

2600147



# BOARD OF APPEALS APPLICATION

APPLICATION FOR APPEAL, VARIANCE OR WAIVER

City of Snellville  
Planning & Development Department  
2342 Oak Road, 2<sup>nd</sup> Floor  
Snellville, GA 30078  
Phone 770.985.3513 website: [www.snellville.org](http://www.snellville.org)

RECEIVED

MAR 29 2026

CITY OF SNELLVILLE  
PLANNING & DEVELOPMENT

1086 MASTERS LN #2600147  
BOA VARIANCE/APPEAL #26-01  
PARCEL- 5100-0811

**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.

Jesus Polidura  
Name (please print)  
1086 Masters Lane  
Address  
Snellville GA 30078  
City, State, Zip Code  
[Redacted]  
Phone Number(s) Fax

\_\_\_\_\_  
Name (please print)  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City, State, Zip Code  
\_\_\_\_\_  
Phone Number(s) Fax

Contact Person: Jesus Polidura Title: \_\_\_\_\_ Phone: \_\_\_\_\_  
Cell Phone: [Redacted] E-mail: [Redacted]

**Application for** (check one):  
 Appeal (describe): \_\_\_\_\_  
 Variance or Waiver from Unified Development Ordinance (describe below):  
(see Attached)

Property Address/Location: 1086 Masters Lane, Snellville, GA District 5<sup>th</sup> Land Lot 100 Parcel RS100 081  
Subdivision or Project Name: Lakes of Summit Lot: 11 Block: A

### 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.

BOA 250  
Sign 100  
Ad 50  
Admin 200  
mail- 80

Board of Appeals Public Hearing Date and Time: MAY 12 at 7:30 p.m.

### Application Fees:

Please see the Planning Department Fee Schedule for application and public notification fees.

Dear Honorable Members of the Board of Appeals,

With this letter we kindly request approval of the following variances for our property located at 1086 Masters Lane, Snellville, GA, 30078.

Pursuant to Sec. 201 – 1.6 B:

- Shed (140 sq. ft.)  
Required setback: 10 feet  
Requesting variance to 4-foot rear setback & 3.9-foot side setback
- 24-foot Pool (452 sq. ft.)  
Required setback: 15 feet  
Requesting variance to 5-foot rear setback & 13-foot side setback

Pursuant to Sec. 201 – 1.5 B7:

- Deck  
Ordinance permits encroachment of up to 8 feet into the required 40-foot rear building setback, allowing a minimum setback of 32 feet from the rear property line.  
The proposed deck has an actual setback of 13.5 feet from the rear property line.  
We are seeking a variance to allow an encroachment of 18.5 feet into the 40-foot rear building setback.

The storage shed on our property was constructed over six years ago and will be fully enclosed with a six-foot privacy fence in our yard. We have been homeowners at this residence for 20 years and have long been proud residents of the City of Snellville.

We are law-abiding residents and have never had any issues or violations with the City or with the law enforcement. In fact, my husband has served the community as a Firefighter for the past 15 years, which reflects our commitment to community safety and responsibility.

Our property has a unique layout that presents some real challenges. Because the lot is in a cul-de-sac and the property lines run diagonally, the back yard is significantly reduced and unusually shaped. Unlike neighboring homes with more traditional, rectangular lot configurations, the diagonal property line greatly limits the usability of our yard area and leaves us with very limited functional outdoor space.

Additionally, following the development of **Cooper Springs** subdivision four years ago, our sense of safety on our own property has been significantly impacted. The corner lot of that subdivision diagonally connects to the rear corner of our property. Since the subdivision was

built, individuals from **Cooper Springs** routinely cross our private property without permission – walking through our side yard and front yard at all hours of the day and night.

This pattern of trespassing did not exist prior to the development of **Cooper Springs** and represents a material change in the conditions affecting our property. As a result, our family no longer feels safe allowing our children or our elderly parents whom we care for and reside in our home (ages 76 & 79) to use the front or side areas of our yard.

