



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>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 \*\*\*

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.

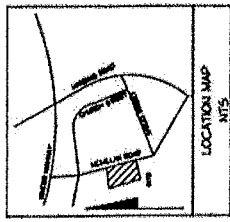
The proposed house plans call for a 2307 SF modern farmhouse. This will bring traditional elegance & modern beauty to add to the already stunning Dacula city.

Respectfully,

Ryan Carey

Owner Agent, Aminadab Cruz

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



**NOTES:**

1. THE EXEMPTION PLAT IS SUBJECT TO THE APPROVAL OF THE ENVIRONMENTAL HEALTH DEPARTMENT.
2. THE EXEMPTION PLAT IS SUBJECT TO THE APPROVAL OF THE HEALTH DEPARTMENT.
3. THE EXEMPTION PLAT IS SUBJECT TO THE APPROVAL OF THE PLANNING DEPARTMENT.
4. THE EXEMPTION PLAT IS SUBJECT TO THE APPROVAL OF THE ZONING DEPARTMENT.
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91. THE EXEMPTION PLAT IS SUBJECT TO THE APPROVAL OF THE AIR QUALITY DEPARTMENT.
92. THE EXEMPTION PLAT IS SUBJECT TO THE APPROVAL OF THE WATER QUALITY DEPARTMENT.
93. THE EXEMPTION PLAT IS SUBJECT TO THE APPROVAL OF THE SOIL QUALITY DEPARTMENT.
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96. THE EXEMPTION PLAT IS SUBJECT TO THE APPROVAL OF THE VIBRATION DEPARTMENT.
97. THE EXEMPTION PLAT IS SUBJECT TO THE APPROVAL OF THE RADIATION DEPARTMENT.
98. THE EXEMPTION PLAT IS SUBJECT TO THE APPROVAL OF THE ELECTROMAGNETIC INTERFERENCE DEPARTMENT.
99. THE EXEMPTION PLAT IS SUBJECT TO THE APPROVAL OF THE THERMAL DEPARTMENT.
100. THE EXEMPTION PLAT IS SUBJECT TO THE APPROVAL OF THE ACoustic DEPARTMENT.



**ENVIRONMENTAL HEALTH DEPARTMENT**  
**3305 McMillan Road**  
**Brookton Station, Maryland 21028**  
**TEL: 410-326-1000**  
**FAX: 410-326-1001**  
**WWW: www.baltimore.gov**

