



BOARD OF APPEALS APPLICATION

RECEIVED

AUG 22 2025

APPLICATION FOR APPEAL, VARIANCE OR WAIVER

CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

City of Snellville
Planning & Development Department
2342 Oak Road, 2nd Floor
Snellville, GA 30078
Phone 770.985.3513 www.snellville.org

1929 BROOKHILL WAY #2500398
BOA VARIANCE/APPEAL #25-03
PARCEL- 5060233
B8 LAKEVIEW MANOR #2 17

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

Aldin
HASIC ~~DEEMAL~~
Name (please print)
1929 BROOKHILL WAY
Address
SNELLVILLE GA 30078-6412
City, State, Zip Code
336 898 5983
Phone Number(s) Fax

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

Dzemi HASIC
Name (please print)
1929 Brookhill way
Address
SNELLVILLE GA 30078
City, State, Zip Code
404-552-8802
Phone Number(s) Fax

Contact Person: HASIC ALDIN Phone: _____ Fax: _____
Cell Phone: 336 898 5983 E-mail: _____

Application for (check one):

☐ Appeal (describe): X

☒ Variance or Waiver from Unified Development Ordinance (describe below):

Seeking Approval for variance 201-1.6.B

Property Address/Location: 1929 BROOKHILL WAY District 7 Land Lot 17⁸⁸ Parcel R506233
Subdivision or Project Name: LAKEVIEW MANOR 2 Lot: _____ Block: _____

Application Submittal Checklist:

- ☐ Application original bearing original and notarized signatures and any supporting documents or exhibits.
- ☐ Letter of intent/written narrative detailing the appeal or requested variance or waiver.
- ☐ Responses to items on Attachment A.
- ☐ Responses to specific use criteria (see Criteria for Approval in Applicant Information).
- ☐ Site plan.
- ☐ Verification that county and city property taxes are paid.
- ☐ Warranty deed; security deed, or quit claim deed for subject property.
- ☐ Map indicating the subject property and adjacent properties identified by tax parcel number.
- ☐ Nine (9) stapled or bound copies of the application and any supporting documents or exhibits.
- ☐ Digital copy in .PDF format of application submittal (email, flash drive, etc.).
- ☐ Payment of application fee and public notification fees.

Board of Appeals Public Hearing Date and Time: OCTOBER 14, 2025 at 7:30 p.m.

Application Fees:

\$200.00 per appeal or requested variance PLUS \$75 per Sign and \$15 per Adjoining Property Owner

Dear Honorable Board of Appeal Members,

I, Aldin Hasic, of 1929 Brookhill Way, am honored to represent my family in this variance request. As the son of Dzemaal and Djulsa Hasic, the owners of the residence, we kindly seek approval for section 201-1.6.B, reducing the 10' side yard setback to 3.6' for Storage 1 and 4.6' for Storage 2.

With Storage 1 built 6-7 years ago and Storage 2 constructed in 2013, we acknowledge the oversight. If only my father had been aware of the regulations, we would not be before you today. Regrettably, limited English proficiency presented a significant challenge.

With immense passion and dedication, my father poured significant resources into building these two storages. As a devoted 13-year employee of Gwinnett County Schools nearing retirement, he'll soon have more time to relish his yard.

We've spoken to three neighbors on the adjacent side of the fence, collecting letters of support for the storages proximity to the property line. Dzemaal, my father, adores his yard, where he grows his favorite fruits and vegetables.

Though he was saddened to dismantle his two greenhouses and remove a pre-existing pool, we kindly request the Board of Appeal to understand our situation for our storages.

Sincerely,

Aldin Hasic

ATTACHMENT "A"

APPEALS

If request is to APPEAL the decision of the Planning Director, please discuss your grievance in detail below. You may attach additional sheets and provide additional documentation as appropriate.

☒ Check Box if NOT APPLICABLE

VARIANCES AND WAIVERS

To authorize, upon appeal in specific cases, variance or waiver from the terms of the Unified Development Ordinance ("UDO") as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the UDO would result in unnecessary hardship.

A variance may not be granted by the Board of Appeals unless and until a written application for a variance or waiver is submitted demonstrating the following (you may attach additional sheets if necessary):

1) 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.

