

BOARD OF APPEALS APPLICATION

APPLICATION FOR VARIANCE, APPEAL

RECEIVED

1580 TREE LN #1900451

BOA VARIANCE/APPEAL #19-08

PARCEL- 5041 019 PH STUDIO - TIFFANY YOUNG

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3514 Fax 770.985.3551 www.snellville.org

SEP 10 2019

CASE # **BOA 19-08**

CITY OF SNELVILLE
PLANNING & DEVELOPMENT

Applicant is: (check one)
 Owner's Agent
 Contract Purchaser
 Property Owner

Owner (if not the applicant): Check here if there are additional property owners and attach additional sheets.

TIFFANY YOUNG - PH STUDIOS
Name (please print)
1580 TREE LANE
Address
SNELVILLE, GA 30078
City, State, Zip Code
(770) 820-9595
Phone Number(s) Fax

MARIE SORACO, LLC
Name (please print)
1380 LAKESHORE DRIVE
Address
SNELVILLE, GA 30078-2057
City, State, Zip Code
(678) 523-8620
Phone Number(s) Fax

Contact Person: TIFFANY YOUNG - PH STUDIOS Phone: (770) 820-9595 Fax: _____
Cell Phone: (770) 820-9595 E-mail: TYTHEPINKONE@GMAIL.COM

Application for: (check one)
 Appeal Variance from Zoning Ordinance Variance from Municipal Code Waiver of Development Regulations

Section(s) of Zoning Ordinance VARIANCE request is for: SEC. 19.73 - SEC. 12.4(15) - SEC. 12.4(16)

Section(s) of Municipal Code VARIANCE request is for: _____

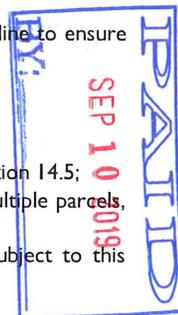
Section(s) of Development Regulations WAIVER request is for: _____

Property Address/Location: 1580 TREE LANE District 5 Land Lot 41 Parcel(s) 19

State the purpose of this request: ALLOW NEW MONUMENT SIGN IN ADDITION TO EXISTING BILLBOARD.
CONTINUE USE OF AREA ALONG NW PROPERTY LINE AGAINST R5-150

At a minimum, the following items are required with submittal of this application. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

- ✓ Pre-submittal appointment shall be requested and completed a minimum of five (5) business days prior to Application deadline to ensure application is complete, accurate, and includes all required attachments/exhibits and required signatures;
- ✓ Payment of the appropriate application and public notice sign fees. Make checks payable to City of Snellville;
- ✓ Letter of Intent explaining the reason for the request for the variance, appeal, or waiver;
- ✓ The names, addresses, and original signatures of the owners of the subject parcel(s) and their agents, if any;
- ✓ Analysis of impact (if variance application) or details of grievance (if appeal) or details of waiver request (if waiver) as per Section 14.5;
- ✓ A current legal description of the subject parcel(s). If the property proposed for a variance, appeal, or waiver includes multiple parcels, provide a separate legal description for each individual parcel, together with a composite legal description for all parcels;
- ✓ Verification from county Tax Assessor that all property taxes have been paid and account is current (for all parcels subject to this application). Applicant to obtain confirmation of taxes paid using original Verification Sheet (attached);
- ✓ A Certificate of Title (for all parcels subject to this application);
- ✓ Map indicating the subject parcel(s) and the adjoining parcel(s), identified by property owner(s) name and tax parcel number;
- ✓ VARIANCE or WAIVER applications only: Nine (9) copies and one (1) original of the proposed Site and Concept Plan and one (1) 11" x 17" (or smaller) reduction of the plan, drawn to scale, showing: (a) north arrow; (b) district, land lot(s) and parcel number(s); (c) the dimensions with bearing and distance; (d) acreage; (e) location of the tract(s), (f) the present zoning and land use classification of all adjacent parcels, (g) the proposed location of structures, driveways, parking and loading areas; (h) the location and extent of required buffer areas; and (i) location of floodplains. Site and Concept Plan shall be prepared by an architect, engineer, landscape architect, or land surveyor whose Georgia state registration is current and valid. Site plan must be stamped and sealed by one of the four above-mentioned professionals no more than six (6) months prior to the date of submittal. All documents must be folded to 8-1/2" x 11";
- ✓ Nine (9) stapled or bound copies of: (a) completed application; (b) Letter of Intent; and (c), Any and all supporting documents. In addition, one (1) unbound application (original) bearing original signatures and all other required documents.
- ✓ A CD-ROM containing a digital file of: (a) site plan in .pdf and .dwg file formats, (b) legal description(s) in .pdf file format, and (c) completed and signed Variance, Appeal, and Waiver application (and all supporting documents) in .pdf file format;



