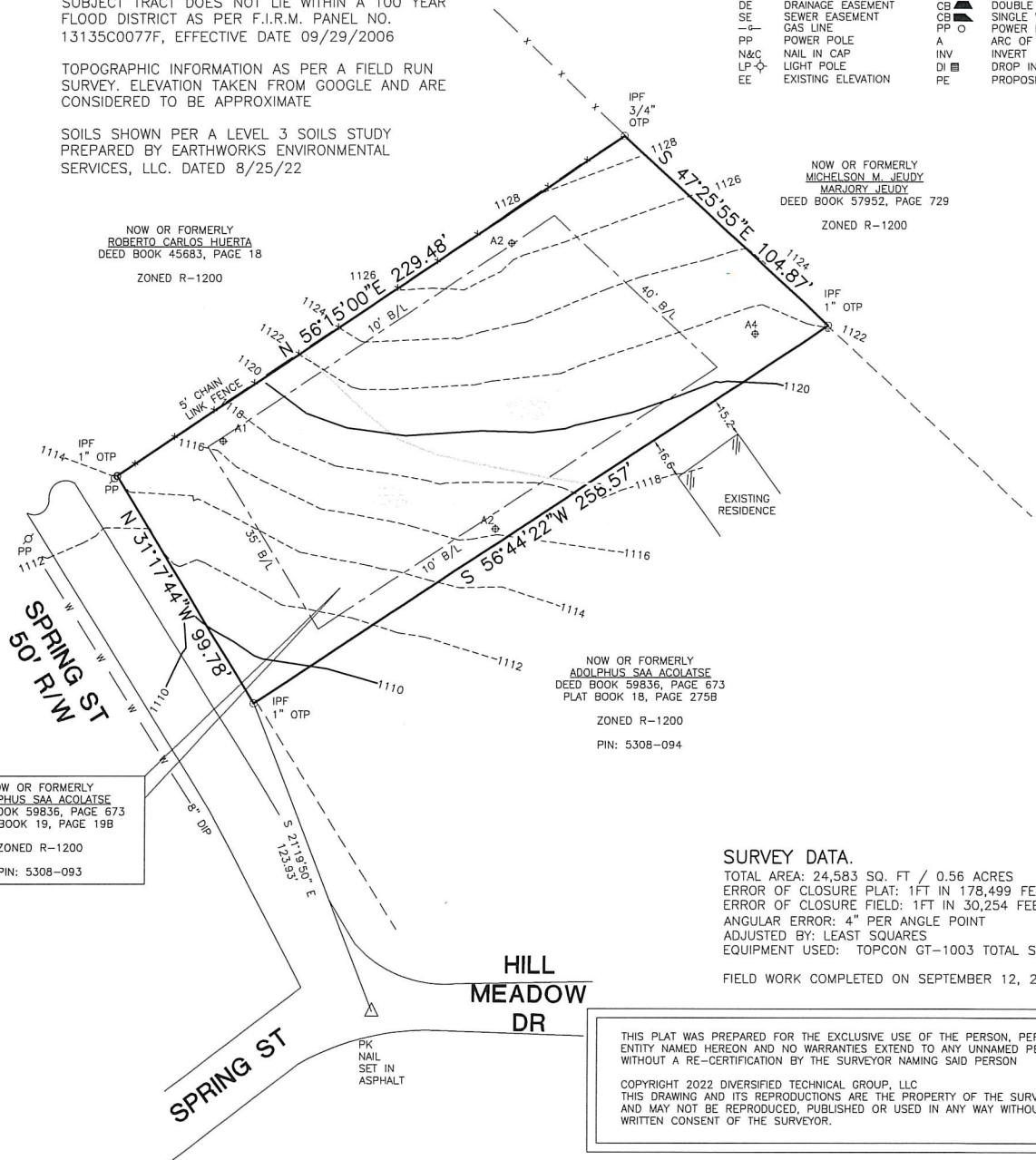
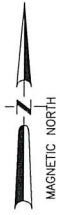
SUBJECT TRACT DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER F.I.R.M. PANEL NO. 13135C0077F, EFFECTIVE DATE 09/29/2006