SEE ATTACHED

2) That literal interpretation of the provisions of the UDO would deprive the applicant or rights commonly enjoyed by other properties in the same zoning district under the terms of the UDO.

SEE ATTACHED

3) That the special conditions and circumstances do not result from the actions of the applicant.

SEE ATTACHED

4) That granting the variance or waiver requested will not confer on the applicant any special privilege that is denied by the UDO to other lands, structures, or buildings in the same zoning district.

SEE ATTACHED

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district, and no permitted or nonconforming use of lands, will be considered grounds for the issuance of a variance.

VARIANCES AND WAIVERS

To authorize, upon appeal in specific cases, variance or waiver from the terms of the Unified Development Ordinance (“UDO”) as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the UDO would result in unnecessary hardship.

1) 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.

The lot has unique conditions in shape and layout that limit the placement of accessory structures. Strict enforcement of the 10-foot setback would cause unnecessary hardship, as the existing accessory buildings were constructed to fit within the usable space of the property while maintaining functionality. These conditions are not common to other parcels in the district.

2) That literal interpretation of the provisions of the UDO would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the UDO.

A strict 10-foot setback would prevent the applicant from maintaining roofed accessory structures in a practical location, even though similar accessory uses are allowed for other properties in the zoning district. Without the variance, the applicant would be deprived of reasonable use of the property for accessory storage consistent with neighboring properties.

3) That the special conditions and circumstances do not result from the actions of the applicant.

The structures were built in good faith without intent to violate setback rules. The hardship arises from the lot’s configuration and the placement of existing improvements, not from deliberate actions of the applicant.

4) That granting the variance or waiver requested will not confer on the applicant any special privilege that is denied by the UDO to other lands, structures, or buildings in the same zoning district.

Approval of the variance will not create a special privilege, as accessory structures are permitted in the district. The variance only reduces the setback to 3.6 feet and 4.6 feet in order to reasonably accommodate the property’s conditions. Other property owners retain the same rights and responsibilities under the UDO.

APPLICATION CERTIFICATIONS

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

APPLICANT CERTIFICATION

The undersigned below, is authorized to make this application and swears and affirms under penalty of perjury under the laws of the State of Georgia that the information provided herein is true and correct to the best of his/her knowledge and belief. 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 Unified Development Ordinance. Violation of such conditions and safeguards when made a part of the terms under which the variance or waiver is granted, shall be deemed a violation of the Unified Development Ordinance and punishable under Article 3 of the UDO. If the application for variance or waiver is denied by the Board of Appeals, a re-application for such variance or waiver may not be made earlier than 12-months from the date of the original application. The undersigned is aware that any person aggrieved by a decision or order of the Board of Appeals may appeal by certiorari to the Superior Court of Gwinnett County. Such appeal must be filed within 30-days from the date of the decision of the Board of Appeals. Upon failure to file the appeal within 30-days from the date of decision, the decision of the Board of Appeals will be final.

Aldin Hasic 8/21/2025
Signature of Applicant Date

Aldin Hasic
Type or Print Name and Title

Rechelle Lo 8/21/2025
Signature of Notary Public Date



PROPERTY OWNER CERTIFICATION

The undersigned below, is the owner of the property considered in this application as it is shown in the records of Gwinnett County, Georgia and the City of Snellville, Georgia. I authorize the person named above to act as applicant in the pursuit of obtaining a variance or waiver for this property.

Ozema Hasic 08-22-2025
Signature of Owner Date

OZEMAL HASIC
Type or Print Name and Title

Diana Aranzazu 8/22/2025
Signature of Notary Public Date



***** FOR OFFICE USE ONLY *****

Date Received: 8-22-25 Received By: CA Total Fees Paid: \$450.00 Original RCVD: ☒ YES ☐ NO
9 Copies RCVD: ☒ YES ☐ NO
Legal Ad Requested (Date): 8-25-25 for Publication on (Date) 9-5-25 PUBLIC HEARING DATE & TIME: 10-14-25 @ 7:30PM
Public Notice Sign(s) Requested (Date): 8-25-25 for Posting by (date): 9-11-25 APO Notice Mailing (date): 9-11-25
Comments: _____

Reinier Rico

2790 Brookhill CT, Snellville, GA, 30078

Date 04/07/2025

To whom it may concern,

I am writing to express my support for my neighbor, Mr. Dzemaal Hasic, in connection with his effort to maintain the two storage buildings located on his property at 1929 Brookhill Way. These warehouses were built many years ago.