Dear Board of Appeals,

Thank you so much for taking the time to discuss my business needs. I have been a resident of Snellville all my life, and I love my city very much. To be successful in business, I was told to put my business in Buckhead or Alpharetta, so imagine how PROUD I am to have found success right here at home! I love teaching, and I'm grateful for the privilege to excel right in my own backyard.

I'm writing you today to explain a situation that I have. I've leased property here in Gwinnett County for 9 years and was finally able to save for a down payment toward owning my own building. I viewed 16 locations in Snellville, and they were either too expensive (old Annas Linens building), a serious fixer upper (old Ryan's building), or the owner only wanted to sell and required a bank loan (old antique store across from BB&T Bank). I searched all over Gwinnett for the perfect space, and 6 days before my current lease was up, I found it! The 1580 Tree Lane location is perfect for my business. I'm a spiritual person, so I believe it is everything I asked for AND in God's perfect timing. The Owner, Dr. Marie Soracco, was very kind and helpful. However, she was only interested in selling, but said she would give my concept some thought. She later requested my financials, personal info and finally determined to offer me owner financing. I'm overjoyed! I'm finally able to have ownership. My preparation had met my opportunity, and everything fell in line. The building design is perfect; I'd only need new paint and to replace carpet, no buildout. My savings, my parents, my church, and many customers all got together and came up with the down payment. Talk about joy! I signed the deal Tuesday July 30th 4pm.

Being overly excited about my new space, there were a few things that I missed, big things it seems. My landlord sent me a message to visit the zoning department before I did anything else. Upon visiting, Mr. Dennis and his team provided me with a list of things I had to fix for the location. It was devastating because I didn't financially plan for such modifications. A few requirements were so dire, that I was required to fix them immediately; at the cost of \$9000. I only had \$10,000 startup monies, so as you can imagine, it placed me in a financial bind. Therefore, I'm requesting a few variances and as-is approvals to make my new business successful and financially solid.

I am requesting for the following items:

1. [Sec. 19-32 Minimum Buffer Strips between dissimilar uses.](#) Code requires a 50-foot landscape buffer along the property line where abutting the residential subdivision to the west. I'm requesting for this to remain "as-is"
2. [Sec. 12.4\(15\) Freestanding Signs over 6 feet in height prohibited \(existing billboard sign\).](#) Its pre-existing and I would like permission to put up my own sign.
3. [Sec. 19-73 Landscape Strip Design Standards.](#) Front and western side landscape strips to be planted with trees, shrubs, ground cover as per a landscape plan approved by the Planning Director. My building has so much charm and grace to it, and I look forward to complying with all landscaping requirements for the City of Snellville. I am requesting to have this done next year, in the spring season.
4. [Sec. 8.3 Walls and Fences.](#) Front yard fences shall not be made of wire, woven metal, or chain link. I have removed the barb wire and have plans to add 3 fence panels to complete the wall between myself and the new neighborhood next door. I'd like to make this a part of the landscaping plan in the spring as well.

PH Studios

PH Studios is a new business located at 1580 Tree Lane, Snellville GA 30078. We specialize in fun classes/camps such as arts and crafts, etiquette, photography, card making, sewing, home economics, decorating, and more. The studio's core business is a photography studio to capture each moment. Its unique design will attract all ages and encourage all to let their hair down and learn something new.