TOPOGRAPHIC INFORMATION AS PER A FIELD RUN SURVEY. ELEVATION TAKEN FROM GOOGLE AND ARE CONSIDERED TO BE APPROXIMATE

SOILS SHOWN PER A LEVEL 3 SOILS STUDY PREPARED BY EARTHWORKS ENVIRONMENTAL SERVICES, LLC. DATED 8/25/22

**LEGEND**

- R/W RIGHT OF WAY
- PVT PAVEMENT
- WM WATER METER
- B/L BUILDING LINE
- PL PROPERTY LINE
- ^ FIRE HYDRANT
- ⊕ VALVE
- W WATER MAIN
- MH+ MANHOLE
- S SEWER LINE
- DE DRAINAGE EASEMENT
- SE SEWER EASEMENT
- G GAS LINE
- PP POWER POLE
- N&C NAIL IN CAP
- LP LIGHT POLE
- EE EXISTING ELEVATION
- FES FLARED END SECTION
- JB JUNCTION BOX
- HW HEADWALL
- C CENTER LINE
- D DRAINAGE DIRECTION
- H HOUSE NUMBER
- IPF IRON PIN FOUND
- IPF IRON PIN SET
- E ELECTRIC POWER
- R RADIUS OF CURVATURE
- CB DOUBLE WING CATCH BASIN
- CB SINGLE WING CATCH BASIN
- PP POWER POLE
- A ARC OF CURVE
- INV INVERT
- DI DROP INLET
- PE PROPOSED ELEVATION



NOW OR FORMERLY  
ROBERTO CARLOS HUERTA  
DEED BOOK 45683, PAGE 18  
ZONED R-1200

NOW OR FORMERLY  
MICHELSON M. JEUDY  
MARJORY JEUDY  
DEED BOOK 37952, PAGE 729  
ZONED R-1200

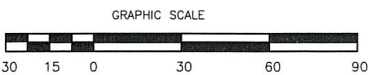
NOW OR FORMERLY  
ADOLPHUS SAA ACOLATSE  
DEED BOOK 59836, PAGE 673  
PLAT BOOK 18, PAGE 275B  
ZONED R-1200  
PIN: 5308-094

NOW OR FORMERLY  
ADOLPHUS SAA ACOLATSE  
DEED BOOK 59836, PAGE 673  
PLAT BOOK 19, PAGE 19B  
ZONED R-1200  
PIN: 5308-093

**SURVEY DATA.**  
TOTAL AREA: 24,583 SQ. FT / 0.56 ACRES  
ERROR OF CLOSURE PLAT: 1FT IN 178,499 FEET  
ERROR OF CLOSURE FIELD: 1FT IN 30,254 FEET  
ANGULAR ERROR: 4" PER ANGLE POINT  
ADJUSTED BY: LEAST SQUARES  
EQUIPMENT USED: TOPCON GT-1003 TOTAL STATION  
FIELD WORK COMPLETED ON SEPTEMBER 12, 2022

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON  
COPYRIGHT 2022 DIVERSIFIED TECHNICAL GROUP, LLC  
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.  
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67  
J. Scott Smith  
J. SCOTT SMITH, PLS 3014  
9/12/22  
DATE



Boundary and Topographic Survey				
Adolphus Saa Acolatse				
CITY OF DACULA				
COUNTY: GWINNETT	LAND LOT (S): 30B	DISTRICT: 5	STATE: GEORGIA	
SCALE: 1" = 30'	DATE: 9/12/22	DRAWN: J.S.S.	CHECKED: J.S.S.	JOB NO. 22224

**DIVERSIFIED TECHNICAL GROUP, L.L.C.**  
LAND SURVEYORS AND LAND PLANNERS  
Land Surveying Firm License# 587  
2700 BRASELTON HIGHWAY - SUITE 10-430  
DACULA, GEORGIA 30019  
PH. 770-614-7095  
EMAIL: DtgSurvey@yahoo.com

**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

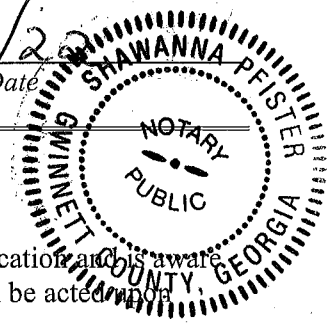
10/04/2022  
Date

Adolphus Acolatse  
Type or Print Name/Title

Owner

x [Signature]  
Notary Public COMM Exp 12/19/22

10/04/22  
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.