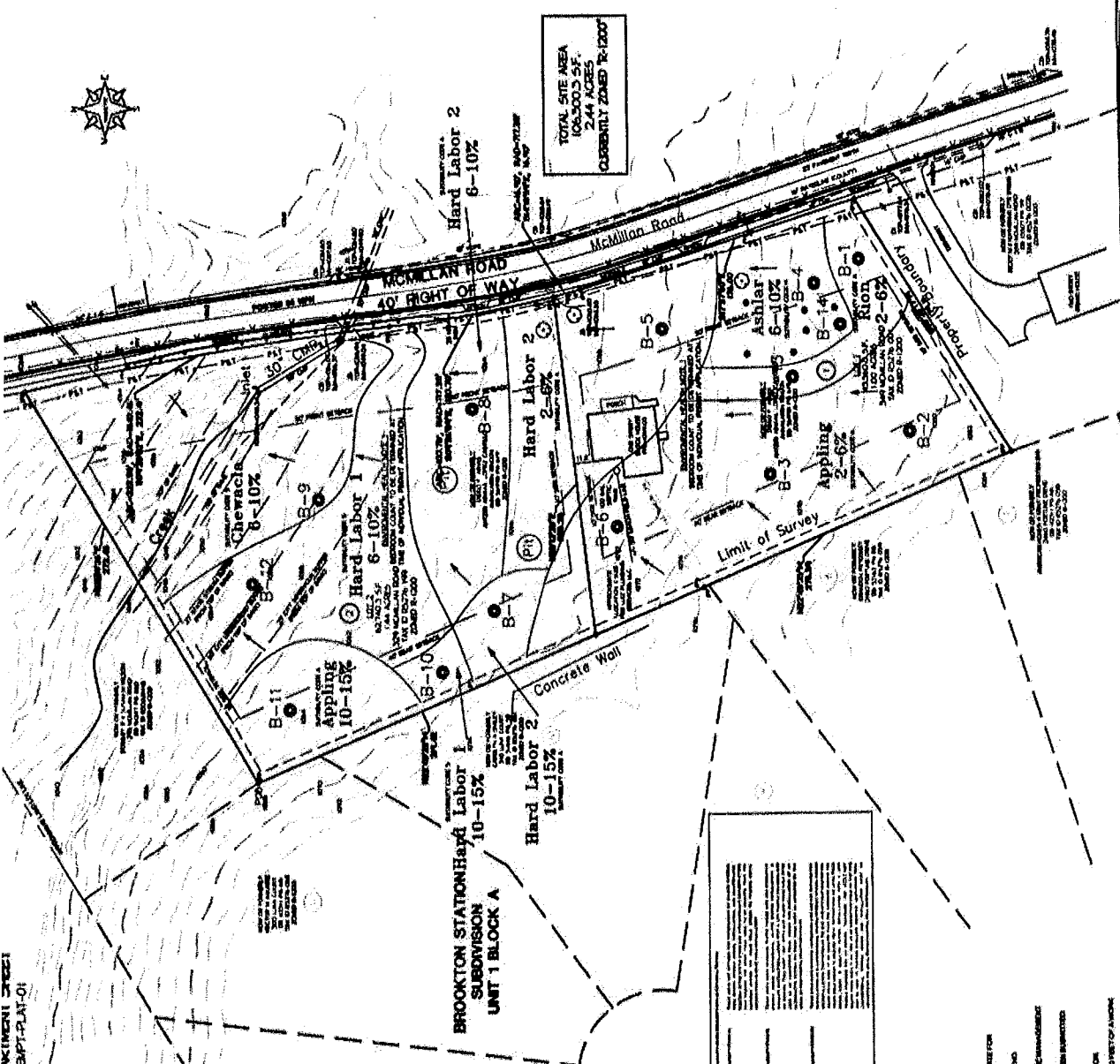
**EXEMPTION PLAT**

NO.	DESCRIPTION	DATE	BY
1	APPROVED FOR EXEMPTION PLAT	10/10/2022	[Signature]
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**TEL: 410-326-1000**  
**FAX: 410-326-1001**  
**WWW: www.baltimore.gov**

**Harkroad and Associates**  
 3305 McMillan Road  
 Brookton Station, Maryland 21028  
 TEL: 410-326-1000  
 FAX: 410-326-1001  
 WWW: www.harkroad.com

**SHEET 3 OF 3**



**ENVIRONMENTAL HEALTH SECTION CERTIFICATION FOR SUBDIVISIONS SERVED BY SEPTIC TANKS**

WE HEREBY CERTIFY THAT THE INFORMATION PROVIDED IN THIS EXEMPTION PLAT IS TRUE AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF. WE HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO OBVIOUS VIOLATIONS OF ANY APPLICABLE REGULATIONS. WE HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE SEPTIC TANKS AND HAVE FOUND NO OBVIOUS VIOLATIONS OF ANY APPLICABLE REGULATIONS. WE HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE WELLS AND HAVE FOUND NO OBVIOUS VIOLATIONS OF ANY APPLICABLE REGULATIONS. WE HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE SURFACE WATER AND HAVE FOUND NO OBVIOUS VIOLATIONS OF ANY APPLICABLE REGULATIONS. WE HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE AIR QUALITY AND HAVE FOUND NO OBVIOUS VIOLATIONS OF ANY APPLICABLE REGULATIONS. WE HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE NOISE AND HAVE FOUND NO OBVIOUS VIOLATIONS OF ANY APPLICABLE REGULATIONS. WE HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE LIGHT AND HAVE FOUND NO OBVIOUS VIOLATIONS OF ANY APPLICABLE REGULATIONS. WE HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE VIBRATION AND HAVE FOUND NO OBVIOUS VIOLATIONS OF ANY APPLICABLE REGULATIONS. WE HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE RADIATION AND HAVE FOUND NO OBVIOUS VIOLATIONS OF ANY APPLICABLE REGULATIONS. WE HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE ELECTROMAGNETIC INTERFERENCE AND HAVE FOUND NO OBVIOUS VIOLATIONS OF ANY APPLICABLE REGULATIONS. WE HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE THERMAL AND HAVE FOUND NO OBVIOUS VIOLATIONS OF ANY APPLICABLE REGULATIONS. WE HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE ACoustic AND HAVE FOUND NO OBVIOUS VIOLATIONS OF ANY APPLICABLE REGULATIONS.