Our clients are mostly Seniors and teens. From 75-year-old ladies crocheting in the craft studio, to teenagers learning poise and posture in the tearoom, there is something for everyone. The photography element is to capitalize on the photo era of Instagram, Facebook, Twitter. At PH Studios, we believe in capturing positive and cultivating activities that remind us of what life is all about.

We have formed partnerships with Shiloh High School, Pharr Elementary, and Sunrise Seniors Community to create fun camps and classes for all to experience.

We are only open by appointment Mon-Friday for schools and Senior Living facilities to bring their groups in for a class of 8 guest. Weekends are the primary hours of operation.

On weekends, we offer free button sewing classes for adults, and cookie decorating for kids to the local community. We plan to partner with the local neighbors, doctors' patients, and business owners to grow our business.

Our staff are all teenagers ages 16-19 from Brookwood, Parkview and South Gwinnett High School. We partner with the school's work study programs to employ photography students, potential early childhood education majors, and teens who would like to build a strong work ethic before entering the work force. For 7 years, PH Studios has been an advocate for teen employment, as well as encouraging high school graduation.

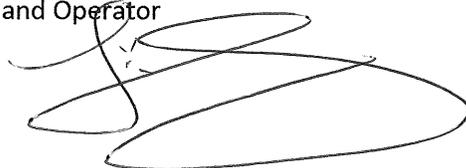
We have had some minor successes such as Martha Stewart teaching a card making class in 2015. Fashion Designer Betsey Johnson visits us every year to teach a fashion course, and Nancy Grace sponsors boys and girls (she has twins) to learn decorating. Music Mogul P. Diddy held a seminar on songwriting and entrepreneurship in 2017. We look forward to bringing many more fun activities like these to the Snellville Community.

Thank you very much for allowing me the opportunity to have my business in the city of Snellville, and I look forward to many successful years to come.

Sincerely,

Tiffany Young, Owner and Operator

PH Studios
1580 Tree Lane
Snellville, GA 30078

A handwritten signature in black ink, appearing to read 'Tiffany Young', written over a white background.

Building Owner:

Dr. Marie Soracco

1580 Tree Lane, Snellville GA 30078

Tenant:

Tiffany Young

8130 Nolan Trail, Snellville GA 30039

Legal Description:

Office Building/Office/Institutional

Land is 1.22 Acres (53,143/sf)

Building is 6400 sqft

If request is for an APPEAL, please discuss your grievance in detail. You may attach additional sheets and provide additional documentation as appropriate:

N/A

A VARIANCE from the terms of the Snellville Zoning Ordinance or Development Regulations shall not be granted by the Board of Appeals unless and until the applicant has **demonstrated** the following. You may attach additional sheets and provide additional documentation as appropriate:

1) **Demonstrate** that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.

EXISTING OP PROPERTY IS INCUMBERED BY SHADOWBROOK CROSSING S/D WHICH WAS CONSTRUCTED ALONG AND ADJOINING NORTHWEST PROPERTY LINE.

2) **Demonstrate** that literal interpretation of the provisions of the Zoning Ordinance or Development Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance or Development Regulations.

APPLICATION OF ORDINANCE LIMITS CONTINUED USE OF PROPERTY AND IMPROVEMENTS AS ENJOYED PRIOR TO CONSTRUCTION OF SHADOWBROOK CROSSING S/D

3) **Demonstrate** that the special conditions and circumstances do not result from the actions of the applicant.

SHADOWBROOK CROSSING S/D CONSTRUCTED ALONG NORTHWEST PROPERTY LINE BLANKETS PROPERTY WITH CONDITIONS AND SETBACKS NOT CAUSED BY APPLICANTS CHOICE OR CONSTRUCTION. REZONING AND CONSTRUCTION OF S/D HAVE CREATED NEED FOR VARIANCE

4) **Demonstrate** that granting the variance (or waiver) requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance or Development Regulations to other lands, structures, or buildings in the same zoning district.