[Signature]  
Signature of Applicant

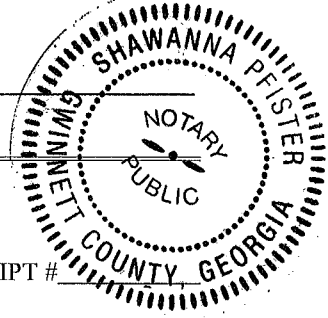
10/04/2022  
Date

Adolphus Acolatse  
Type or Print Name/Title

Owner

x [Signature]  
Notary Public COMM Exp 12/19/22

10/04/22  
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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**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)*

**GWINNETT, NEWTON, AND ROCKDALE COUNTY HEALTH DEPARTMENTS, ENVIRONMENTAL HEALTH SECTION  
APPLICATION FOR CONSTRUCTION PERMIT AND SITE APPROVAL  
For On-Site Sewage Management System**

COUNTY:	SUBDIVISION:	LOT NUMBER:	BLOCK:
Gwinnett	N/A		
PROPERTY LOCATION (STREET ADDRESS):			
2808 Spring St; Dacula, GA 30019 Tax ID: R5308 093			

I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.

PROPERTY OWNER'S/AUTHORIZED AGENT'S SIGNATURE:	DATE:	
	09/26/2022	
PROPERTY OWNER'S NAME:	PHONE NUMBER:	ALTERNATE PHONE NUMBER:
ADOLPHUS ACOLATSE	404-645-0962	770-793-6576
PROPERTY OWNER'S ADDRESS:		
1200 DEL MAR CLUB DR DACULA GA 30019		
AUTHORIZED AGENT'S NAME (IF OTHER THAN OWNER):	ADDRESS:	PHONE NUMBER:

**Section A – General Information**

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED:	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.):	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.):
(1) Yes (2) No	Single Family Residence	Cecil
2. WATER SUPPLY:	6. WATER USAGE BY:	10. PERCOLATION RATE / HYDRAULIC LOADING RATE:
<input checked="" type="checkbox"/> Public (2) Private (3) Community	<input checked="" type="checkbox"/> Bedroom Numbers (2) Gallons per Day	60
3. SEWAGE SYSTEM TO BE PERMITTED:	7. NO. OF BEDROOMS / GPD:	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES):
<input checked="" type="checkbox"/> New (2) Repair (3) Addition	4	72
4. LOT SIZE (SQUARE FEET / ACRES):	8. LEVEL OF PLUMBING OUTLET:	12. SOIL TEST PERFORMED BY:
	(1) Ground Level (2) Basement (3) Above Ground Level	Reichel, Jeff

**Section B – Primary / Pretreatment**

1. DISPOSAL METHOD:	3. SEPTIC TANK CAPACITY (GALLONS):	4. AEROBIC UNIT CAPACITY (GALLONS):	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
<input checked="" type="checkbox"/> Septic Tank (2) Privy (3) Aerobic Unit (4) Other:	1500			
2. GARBAGE DISPOSAL:	7. PRESCRIBED TANK LOCATION / REMARKS:			
<input checked="" type="checkbox"/> Yes (2) No	(PLEASE SEE THE SECOND PAGE OF THIS PERMIT FOR SPECIFICS)			

**Section C – Secondary Treatment**

1. ABSORPTION FIELD DESIGN:	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED:	7. NUMBER OF ABSORPTION TRENCHES:
(1) Level Field (2) Serial (3) Drip (4) Distribution Box (5) Mound / Area Fill	876	
2. ABSORPTION FIELD PRODUCT:	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED:	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
	292	
3. AGGREGATE DEPTH (inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches):	9. DISTANCE BETWEEN ABSORPTION TRENCHES:
	30-48	7
10. PRESCRIBED ABSORPTION FIELD LOCATION:		
(PLEASE SEE THE SECOND PAGE OF THIS PERMIT FOR SPECIFICS)		

**Permit**

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT VOID. FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVES OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

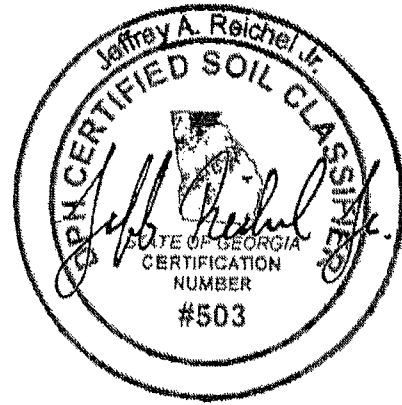
1. SITE APPROVED AS SPECIFIED ABOVE:
<input checked="" type="checkbox"/> Yes (2) No