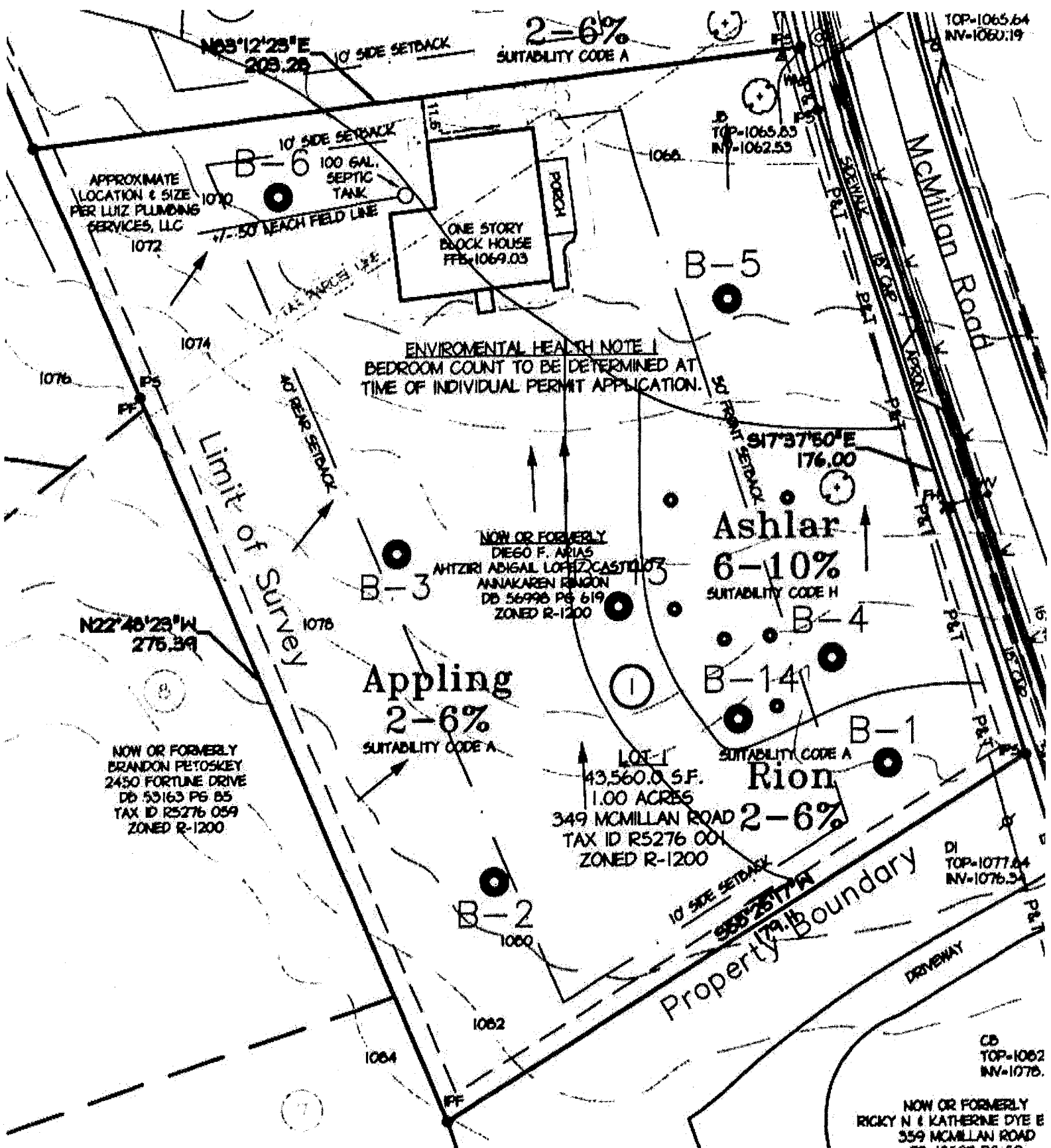
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**ENVIRONMENTAL HEALTH**