APPLICANT TO USE PROPERTY "AS IS" WITHOUT NEED FOR NEW CONSTRUCTION OR PHYSICAL ADDITIONS. PROPERTY AND IMPROVEMENTS EXISTED PRIOR TO SHADOWBROOK CROSSING.

Please Note: Non-conforming uses of adjacent properties cannot be considered as grounds to justify a variance. Peculiar conditions or circumstances which are the result of actions of the owner of property covered by this application cannot be considered as grounds justifying a variance. A "use variance", i.e. a variance for the purpose of using land or a structure, or combination thereof for a purpose prohibited by the present zoning classification of the property covered by this application will not be granted.

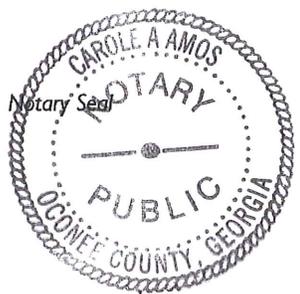
BOARD OF APPEALS CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both of the certifications below must be completed. If the owner is filing the application, only the Owner's Certification must be completed.

APPLICANT'S CERTIFICATION

The undersigned below, or as attached, is authorized to make this application. The undersigned is aware that, should this request be denied by Board of Appeals, no application affecting any portion of the same property shall be submitted less than twelve months from the date of denial.

[Signature] 9/10/19
Signature of Applicant Date
TIFFANY Young, Owner
Type or Print Name and Title OPERATOR



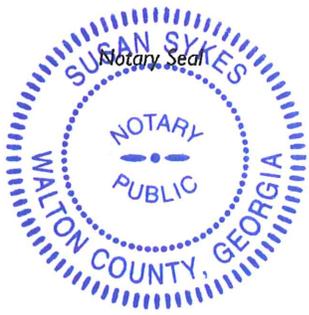
[Signature] 9/10/19
Signature of Notary Public Date

OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that, in granting any variance or waiver, the Board of Appeals may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance and/or Development Regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the Zoning Ordinance and punishable under Section 16.3 of the Zoning Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the waiver is granted, shall be deemed a violation of the Development Regulations and punishable under Section 13.5.2 of the Development Regulations. If an application for a variance or waiver is denied by the Board of Appeals, a reapplication for such for such variance or waiver may not be made earlier than twelve (12) months from the date of the original application.

Check here if there are additional property owners and attach additional "Owner's Certification" sheets.

[Signature] 9-9-19
Signature of Owner Date
Dr. Marie Soracco
Type or Print Name and Title



[Signature] 9/9/19
Signature of Notary Public Date

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00074

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FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.
2004 APR 15 PM 2:00
TOM LAWLER, CLERK

GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX

\$ None
TOM LAWLER CLERK OF
SUPERIOR COURT

After recording, please return to:
Theodore N. McDowell, Esq.
Burr & Furman LLP
One Georgia Center, Suite 1200
600 West Peachtree Street, NW
Atlanta, Georgia 30308

QUITCLAIM DEED

THIS INDENTURE, made this 31 day of March, 2004, between **DR. MARIE N. SORACCO** ("GRANTOR"), and **MARIE SORACCO, LLC**, a Georgia limited liability company ("GRANTEE") (the words "GRANTOR" and "GRANTEE" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid at and before the sealing and delivery hereof, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, conveyed and forever quitclaimed and by these presents does remise, release, convey and forever quitclaim unto the said GRANTEE all that tract or parcel of land lying and being in Gwinnett County, Georgia as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, TOGETHER WITH any buildings and other improvements situated thereon or attached thereto and all tenements, hereditaments, improvements, appurtenances, rights, easements, licenses, benefits and rights-of-way appurtenant thereto (hereinafter the "Property").

TO HAVE AND TO HOLD the Property in order that neither GRANTOR nor any person claiming under GRANTOR shall at any time, by any means or ways, have, claim or demand any right or title to the Property or any of the rights, members and appurtenances thereof.