APPROVING ENVIRONMENTALIST:	TITLE:	DATE:	CONSTRUCTION PERMIT NUMBER:
EB EHS	EHS III	09/29/2022	067-98522

# EarthWorks

Environmental Services, LLC  
**(770) 503-6488**

1440 Gran Forest Drive  
 Cumming, GA 30041



## LEVEL 3 SOIL INVESTIGATION REPORT

Report Date: 8/25/2022	Inspection Date: 7/23/2022	Level of Study: 3
Site Location: Spring Street - 0.58-Ac Tract		Job No. 22589
Client: Adolphus Acolatse		Phone: 404-645-0962
County: Gwinnett	Parcel No: 5308 093	
Field Inspection By: Jeffrey A. Reichel Jr.		
Boring Location Method: EOS Arrow 100 Submeter GPS Unit and Google Earth Professional		
Certified By: Jeffrey A. Reichel Jr, DPH CSC		

## SOIL SERIES & INTERPRETIVE PROPERTIES

Soil Series & Slope Class (%)	Depth to Bedrock (in)	Depth to PWT* (in)	Estimated Perc. (min/in)	Depth of Estimated Perc/(in)	Recommended Installation Depth (in)	Soil Suitability Code
Cecil, 5-15%	>72	>72	60	18-60	30-48	A
Madison, 5-15%	>72	>72	45	18-60	30-48	A

\* Perched Water Table

## SOIL SUITABILITY CODE DEFINITIONS

- A Soils are typically suitable for conventional absorption field with proper design, installation and maintenance.

## GENERAL NOTES & COMMENTS

- The base map was obtained from the Gwinnett County GIS Website.
- Borings were located using an EOS Arrow 100 Submeter GPS Unit and Google Earth Professional.
- When installing drain line in clay soils, every effort should be made to prevent smearing trench walls and bottom. These conditions reduce drainage rate and may cause premature failure. Installation should be conducted under dry soil conditions. If smearing is evident, surface should be picked or raked prior to placement of distribution media.
- Modification of the site including cut and fill of the drain field area may void the conditions cited.

ZONED R-1200

PIN: 5308-094

FORMERLY  
SAA ACOLATSE  
59836, PAGE 673  
19, PAGE 19B

D R-1200

5308-093

### SURVEY DATA.

TOTAL AREA: 24,583 SQ. F  
ERROR OF CLOSURE PLAT:  
ERROR OF CLOSURE FIELD  
ANGULAR ERROR: 4" PER  
ADJUSTED BY: LEAST SQUA  
EQUIPMENT USED: TOPCO

FIELD WORK COMPLETED C

SPRING ST

HILL  
MEADOW  
DR

PK  
NAIL  
SET IN  
ASPHALT

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE U  
ENTITY NAMED HEREON AND NO WARRANTIES EXTI  
WITHOUT A RE-CERTIFICATION BY THE SURVEYOR

COPYRIGHT 2022 DIVERSIFIED TECHNICAL GROUP,  
THIS DRAWING AND ITS REPRODUCTIONS ARE THE  
AND MAY NOT BE REPRODUCED, PUBLISHED OR  
WRITTEN CONSENT OF THE SURVEYOR.

This plat is a retracement of an existing parcel or parcels of land  
subdivide or create a new parcel or make any changes to any  
boundaries. The recording information of the documents, maps, plats  
instruments which created the parcel or parcels are stated hereon.  
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY  
LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE  
WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR  
ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned  
surveyor certifies that this plat complies with the minimum technical  
property surveys in Georgia as set forth in the rules and regulation:  
Board of Registration for Professional Engineers and Land Surveyors  
forth in O.C.G.A. Section 15-6-67

*J. Scott Smith*  
J. SCOTT SMITH, PLS 3014

9/12/22  
DATE

GRAPHIC SCALE



8" DIP

S 21°19'50" E  
123.93'

