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01/18/17

Gwinnett Daily Post
725 Old Norcross Road
P.O. Box 603
Lawrenceville, GA 30046

Account: 100013	Date: 01/18/17
Name:	Start Date: 01/26/17
Company: SNELLVILLE, CITY OF LEGALS	Class: Zoning
Address: 2342 OAK ROAD	Ad ID: 465664
SNELLVILLE, GA 30078	P.O.:
Telephone: (770) 985-3515	Words: 336
E-mail:	Lines: 77
	Ad Taker: Valerie Hardeman
	E-mail: valerie.hardeman@socompapers.com
	Phone: (770) 963-9205
	Extension: 1162

Gross: **\$40.00**

Paid Amount: **\$0.00**

Amount Due: **\$40.00**

Package or Publication	Start	Stop	Inserts
Legal Thursdays Gwinnett; Gwinnett Daily Post, Gwinnett Internet	01/26/17	01/26/17	2

**CITY OF SNELLVILLE
PUBLIC HEARING**

Notice is hereby given to the general public that the City of Snellville has received an application for Variance (case #BOA 17-02) from Mid Century Investors, LLC (applicant) and Brenda Butler (Personal Representative of Thelma M. Brownlee, deceased) for the ±2.70 acre property, zoned RS-180 (Single-family Residence) District, 1965 Oak Road, Snellville, Georgia (Tax Parcel #5025 001) to record an Exemption Plat for a seven (7) lot single-family detached development.

The request is for variances from Section 9.3(4) of Article IX of the Zoning Ordinance to: a) reduce the minimum lot area from 30,000 SF to 4,800 SF; b) reduce the minimum lot width at building line from 100 feet to 45 feet; c) reduce the minimum front yard setback from 50 feet to 20 feet; d) reduce the minimum rear yard setback from 40 feet to 20 feet; reduce the minimum side yard from 10 feet to zero (0) feet, with 10 feet between buildings; e) increase the maximum ground coverage, including accessory structures from 35 percent to 80 percent; from Section 4.7 of Article IV of the Zoning Ordinance to reduce the minimum street frontage requirement from 25 feet to zero (0) feet; and exemption from Section 3.4.3 of Article 3 of the Development Regulations: a) requiring that each lot shall comply with all requirements of the Zoning Ordinance for single family detached residential use; and b) each lot abuts an existing public street.

A public hearing by the Snellville Board of Appeals, as provided by law, will be held at a Regular Meeting on **Tuesday, February 14, 2017 at 7:30 p.m.** in the Council Chambers, Snellville City Hall @ Snellville City Center, 2342 Oak Road, Snellville, Georgia to consider said application and recommendation by the Planning Department and conduct a public hearing.

For inquiries call 770-985-3517 or visit Snellville City Hall, Department of Planning and Development, 2342 Oak Road, 2nd Floor, Snellville, Georgia 30078. Application information may also be found on the City's website at www.snellville.org.
934-465664, 1/26