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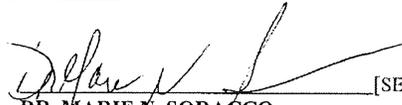
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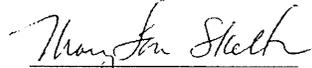
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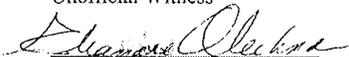
IN WITNESS WHEREOF, Grantor has executed this Deed under seal on the day and year first above written.

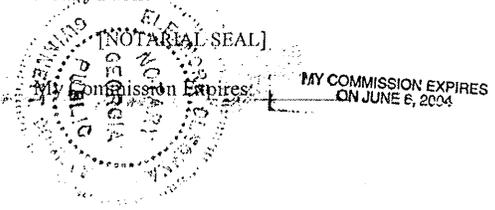
GRANTOR:

Signed, sealed and delivered
this 21 day of March, 2004
in the presence of:


[SEAL]
DR. MARIE N. SORACCO


Unofficial Witness


Notary Public



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EXHIBIT "A"

Legal Description

All that tract or parcel of land lying and being in Land Lot 41 of the 5th District of Gwinnett County, Georgia, containing 2.0000 acres as shown on a plat of Survey for Donald A. Moon prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., dated April 29, 1986, and more particularly described as follows:

Beginning at a point on the northeasterly right of way line of Dogwood Road (60-foot right of way) located 838.00 feet southeasterly as measured along said right of way line from its point of intersection with the land lot line dividing Land Lots 41 and 42; run thence North 58 degrees 18 minutes 23 seconds East 636.52 feet to a point; run thence South 28 degrees 24 minutes 52 seconds East 143.15 feet to a point; run thence South 58 degrees 36 minutes 03 seconds West 597.91 feet to a point on the northeasterly right of way line of Dogwood Road; run thence northwesterly along said right of way line and following the curvature thereof, an arc distance of 143.15 feet to a point, which is the place or point of beginning.

LESS AND EXCEPT that portion of the above-described property lying within the right-of-way conveyed to Gwinnett County by Right-of-Way Deed dated April 27, 1988, recorded in Deed Book 4875, page 326, Gwinnett County Records, and more particularly described as follows:

Begin at a point on the northeasterly right-of-way line of Dogwood Road (60 foot right-of-way) located 838 feet southeasterly as measured along said right-of-way line from the point of intersection with the Land Lot Line dividing Land Lots 41 and 42; thence departing from said right-of-way line run North 59 degrees 54 minutes 08 seconds East a distance of 80.10 feet to Station No. 335+12.88 on the survey centerline of the proposed Cross County Connector; thence run North 59 degrees 54 minutes 08 seconds East a distance of 140 feet to a point; thence run South 37 degrees 53 minutes 36.3 seconds East a distance of 142.03 feet to a point; thence run South 60 degrees 09 minutes 20 seconds West a distance of 140 feet to Station No. 336+54.30 on the survey centerline of the proposed Cross County Connector; thence run South 68 degrees 08 minutes 20 seconds West a distance of 60.86 feet to a point on the northeasterly right-of-way line of Dogwood Road (60 foot right-of-way); thence run northwesterly along said right-of-way line and following the curvature thereof, an Arc Distance of 143.15 feet to a point which is the POINT OF BEGINNING. Said required right-of-way containing 0.692 acres.

This property is conveyed subject to construction easement conveyed to Gwinnett County in deed referred to above.