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N03°12'25"E  
209.28

2-6%  
SUITABILITY CODE A

TOP-1065.64  
INV-1060.19

APPROXIMATE  
LOCATION & SIZE  
PER LUIZ PLUMBING  
SERVICES, LLC  
1072

10' SIDE SETBACK

B-6 100 GAL.  
SEPTIC  
TANK

ONE STORY  
BLOCK HOUSE  
FFB=1069.03

TOP-1065.85  
INV-1062.55

B-5

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

Limit of Survey

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

S17°37'60"E  
176.00

B-4

N22°48'23"W  
276.39

Appling  
2-6%  
SUITABILITY CODE A

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

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

B-14

B-1

B-2  
1060

10' SIDE SETBACK  
955°25'17"W  
179.15

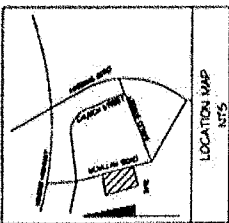
Property Boundary

DI  
TOP-1077.64  
INV-1076.34

DRIVEWAY

CD  
TOP-1062  
INV-1076

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



**PROPOSED PROJECT:**  
 335 MCCLAN ROAD  
 DALLAS, TEXAS 75204

**OWNER:**  
 HARKEROD & ASSOCIATES, INC.  
 335 MCCLAN ROAD  
 DALLAS, TEXAS 75204

**PREPARED BY:**  
 HARKEROD & ASSOCIATES, INC.  
 335 MCCLAN ROAD  
 DALLAS, TEXAS 75204

**DATE:**  
 11/15/2007

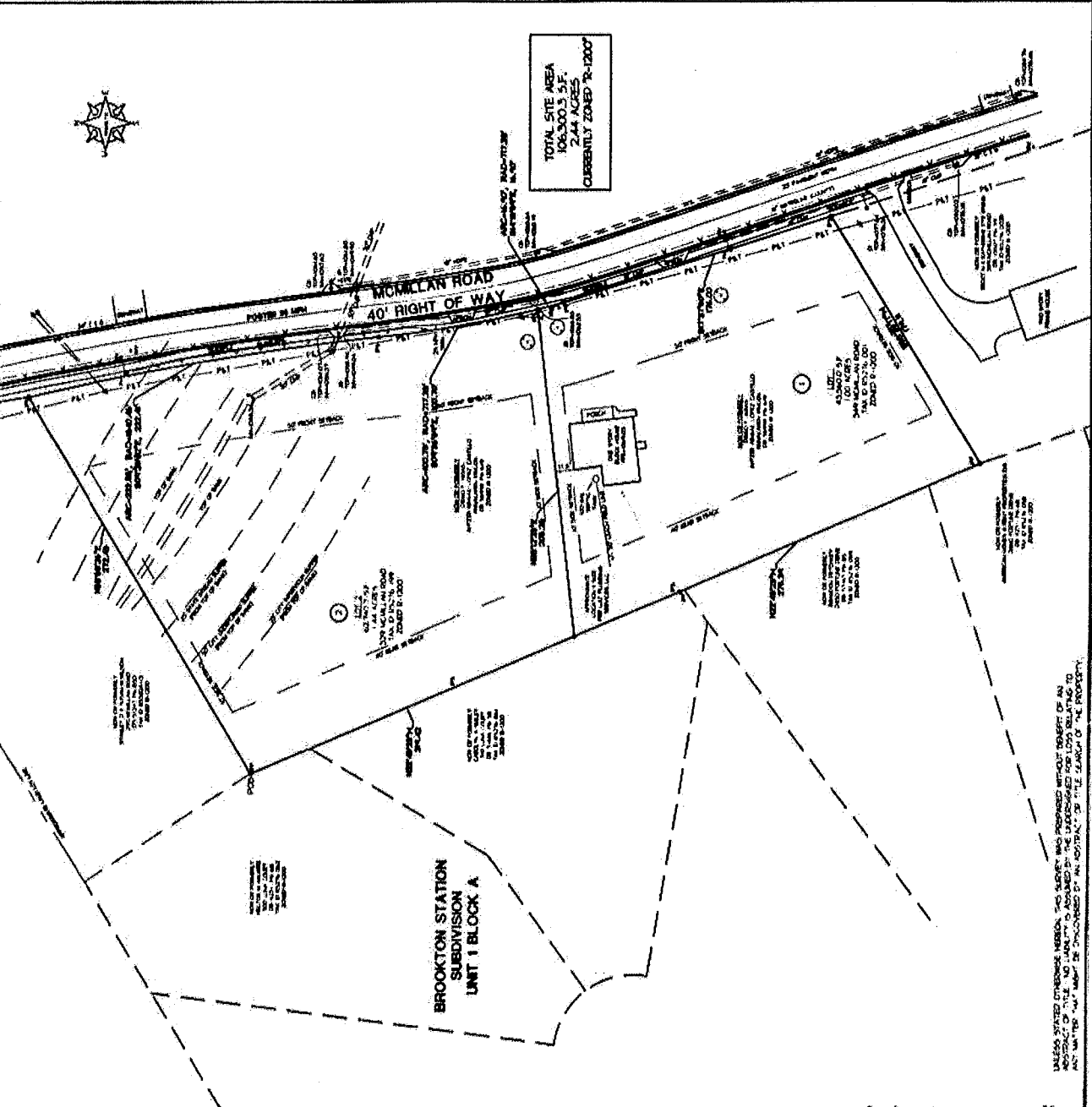
**SCALE:**  
 1" = 20'