Recent changes to zoning laws due to Snellville's population growth may require their removal, but I strongly believe they should remain.

Mr Hasic has my full support in preserving these structures and I kindly request that this matter be considered.

Thank you for your time and understanding.

Kind regards



Signature

IBRAHIM MOHAMED ABAKER
2780 BROOKHILL CT
SNELLVILLE GA 30078
4044546303

04/12/2025

To Whom It May Concern,

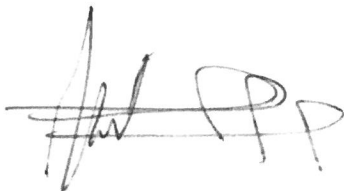
I am writing to formally state that I have no objections to the construction plans proposed by my neighbor, DZEMAL HASIC AND ALDIN HASIC, who resides at 1929 Brookhill CT Snellville GA 30078. I understand that the proposed project involves building a storage structure on their property.

I am confident that the construction will not negatively impact my property or quality of life. I have no concerns regarding the project's execution.

Please feel free to contact me if you require any additional information.

Sincerely,

IBRAHIM MOHAMED ABAKER

A handwritten signature in black ink, appearing to be 'Ibrahim Mohamed Abaker', written over a horizontal line.

TO WHOM IT MAY CONCERNS.

I , Kebe Ismael LEAVING AT 2800 BROOKHILL COURT, THAT STORAGE AT DZEMAL HASIC
PROPERTY AT 1929 BROOKHILL WAY DOES NOT BOTHER ME AT ANY TIME.

I CAN BE REACH AT 678-488-9671

ISMAEL KEBE.

A handwritten signature in blue ink, appearing to read 'Ismael Kebe', with a stylized, cursive script.







Snellville, GA
2342 Oak Rd
Snellville, GA 30078
(770) 985-3508

2024 Property Tax Bill

Parcel ID	Tax District	Bill #							
R5060 233	10 - City of Snellville	007798							
Property Owner/Location/Description		Fair Market Value	Taxable Value						
HASIC AIDA 1929 BROOKHILL WAY		284,600	113,840						
Levies	Taxable Value	-	Exemptions	=	Net Assessment	X	Tax Rate	=	Net Tax
City of Snellville	113,840		3,000		110,840		4.0000000000		\$443.36
2024 STORMWATER									\$125.00

Exemptions:

Homestead 3,000

Tax Bills are not automatically sent to mortgage companies; therefore, if your taxes are paid through escrow, please forward this bill to your mortgage company.

All taxes and stormwater fees that are delinquent and paid after December 15, 2024 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2025.

The City will accept partial payments as long as the balance is paid in full by December 15th.

IF THIS TAX NOTICE INDICATES A PAST DUE AMOUNT, PLEASE CONTACT US TO DETERMINE PAYOFF AMOUNT.

ACCOUNT INFORMATION IS AVAILABLE ONLINE AT WWW.SNELLVILLE.ORG

Current Year Tax	\$568.36
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$568.36
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	12/16/2024

Snellville, GA
2342 Oak Rd
Snellville, GA 30078



**Make check or money order payable to: City of Snellville*
**Write the Tax Parcel ID Number on your check*
**Full payment must be made by the due date*
**Mailed payments will be posted using the official postmark date*
**Taxes may be paid online by visiting www.snellville.org*
**Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5060 233
Amount Due: \$0.00
Bill#: 007798
Due Date: 12/16/2024

AMOUNT PAID

HASIC AIDA
1929 BROOKHILL WAY
SNELLVILLE, GA 30078-6412

Snellville, GA
2342 Oak Rd
Snellville, GA 30078



Attention Customers: Online tax payments are experiencing technical difficulties, so if you are unable to make a tax payment, please try again tomorrow morning. We apologize for the inconvenience.

[illegible]