In response, over the past years we have invested considerable personal and financial resources to improve and secure our backyard so that our family can enjoy a private outdoor space where we feel safe. All improvements made to our property have been intended to enhance safety, privacy and quality of life for our family while remaining respectful of surrounding land and community standards. Please note, there are no residential properties directly behind our lot. The adjacent parcel behind our backyard is an undeveloped, wooded lot. Our variance requests do not impact our neighboring properties, as we respect our neighbors and would not want to negatively impact their quality of life.

We respectfully ask that the City consider the unique circumstances of our property, our long-standing residency, and the safety challenges we are experiencing when reviewing our request.

Sincerely,

Jesus & Sulaka Polidura

**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

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**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)

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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)

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

(see Attached)

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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)

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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.

## **Variance Request Statement and Hardship Justification**

**Property Owner:** Jesus Polidura

**Property Address:** 1086 Masters Lane

**City:** Snellville, GA

**Request Type:** Zoning Variance

**Subject:** Existing Storage Shed, Uncovered Deck in construction and Above Ground Pool Located Within Enclosed Rear Yard

### **Variances and Waivers**

- 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 configuration of our property presents a unique physical hardship. Because our lot is located within a cul-de-sac and the property lines run diagonally, our yard area is significantly reduced and irregularly shaped. This atypical lot layout limits the amount of usable space available for any meaningful or safe outdoor use. Unlike standard rectangular lots, the diagonal property line severely restricts functionality of the yard and contributes to the lack of reasonable outdoor space accessible to our family.

- 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.**

The hardship arises from the unusual configuration of our lot which makes it challenging to plan usable yard space in an effective way. Additionally, the intent to more actively use our private back yard space is also due to increased safety concerns with active trespassing that takes place on our side and front yard since the development of the Cooper Springs subdivision. The literal interpretation of the provisions of the UDO would either require removal or relocation of the existing structures, which would diminish the only outdoor area of the property where the family feels safe. This would effectively deprive us of reasonable use and enjoyment of our property, given the ongoing safety issues associated with other areas of our lot.

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

The structures were built in good faith in our private yard without the intent to bypass zoning regulations. In retrospect, we regret not having researched more carefully the city's regulation requirements before deciding to move forward with construction. The

hardship arises from the unusual configuration of our property lot which limits the usable outdoor area and increased safety concerns with using other areas of our lot due to trespassing that takes place in other areas of our property.

- 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 similar accessory structures, decks, and above ground pools are permitted and exist in neighboring homes in our district. No neighboring residences are directly impacted, and the variance requests will not alter neighborhood character or property values.

Return To:  
Document Management  
Quicken Loans Inc.  
1050 Woodward Ave  
Detroit, MI 48226-1906

BK52798 PG0369

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2014 FEB 27 PM 2:00

RICHARD ALEXANDER, CLERK

Prepared By:  
Amanda Rodriguez  
1050 Woodward Ave  
Detroit, MI 48226-1906  
(313)373-0000

*one*  
GEORGIA INTANGIBLE TAX PAID  
\$ 433.50

RICHARD T. ALEXANDER, JR.  
SUPERIOR COURT GWINNETT  
COUNTY, GEORGIA

*79274387*  
When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117

[Space Above This Line For Recording Data]

58776772-*2438240*

3310745498

SECURITY DEED

MIN 100039033107454989

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated February 17, 2014 together with all Riders to this document.
- (B) "Borrower" is Sulaka A. Polidura and Jesus A. Polidura, wife and husband

Borrower is the grantor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the grantee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

GEORGIA Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS

Form 3011 1/01

2782876538

VMP-6A(GA) (1302).00

Page 1 of 14

Initials: *SAP*  
*JAP*



VMP Mortgage Solutions, Inc.

0013918

38

BK52798 PG0383

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): R5100 081

Land Situated in the County of Gwinnett in the State of GA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 100 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 11, BLOCK A, LAKE OF SUMMIT SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 65, PAGE 272, GWINNETT COUNTY, GEORGIA RECORDS, WHICH SAID PLAT IS INCORPORATED HEREIN BY THIS REFERENCE AND MADE A PART OF THIS DESCRIPTION BEING IMPROVED PROPERTY.