BOOK 6764 PAGE 345

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

1991 SEP 26 AM 9:18

GARY R. YATES, CLERK

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, made this 25th day of September, 1991,
between ROGER T. LANE AND CAROLYN S. LANE of the first part, and
DR. MARIE N. SORACCO of the second part,

WITNESSETH:

WITNESSETH: That the said parties of the first part, for and
in consideration of the sum of TEN DOLLARS and other valuable
considerations (\$10.00) in hand paid, at and before the sealing and
delivery of these presents, the receipt of which is hereby
acknowledged, have granted, bargained, sold and conveyed, and by
these presents do grant, bargain, sell and convey unto the said
party of the second part, the following described property, to-wit:

All that tract or parcel of land lying and being in Land Lot
41 of the 5th District of Gwinnett County, Georgia, containing
2.0000 acres as shown on a plat of Survey for Donald A. Moon
prepared by Hannon, Meeks & Bagwell, Surveyors & Engineers,
Inc., dated April 29, 1986, and more particularly described as
follows:

BEGINNING at a point on the northeasterly right of way line of
Dogwood Road (60-foot right of way) located 838.00 feet
southeasterly as measured along said right of way line from
its point of intersection with the land lot line dividing Land
Lots 41 and 42; run thence North 58 degrees 18 minutes 23
seconds East 636.52 feet to a point; run thence South 28
degrees 24 minutes 52 seconds East 143.15 feet to a point; run
thence South 58 degrees 36 minutes 03 seconds West 597.91 feet
to a point on the northeasterly right of way line of Dogwood
Road; run thence northwesterly along said right of way line
and following the curvature thereof, an arc distance of 143.15
feet to a point, which is the place or point of beginning.

LESS AND EXCEPT that portion of the above-described property
lying within the right-of-way conveyed to Gwinnett County by
Right of way Deed dated April 27, 1988, recorded in Deed Book
GWINNETT CO. GEORGIA page 326, Gwinnett County Records, particularly
REAL ESTATE TRANSFER TAX described as follows:

\$ 250.00
Date 9-26-91
[Signature]
Clerk of Superior Court

WEBB, TANNER & POWELL
P.O. Box 27
Lawrenceville, Ga. 30248

61254-55

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BOOK 6764 PAGE 346

Required Right-of-Way (0.692 Acres)
Begin at a point on the northeasterly right-of-way line of Dogwood Road (60 foot right-of-way) located 838 feet southeasterly as measured along said right-of-way line from the point of intersection with the Land Lot Line dividing Land Lots 41 and 42; thence departing from said right-of-way line run North 59 degrees 54 minutes 08 seconds East a distance of 80.10 feet to Station No. 335+12.88 on the survey centerline of the proposed Cross County Connector; thence run North 59 degrees 54 minutes 08 seconds East a distance of 140 feet to a point; thence run South 37 degrees 53 minutes 36.3 seconds East a distance of 142.03 feet to a point; thence run South 60 degrees 08 minutes 20 seconds West a distance of 140 feet to Station No. 336+54.30 on the survey centerline of the proposed Cross County Connector; thence run South 68 degrees 08 minutes 20 seconds West a distance of 60.86 feet to a point on the northeasterly right-of-way line of Dogwood Road (60 foot right-of-way); thence run northwesterly along said right-of-way line and following the curvature thereof, an Arc Distance of 143.15 feet to a point which is the POINT OF BEGINNING. Said required right-of-way containing 0.692 acres.

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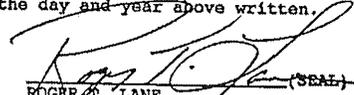
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, her successors and assigns, forever, in Fee Simple.

AND THE SAID parties of the first part, for themselves, their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, her successors and assigns,

BOOK 6764 PAGE 347

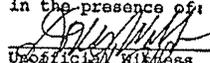
against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have set their hands and seals, the day and year above written.


 _____ (SEAL)
 ROGER T. LANE


 _____ (SEAL)
 CAROLYN S. LANE

Signed, sealed and delivered in the presence of:



 Notary Public

My commission expires: 9-21-94.



NOTARY
 CAROLYN S. LANE



CITY OF SNELLVILLE

Department of Planning & Development
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3514 Fax 770.985.3551

APPLICANT - PLEASE HAND DELIVER THIS VERIFICATION SHEET TO THE GWINNETT COUNTY TAX ASSESSORS OFFICE (SEE ADDRESS AND PHONE NUMBER BELOW) TO OBTAIN WRITTEN CONFIRMATION THAT REAL PROPERTY TAXES HAVE BEEN PAID-IN-FULL AND PROPERTY TAX ACCOUNT IS CURRENT. ATTACH COMPLETED ORIGINAL TO APPLICATION.