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	11/15/2007
2	EXEMPTION PLAT	11/15/2007
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	

**EXEMPTION PLAT**  
 FOR  
**335 MCCLAN ROAD**  
 DALLAS, TEXAS 75204

**Harkerod and Associates**  
 335 MCCLAN ROAD  
 DALLAS, TEXAS 75204  
 TEL: 972.343.1111  
 FAX: 972.343.1112  
 WWW.HARKEROD.COM

**SHEET 2 OF 3**



**EXEMPTION PLAT CASE NO. 2007-000000-01-PLAT-01**

**THE FOLLOWING IS A SUMMARY OF THE INFORMATION RECEIVED FROM THE ADJACENT PROPERTY OWNERS:**

**1. ADJACENT PROPERTY OWNERS:**

**2. ADJACENT PROPERTY ADDRESS:**

**3. ADJACENT PROPERTY ZONING:**

**4. ADJACENT PROPERTY AREA:**

**5. ADJACENT PROPERTY USE:**

**6. ADJACENT PROPERTY OWNER:**

**7. ADJACENT PROPERTY CONTACT:**

**8. ADJACENT PROPERTY COMMENTS:**

**9. ADJACENT PROPERTY SIGNATURE:**

**10. ADJACENT PROPERTY DATE:**

**11. ADJACENT PROPERTY NOTES:**

**12. ADJACENT PROPERTY COMMENTS:**

**13. ADJACENT PROPERTY SIGNATURE:**

**14. ADJACENT PROPERTY DATE:**

**15. ADJACENT PROPERTY NOTES:**

**16. ADJACENT PROPERTY COMMENTS:**

**17. ADJACENT PROPERTY SIGNATURE:**

**18. ADJACENT PROPERTY DATE:**

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**200. ADJACENT PROPERTY COMMENTS:**

Written Description

All that tract or parcel of land lying and being in land lot 349 parcel ~~5301-292~~<sup>5276001</sup>, 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

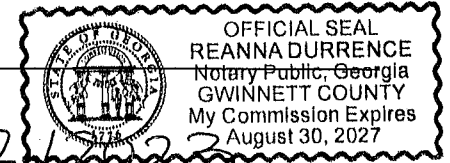
**APPLICANT CERTIFICATION**

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

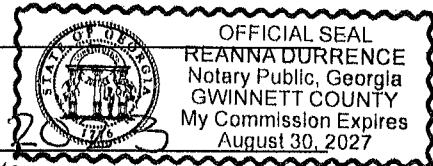
**PROPERTY OWNER CERTIFICATION**

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 \_\_\_\_\_



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

**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:

<b>Name of Government Official</b>	<b>Contributions</b> <i>(All which aggregate to \$250.00+)</i>	<b>Contribution Date</b> <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:

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

---

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(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

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

FROM: Aminadab Coetz

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 \_\_\_\_\_

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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.

**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:**

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