Commonly known as: 1086 Masters Ln , Snellville, GA 30078



\*U04585217\*

1371 2/24/2014 79274387/1

BK52798 PG0382

BORROWER ACCEPTS AND AGREES to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

IN WITNESS WHEREOF, Borrower has signed and sealed this Security Instrument.

[Redacted] 7/2014 (Seal)  
Sulaka A. Polidura -Borrower

[Redacted] 02/17/2014 (Seal)  
Jesus A. Polidura -Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

\_\_\_\_ (Seal)  
-Borrower

STATE OF GEORGIA, Gwinnett  
Signed, sealed and delivered in the presence of:

[Redacted]

County ss:

*Carlos Polidura*  
Unofficial Witness *Carlos Polidura*

LORI BROWNE  
Notary Public  
DeKalb County  
State of Georgia  
My Commission Expires Oct 20, 2017

*Lori Browne*  
Notary Public, *DeKalb* County  
State of Georgia

Loan origination organization Quicken Loans Inc.  
NMLS ID 3030  
Loan originator Michael Valenti  
NMLS ID 32676





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

# 2025 Property Tax Bill

Parcel ID	Tax District		Bill #	
R5100 081	10 - City of Snellville		005033	
Property Owner/Location/Description			Fair Market Value	Taxable Value
POLIDURA JESUS A 1086 MASTERS LN			364,300	145,720
Levies	Taxable Value	- Exemptions	= Net Assessment	x Tax Rate = Net Tax
City of Snellville	145,720	10,720	135,000	4.0000000
2025 SANITATION SINGLE				\$540.00
2025 STORMWATER				\$240.00
				\$125.00

Exemptions:		Current Year Tax	\$905.00
FLOATING HE	7,720	Interest	\$0.00
Homestead	3,000	Penalty	\$0.00
		Other Fees	\$0.00
		Payments Received	\$905.00
		Other Amounts Due	\$0.00
		<b>Total Due</b>	<b>\$0.00</b>
		Due Date	01/15/2026

Tax bills are sent to the owner on record as of January 1st of each year. THEY ARE NOT SENT TO MORTGAGE COMPANIES. If taxes are paid through escrow or by someone other than the name appearing on this statement (mortgage company, new owner) please forward a copy of this statement to the responsible party.

All taxes and fees that are delinquent and paid after January 15, 2026 are subject to interest and penalties as allowed by law. FIFA costs are applied to delinquent property taxes after March 15, 2026.

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



**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](http://www.snellville.org)*  
*\*Convenience fees may apply to all credit/debit card payments*

Parcel ID: R5100 081  
 Amount Due: \$0.00  
 Bill#: 005033  
 Due Date: 01/15/2026

AMOUNT PAID

**Snellville, GA**  
 2342 Oak Rd  
 Snellville, GA 30078

POLIDURA JESUS A  
 1086 MASTERS LN  
 SNELLVILLE, GA 30078-3582



## Account Details

[Back to Search](#)

**Parcel ID :**

R5100 081

**Property Type :**

Real Property

**Site Address :**

1086 MASTERS LN  
SNELLVILLE 30078

**Mailing Address :**

POLIDURA JESUS A  
1086 MASTERS LN  
SNELLVILLE GA 30078-3582

[Change Mailing Address](#)

**Legal :**

L11 BA LAKES OF SUMMIT

**District :**

SNELLVILLE

**Last Update :**

03/15/2026 08:04 PM

No payment due for this account.

## Tax Bills

Click here to view and print your 2025 tax bill.