APPLICANT NAME: PH STUDIOS - TIFFANY YOUNG

CHECK HERE, IF THERE ARE MORE THAN FOUR (4) SUBJECT PARCELS AND ATTACH ADDITIONAL SHEETS.

PROPERTY OWNER NAME(S): MARIE SORACCO, LLC TAX PARCEL NO.: 5041019

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

PROPERTY OWNER NAME(S): _____ TAX PARCEL NO.: _____

AMOUNT OF CURRENT TAXES PAID: \$ _____ PAYMENT DATE: _____ ACCOUNT CURRENT? YES NO

*** INFORMATION VERIFIED BY GWINNETT COUNTY TAX ASSESSOR'S OFFICE ***

COUNTY TAX DEPARTMENT REPRESENTATIVE (PRINT NAME):	<u>Julie Smith</u>	DATE: <u>9-5-19</u>
COUNTY TAX DEPARTMENT REPRESENTATIVE (SIGNATURE):	<u>Julie Smith</u>	

**ONLY ORIGINAL VERIFICATION SHEET
CAN BE USED TO CONFIRM PROPERTY TAX ACCOUNT STATUS**



NOTICE OF TAXES - GWINNETT COUNTY, GEORGIA

Richard Steele, Tax Commissioner
 www.GwinnettTaxCommissioner.com

PARCEL ID	TAX YEAR	OWNER OF RECORD
R5041 019	2019	MARIE SORACCO LLC
DISTRICT		PROPERTY LOCATION & DESCRIPTION
SNELLVILLE		1580 TREE LN TREE LANE

FOR ADDITIONAL INFORMATION THAT MAY HELP ANSWER YOUR QUESTIONS, PLEASE SEE THE REVERSE SIDE OF THIS NOTICE.
 If you have an escrow account, your tax information is available to your mortgage company; however, it is your responsibility to ensure taxes are paid.
 Your property value is under appeal. Refer to the enclosed special bulletin for additional information.
 This is not your final bill. Please pay the amount due by the due date.

APPRAISAL DETAIL	YOUR EXEMPTION & CREDIT SAVINGS
LAND VALUE: 170,000 BUILDING VALUE: 150,000 TOTAL VALUE: 320,000 ASSESSED VALUE: 128,000 ACREAGE: 1.2200	

COUNTY GOVERNMENT TAXES - Levied by the Board of Commissioners and representing 30.25% of your total ad valorem tax amount.											
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
COUNTY GENERAL FUND	128,000		0		0		128,000		0.007209		922.75
DETENTION CENTER BOND	128,000		0		0		128,000		0.000000		0.00
DEVELOPMENT/CODE ENFORCEMENT	128,000		0		0		128,000		0.000000		0.00
FIRE & EMS	128,000		0		0		128,000		0.003200		409.60
POLICE	128,000		0		0		128,000		0.000000		0.00
RECREATION	128,000		0		0		128,000		0.000950		121.60
TOTAL COUNTY TAXES									0.011359		1,453.95

SCHOOL TAXES - Levied by the Board of Education and representing 57.53% of your total ad valorem tax amount.											
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
SCHOOL	128,000		0		0		128,000		0.019700		2,521.60
SCHOOL BOND	128,000		0		0		128,000		0.001900		243.20
TOTAL SCHOOL TAXES									0.021600		2,764.80

STATE, CITY & OTHER TAXES - Levied by state, city or other authorities and representing 12.22% of your total ad valorem tax amount.											
TAXING AUTHORITY	ASSESSED VALUE	-	VOE	-	EXEMPTIONS	=	TAXABLE VALUE	X	MILL RATE	=	TAXES LEVIED
SNELLVILLE	128,000		0		0		128,000		0.004588		587.26
STATE	128,000		0		0		128,000		0.000000		0.00
TOTAL OTHER TAXES											587.26
TOTAL MILLAGE RATE: 0.037547										TOTAL AD VALOREM TAXES: 4,806.01	