IPF  
1" OTP

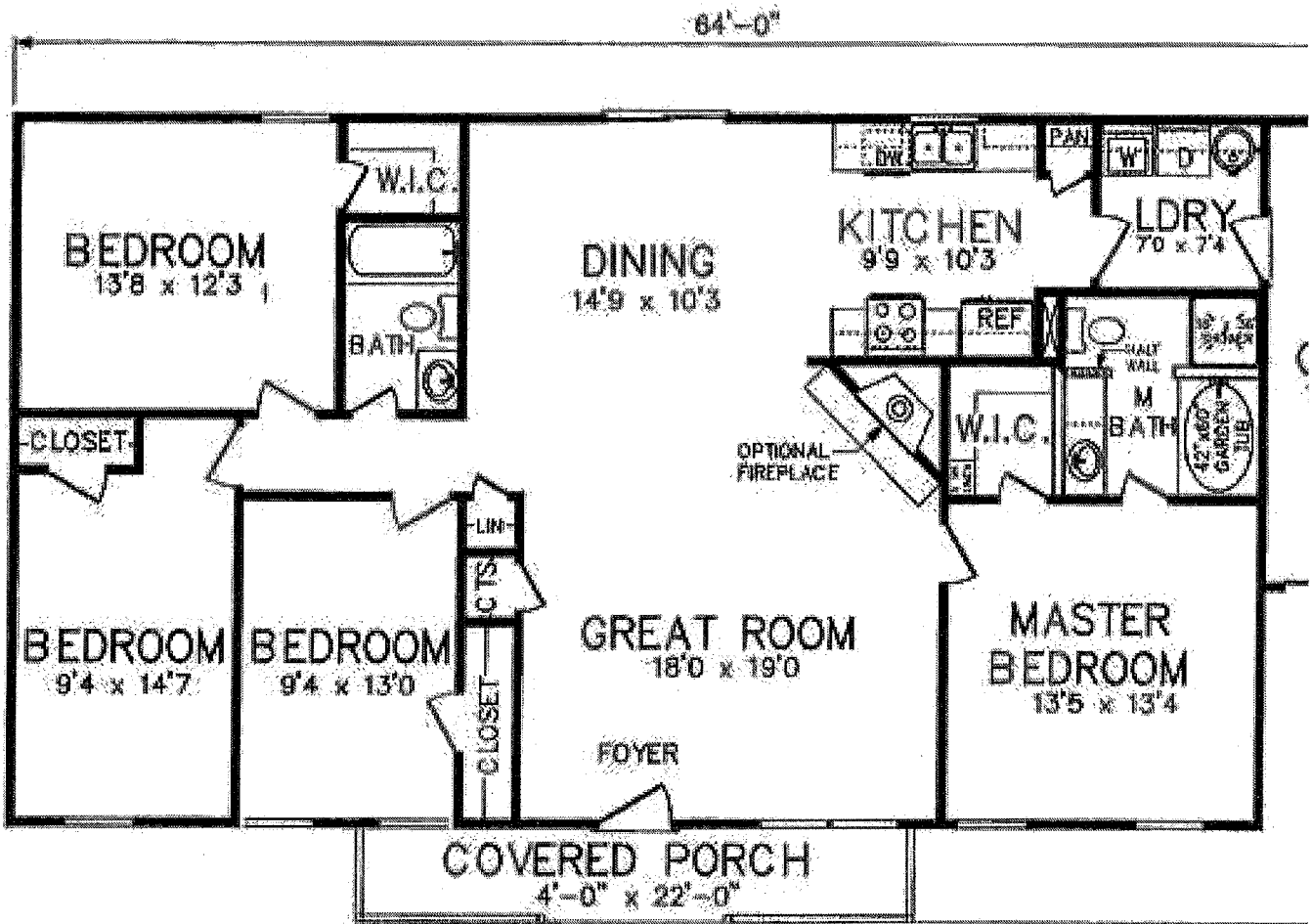
1110

W  
S  
T





# 1st Floor Floorplan



2022 Southland Homes Corporation. \*Certain restrictions may apply. Offer's void where prohibited by law. Discount's offered apply to Retail Base Home Price only. Offer's are valid for a LIMITED TIME and may be withdrawn without notice. Offer's cannot be used with homes currently under contract. Estimated monthly payments are based on 30 year fixed rate mortgage at 6.0% fixed A.P.R. for qualified buyers. Rates, payments and prices subject to change without notice. Prices do not include financing, land or land improvements. Payments do not include closing costs or other finance charges, taxes, insurance, pre-paid or any construction loan interest charges. Actual sales price may be higher in certain Georgia counties. Price per SF is under roof. Actual cost for homes built in DeKalb and Fulton counties will be at full retail pricing, no discounts will be applied and an additional fee will be assessed. Discounts do not apply for homes built outside of 50 miles from a sales center. Photos may show options not included in Base Home Price. All specifications, illustrations and floor plans contained herein are an artist's conception of typical homes and do not necessarily represent the final plans, designs and elevations. Due to multiple elevations allowed, some floor plans shown may not represent actual plan. Nelson Design, Frank Betz, Donald Gardner and all other custom plans may have been modified to Southland Homes specifications and may not match renderings and/or floor plans on architects website. Final plans and specifications approved by an officer of Southland Homes Corporation and the client constitute the legal contract and take precedence over any material contained in this catalog. Any and all drawings, plans, specifications, blueprints, construction details and other materials contained herein may only be used in conjunction with Southland Homes Corporation products and may not be copied, reproduced, or otherwise used without the express written consent of Southland Homes Corporation. Contact us for full details.