Year	Net Tax	Total Paid	Fees	Penalty	Interest	Due Date	Amount Due
<a href="#">2025</a>	\$3,305.82	\$3,305.82	\$0.00	\$0.00	\$0.00	11/15/2025	\$0.00
<a href="#">2024</a>	\$3,278.67	\$3,278.67	\$0.00	\$0.00	\$0.00	10/15/2024	\$0.00
<a href="#">2023</a>	\$2,691.86	\$2,691.86	\$0.00	\$0.00	\$0.00	10/15/2023	\$0.00
<a href="#">2022</a>	\$2,595.76	\$2,595.76	\$0.00	\$0.00	\$0.00	11/01/2022	\$0.00
<a href="#">2021</a>	\$2,306.36	\$2,306.36	\$0.00	\$0.00	\$0.00	10/15/2021	\$0.00
<a href="#">2020</a>	\$2,296.15	\$2,296.15	\$0.00	\$0.00	\$0.00	12/01/2020	\$0.00
<a href="#">2019</a>	\$2,291.90	\$2,291.90	\$0.00	\$0.00	\$0.00	10/15/2019	\$0.00
<a href="#">2018</a>	\$2,301.88	\$2,301.88	\$0.00	\$0.00	\$0.00	10/15/2018	\$0.00
<b>Total</b>							\$0.00

Email [tax@gwinnettcountry.com](mailto:tax@gwinnettcountry.com) to request other years.

02:41

Understanding Your Property Tax Bill.

04:28

Select Language 

Powered by Google Translate  
How to Pay Your Property Taxes Online  
Translate our website:

3/22/2026



To Whom It May Concern,

I am writing in support of my neighbor, Jesus Polidura, regarding the deck, pool, and shed constructed on his property.

I reside at 1076 Masters Lane and have been his neighbor for over 17 years. My property is directly adjacent to his and is the closest residence to the structures in question.

Based on my proximity to the property, I can confirm that the structures do not create any negative impact on my property or overall quality of life. I have no objections to these improvements.

Thank you for your consideration. Please feel free to contact me if you need any additional information.

Sincerely,

A black rectangular redaction box covering the handwritten signature of Mark Henry.

Mark Henry

1076 Masters Lane

Snellville, GA 30078

A black rectangular redaction box covering the contact information, likely a phone number or email address.

**GENERAL NOTES:**  
 1. This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.  
 2. This plat is subject to any restrictions, easements, covenants or subdivisions that may exist either written or unwritten.  
 3. Underground utilities not shown herein may exist. The Surveyor does not take responsibility for clearance or presence of any such utilities.  
 4. No Goodtitle monuments were found within 500 feet of this site. This Plat has been prepared for the exclusive use of the person(s) or entities named herein.

FIELD DATA:  
 DATE OF FIELD SURVEY 2-13-26.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:  
 ELECTRONIC TOTAL STATION AND RTK GPS  
 GPS RECEIVER: TRIMBLE R1Z  
 S/N: 634070404 ROVER  
 634070408 BASE  
 NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 186,245.77 SQ FT, 4.322 ACRES  
 CALCULATED PLAT CLOSURE: 1 FOOT IN 299,049.28 FEET

SURVEY DATA:  
 TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 48806 PG 68  
 PROPERTY OWNER AT TIME OF SURVEY: JESUS POLUBINA  
 PARCEL NUMBER: 85100 081