OTHER ASSESSMENTS				COMBINED TAXES AND ASSESSMENTS			
LEVYING AUTHORITY	RATE	AMOUNT	CHARGE	AMOUNT			
SNELLVILLE STORMWATER	FLAT RATE	251.80	AD VALOREM TAXES:	4,806.01			
			ASSESSMENTS:	251.80			
			TOTAL AMOUNT DUE	5,057.81			
TOTAL OTHER ASSESSMENTS:		251.80	GRAND TOTAL DUE THIS BILLING:	5,057.81			

8/15/2019 **RETURN THIS PORTION WITH YOUR PAYMENT**

TAX YEAR	PARCEL ID	DUE DATE	TOTAL DUE	AMOUNT PAID
2019	R5041 019	10-15-2019	\$5,057.81	



R5041 019
 MARIE SORACCO LLC
 1380 LAKESHORE DR
 SNELLVILLE GA 30078-2057

11
 5324
 8/22/15

Address Change:
 Check here and fill out the back of this remittance slip if your billing address or property location has changed.



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1 19 185041000190000 0 00000505781 00000505781 8

Site Description
1580 Tree Lane

All that tract or parcel of land lying and being in Land Lot 41 of the 5th District, City of Snellville, Gwinnett County, Georgia and being more particularly described as follows:

To Find The Point of Beginning commence at an iron pin found at the northeasterly Right-of-Way of Ronald Reagan Parkway (140 east of the existing centerline) also being the northeasterly side of Tree Lane and the northwesterly Right of Way of Hampton Drive; thence along the northeasterly Right-of-Way of Ronald Reagan Parkway – Tree Lane following the curvature there of to the left an arc distance of 285.93 feet to an iron pin found, said curvature having a chord bearing and distance of North 38 Degrees 06 Minutes 10 Seconds West, 285.90 and having a radius of 5,870.57 feet; thence continue along the northeasterly Right-of-Way of Ronald Reagan Parkway – Tree Lane North 39 Degrees 29 Minutes 54 Seconds West a distance of 102.56 feet to an iron pin found and The Point of Beginning; thence continue along the northeasterly Right-of-Way of Ronald Reagan Parkway – Tree Lane North 39 Degrees 29 Minutes 54 Seconds West a distance of 141.74 feet to an iron pin found; thence leaving the northeasterly Right-of-Way of Ronald Reagan Parkway – Tree Lane North 58 Degrees 18 Minutes 23 Seconds East a distance of 414.97 feet to an iron pin found; thence South 28 Degrees 24 Minutes 52 Seconds East, 142.65 feet to an iron pin found; thence South 58 Degrees 36 Minutes 03 Seconds West, 387.57 feet to the Point of Beginning containing 1.30 acres.



Harkleroad and Assoc., Inc.
ENGINEERS – LAND SURVEYORS - PERMITTING

RECEIVED

SEP - 9 2019

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

September 9, 2019

Ms. Tiffany Young
PH Studios
1580 Tree Lane
Snellville, GA 30078

Ref: PH Studios (1580 Tree Lane) – stabilization letter

Dear Ms. Young:

Per your request, we have visited this property and inspected the area behind your building which previously had a bricked retaining wall. This wall was located immediately behind the building against the paved patio that sits at the basement level and against the steps leading from the rear parking lot down to the patio. This retaining wall has been removed with the exception of approximately 5 feet of what appears to be the end of the wall furthest from the building, approximately 20 feet from the patio. This residual portion of the wall is not retaining earth behind it. The area where the wall was prior to its removal has been sloped from the rear parking area down to the level of the patio. The steepest areas have been sodded.

It is my opinion that the residual stairs are undamaged from the demolition of the wall, and the newly graded areas are at least 75% stabilized with sod. Moreover, the slope of the embankment appears to be no steeper than 2:1 and in good condition.

Sincerely,

Chris Carter, PE