REFERENCE: PLAT BOOK 65 PG 272  
 PLAT BOOK 156 PG 33-43

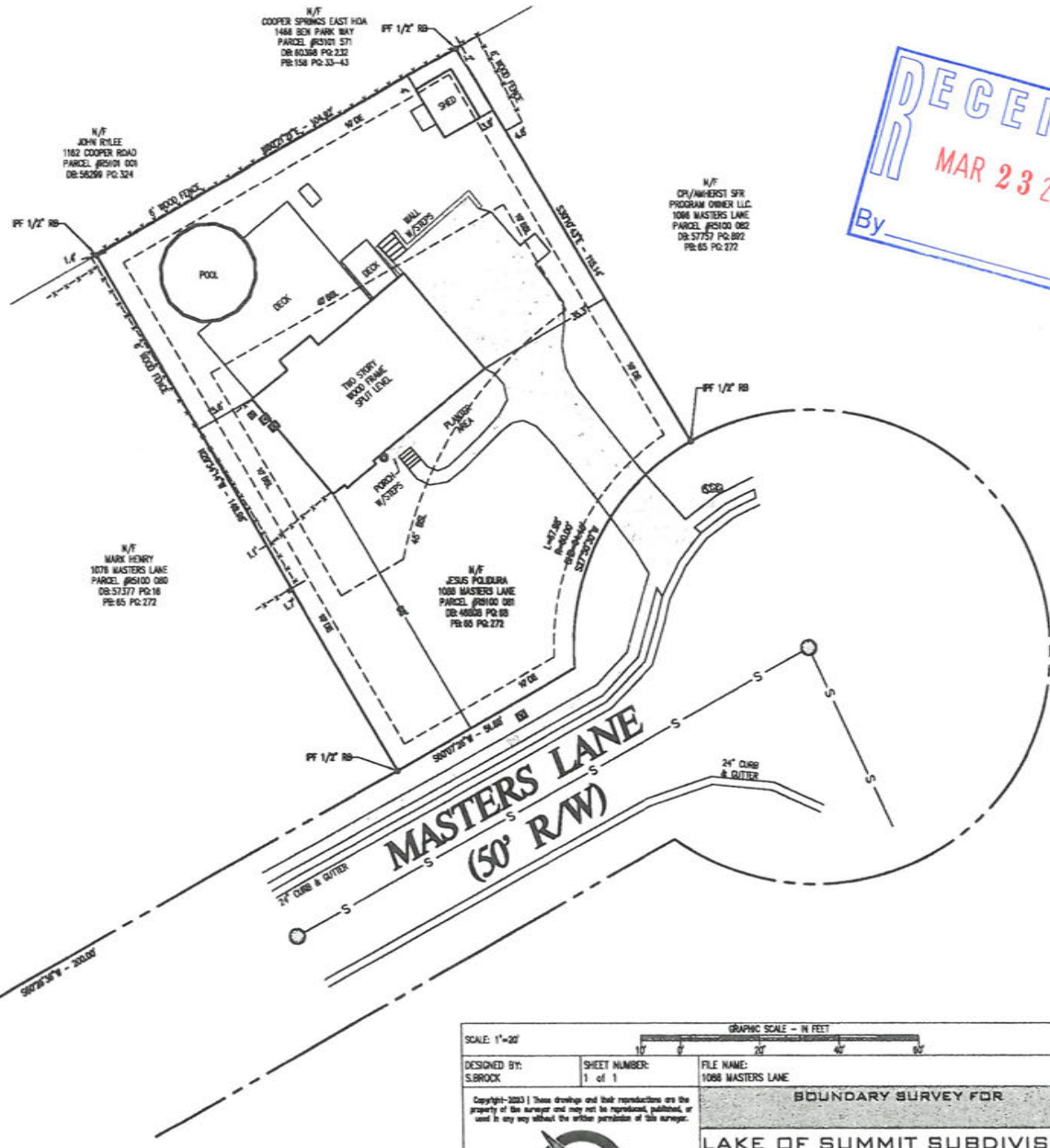
FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 1313500130F EFFECTIVE DATE SEPTEMBER 26, 2006.

HORIZONTAL & VERTICAL DATUM:  
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.  
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988. ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 16.  
 UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.  
 DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.  
 THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VISION NETWORK.

CITY OF SNELLVILLE  
 ZONING: RS180  
 MINIMUM FRONT SETBACK: 45'  
 MINIMUM SIDE SETBACK: 10'  
 MINIMUM REAR SETBACK: 40'

NOTE: ZONING & SETBACK INFORMATION SHOWN HEREIN IS REFERENCED FROM GWINNETT COUNTY'S GIS/TAX MAP PORTAL AS WELL AS RECORDED PLAT BOOK 65 PAGE 272.

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 change to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated herein. 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



**RECEIVED**  
 MAR 23 2026  
 By \_\_\_\_\_



LEGEND	
BL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SE	SEWERY EASEMENT (STORM)
EP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/N	SEWER/NA
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FISHED FLOOR ELEVATION
PHD	PHD ELEVATION
IFE	GRADE FLOOR ELEVATION
UL	GRADE HEAVEN UP ELEV.
WFE	WAL FINISHED FLOOR ELEVATION
PO	POWER POLE
IR	IR IRON REBAR SET
PO	POST PO FOUND
CO	COLLARD
OP	OVERHEAD POWER
FR	FIRE HYDRANT
MI	METER
WI	WATER VALVE
GI	GAS VALVE
GI	GAS METER
LP	LIGHT POLE
CP	CONCRETE PAD
TM	TELEPHONE MARKER
AC	AIR CONDITIONER UNIT
MR	MAIL BOX
CO	CLEAR CUT
SM	SANITARY SEWER MANHOLE
LC	LEFT 1000 CATCH BASIN
RC	RIGHT 1000 CATCH BASIN
DC	DOUBLE 1000 CATCH BASIN
DP	DROP INLET
HR	HEADWALL

SCALE: 1"=20'

GRAPHIC SCALE - IN FEET

DESIGNED BY: S.BROCK  
 SHEET NUMBER: 1 of 1  
 FILE NAME: 1086 MASTERS LANE

Copyright-2023 | These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of the surveyor.

**BOUNDARY SURVEY FOR**  
**LAKE OF SUMMIT SUBDIVISION**  
 BLOCK A - LOT 11  
 1086 MASTERS LANE  
 LAND LOT 100 - 5TH DISTRICT  
 CITY OF SNELLVILLE, GWINNETT COUNTY, GEORGIA.  
 REVISIONS

1	
2	
3	
4	
5	

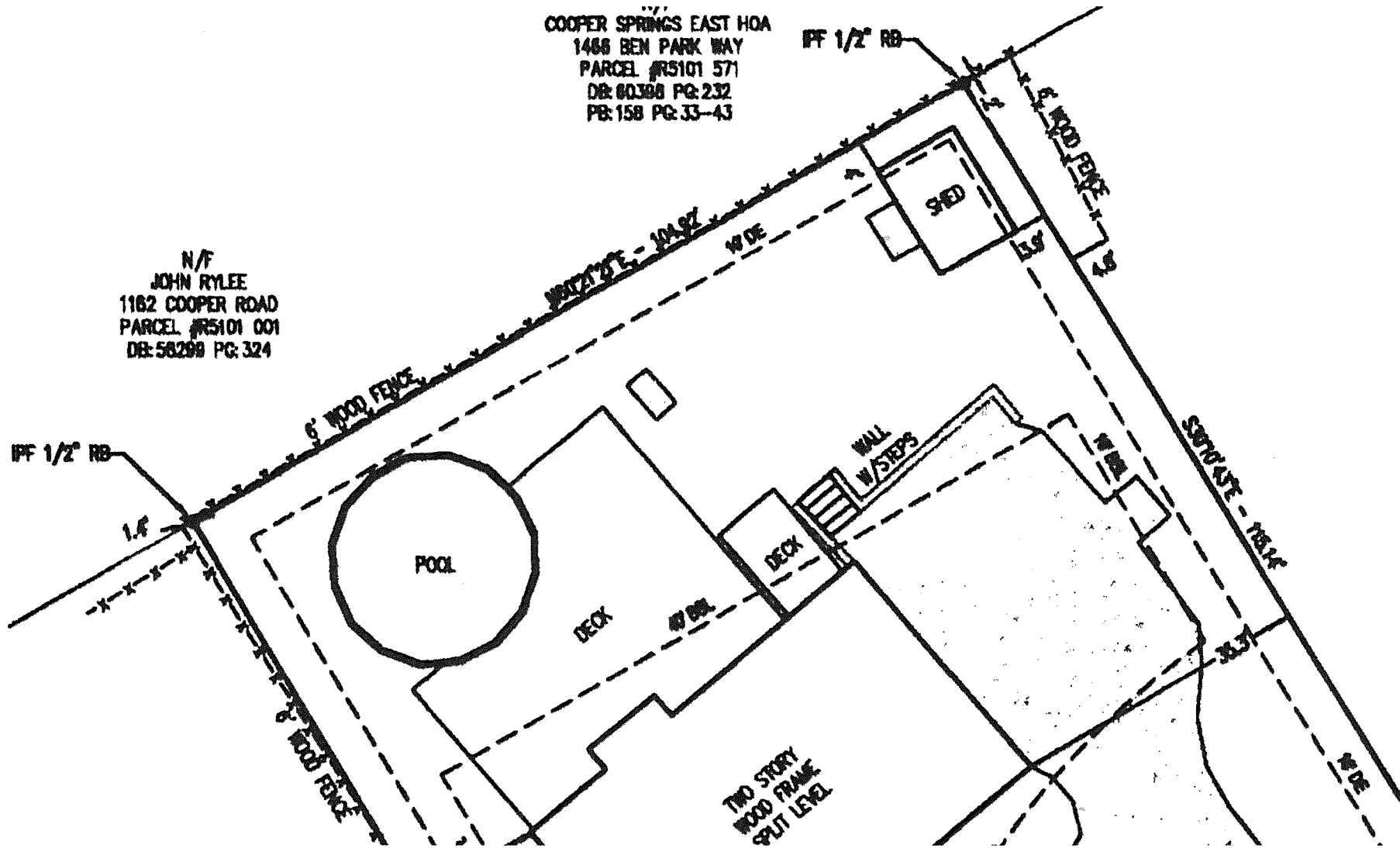
CLIENT: JESUS POLUBINA  
 DATE: 2-18-2026  
 JOB NUMBER: SURV-3655

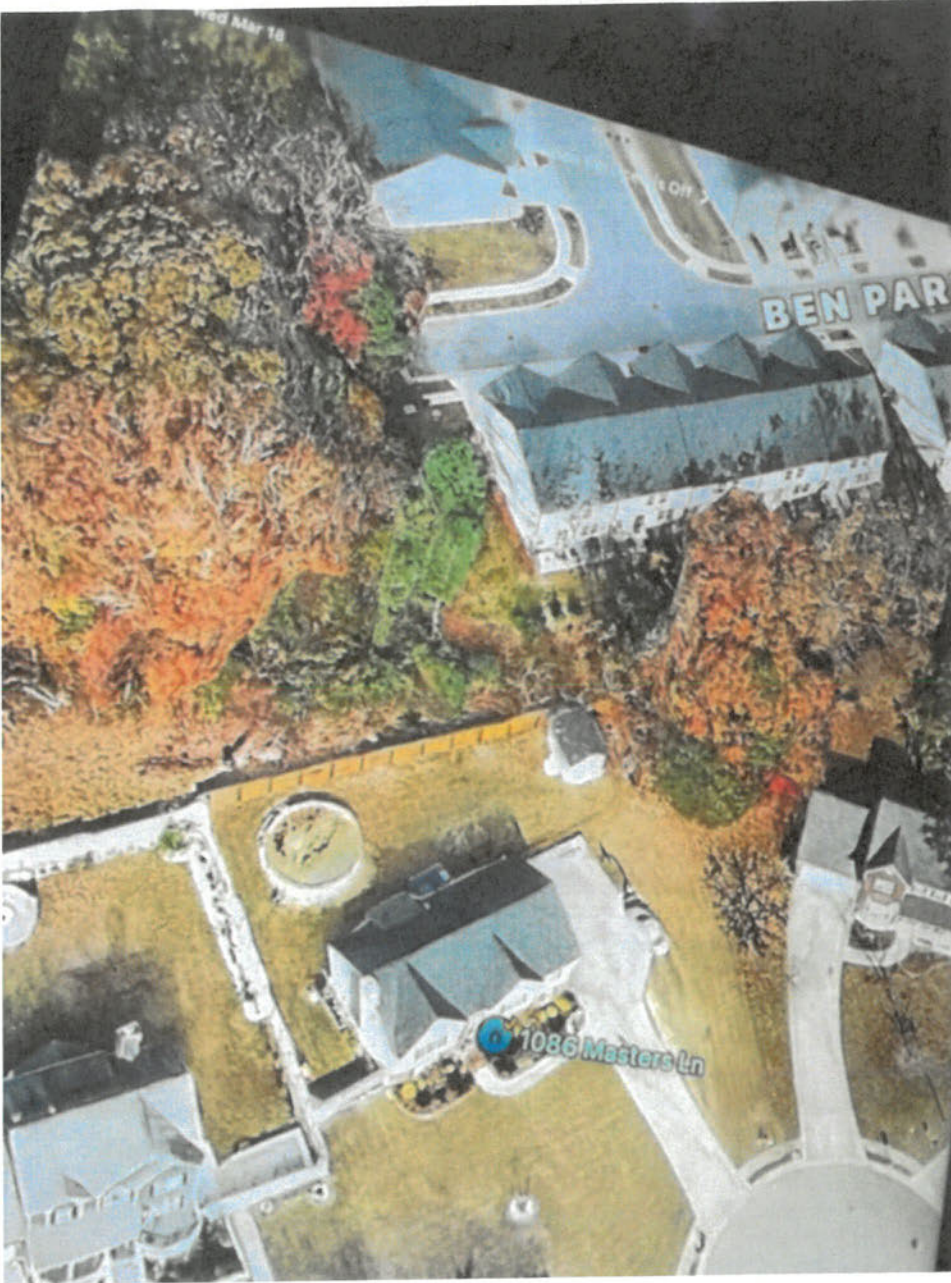
2-18-2026  
  
 FOR  
 KEYSTONE LAND SURVEYING, INC.  
 www.keystonelandsurveying.com

KEYSTONE LAND SURVEYING, INC.  
 262 WEST CROGAN STREET  
 LAWRENCEVILLE, GEORGIA 30046  
 770.545.8700  
 www.keystonelandsurveying.com

COOPER SPRINGS EAST HOA  
1488 BEN PARK WAY  
PARCEL #R5101 571  
DB: 80388 PG: 232  
PB: 158 PG: 33-43

N/F  
JOHN RYLEE  
1162 COOPER ROAD  
PARCEL #R5101 001  
DB: 58299 PG: 324





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MAR 23 2026  
By \_\_\_\_\_

\* Aerial view of our property showing empty wooded lot behind our yard, and wooded area to the right of our property.





- View of the shed from the front of house.
- Area to the right of the fence, shows where people trespass to/from Cooper Springs townhomes daily.

RECEIVED  
MAR 23 2026  
By \_\_\_\_\_

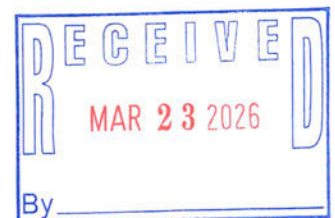


\* White fence is neighbor's property (Mark Henry)  
\* View of the distance between deck and neighbor's white fence. (13 ft.)

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MAR 23 2026  
By \_\_\_\_\_



\* View of the rear of the deck and distance from rear fence.



**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.

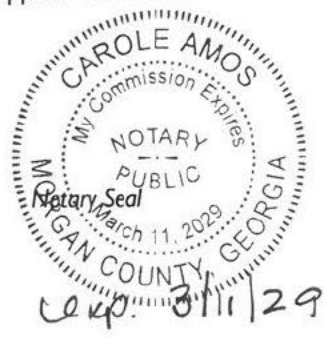
APPLICANT CERTIFICATION

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.

[Redacted Signature] \_\_\_\_\_  
Signature of Applicant Date

Jesus Polidura  
Type or Print Name and Title

[Redacted Signature] \_\_\_\_\_  
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.

[Redacted Signature] \_\_\_\_\_  
Signature of Owner Date

Jesus Polidura  
Type or Print Name and Title

[Redacted Signature] \_\_\_\_\_  
Signature of Notary Public Date



exp. 3/11/29

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*  
Date Received: 3-23-2026 Received By: NW Total Fees Paid: 680.00 Original RCVD:  YES  NO  
9 Copies RCVD:  YES  NO  
Legal Ad Requested (Date): MAR 30 for Publication on (Date) APR 8 PUBLIC HEARING DATE & TIME: MAY 12 @ 7:30PM  
Public Notice Sign(s) Requested (Date): MAR 25 for Posting by (date): APR 9 APO Notice Mailing (date): APR 9  
Comments: \_\_\_\_\_