

City of Norcross

65 Lawrenceville Street

Norcross, GA 30071



Meeting Agenda

Thursday, October 23, 2025

6:30 pm

2nd Floor Conference Room

Zoning Board of Appeals

Michael Walsh, Chair

Naim Harrison

Taylor Walker

Bob Evely

Eleanor Gilchrest

A. Call to Order**B. Presentation of previous meeting minutes for acceptance and acceptance of the agenda as presented for the scheduled meeting.****C. Ongoing Business****D. New Business****1. 2025-290: ZBA2025-009 5456 Ashington Court**

Request variance from Chapter 200-Land Use and Zoning, Article 1-Zoning Districts and Use Provisions, Division 3-Multi-Family Residential Districts, Section 201-13 (g) PRD accessory uses requesting relief from the minimum setback requirement for accessory structure.

Attachments:

1. Staff Report - ZBA2025-009
2. Application - ZBA2025-009 REDACTED
3. Elevations - ZBA2025-009

2. 2025-289: ZBA2025-012 5265 Wexford Lane

Request variance from Chapter 200-Land Use and Zoning, Article 1-Zoning Districts and Use Provisions, Division 3-Multi-Family Residential Districts, Section 201-12 (b) RD lot development standards, requesting relief from the minimum side setback requirement.

Attachments:

1. Staff Report - ZBA2025-012
2. Application - ZBA2025-012 REDACTED

E. ADDITIONAL INPUT AND/OR DISCUSSION NOT OTHERWISE ADDRESSED BY THIS AGENDA**F. Adjourn**



Meeting Date: October 23, 2025 at 6:30pm Petition Number: ZBA2025-009

Property Location: 5456 Ashington Court
Tax Parcel ID: 6225 050
Petitioner: Rodolfo Barrios
Petitioner's Request: Request variance from Chapter 200-Land Use and Zoning, Article 1-Zoning Districts and Use Provisions, Division 3-Multi-Family Residential Districts, Section 201-13 (g) PRD accessory uses requesting relief from the minimum setback requirement for accessory structure.

Vicinity Map:



PROPERTY INFORMATION	
Property Location	5456 Ashington Court
Acreage	0.37 acres
Existing Zoning/Land Use	PRD (Planned Residence District)
Character Area	11 South Norcross Neighborhoods
Existing Lot Dimensions	Frontage: 45.54, Depth is 188.88 feet
Proposed Building Dimensions	762 square feet
Topography	High Point: 1,008 Low Point: 1,002
Elevation	High Point: Middle Low Point: Southeast Side
Encumbrances:	N/A

EXISTING ZONING AND LAND USE OF PROPERTIES WITHIN 500 FEET			
Location relative to subject property	Zoning/Land Use	Address(es)	Land Area (acres) (Approximate)
North	PRD/ Single-Family	5447 Ashington Court	0.30 AC
South	PRD / Single-Family	5453 and 5443 Reseda Court	0.37 and 0.37 AC
East	PRD / Single-Family	5446 Ashington Court	0.30 AC
West	PRD / Single-Family	5466 Ashington Court	0.37 AC

Project Description:

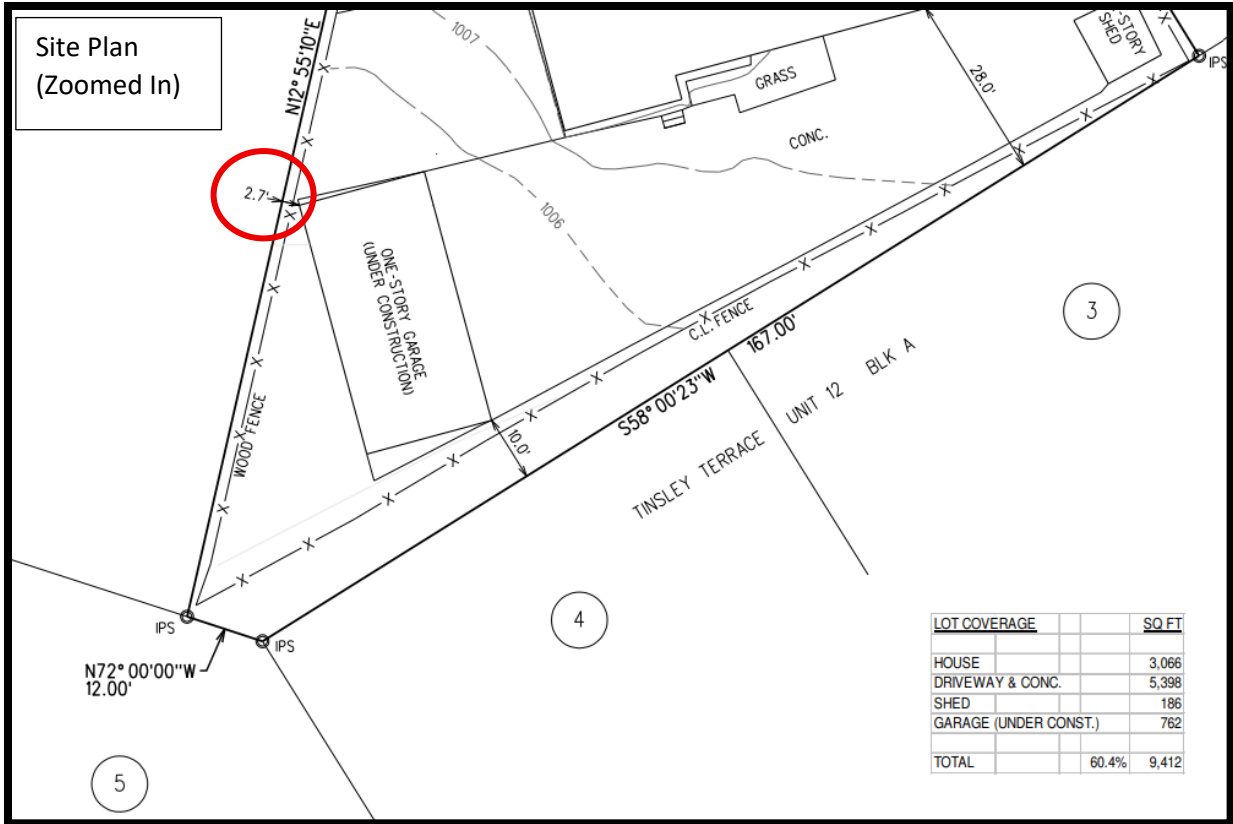
The applicant built a 762-square foot garage in the rear yard, encroaching into the western side setback. He is requesting relief from Chapter 200, Article 1, Zoning Districts and Use Provisions, Division 3-Multi-Family Residential Districts, Section 201-13 (g) PRD accessory uses. The variance would allow the applicant to encroach into the side setback by 2.7 feet. Chapter 200, Article 2, Section 202-3(2) outlines the prescribed setbacks for accessory structures which is not less than five feet from any lot line.

Existing Conditions:

The property is developed as single-family residence, and the proposed two (2) car, one story garage, was constructed without the necessary permits, and the applicant received a stop work order from the City's Building Official. The total impervious coverage for the lot is 60.4 percent, but code does not have a maximum impervious coverage for the PRD, Planned Residence District, zoning district.

Zoning Analysis:

The Unified Development Ordinance (UDO) was adopted in 2019 and Chapter 200, Article 1, Zoning Districts and Use Provisions, Division 3-Multi-Family Residential Districts, Section 201-13 (g) outlines the minimum side yard setback for an accessory structure.



Variance Criteria:

Please see below for the staff interpretation of the variance criteria. The applicant has also prepared answers to the variance criteria that can be viewed in the application.

Factor: (1) Whether there are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.

Analysis: There are no extraordinary and exceptional conditions pertaining to the particular property in question due to size, shape or topography.

Supports Requested Use: No

Factor: (2) Whether the application of the UDO to this particular piece of property would create unnecessary hardship.

Analysis: Due to a sufficient rear yard, meeting the prescribed five (5) foot setbacks for the rear yard garage is feasible. The application of the UDO to this particular piece of property would not create unnecessary hardship.

Supports Requested Use: Yes

Factor: (3) Whether such conditions are peculiar to the particular piece of property involved.

Analysis: Such conditions are not considered peculiar to the particular piece of the property involved.

Supports Requested Use: No

Factor: (4) Whether such conditions are the result of any actions of the property owner.

Analysis: Such conditions are the result of the actions of the property owner. The applicant constructed the garage without the necessary permits and received a stop-work order from the City's Building Official.

Supports Requested Use: No

Factor: (5) Whether the requested relief, if granted, would cause substantial detriment to the public good or impair the purpose and intent of the UDO.

Analysis: The requested relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the UDO.

Supports Requested Use: Yes

Recommendation:

Staff recommends approval of ZBA2025-011 with the following findings and condition:

Findings:

1. The granting of the variance will not cause substantial detriment to the public good or impair the purpose and intent of the UDO.

Condition:

1. The variance granted shall allow encroachment into the side yard setback along the western property line from code required five (5) feet to two (2) feet for the existing one (1) story garage.

Due to ongoing fraudulent scam related activity in the metro Atlanta area, applicant contact information is redacted for agenda publication purposes. If anyone needs to contact an applicant, please contact communitydevelopment@norcrossga.net



APPLICATION FOR A VARIANCE TO THE PLANNING AND ZONING BOARD OF APPEALS

PROPERTY OWNER INFORMATION

Owner's Name: Rodolfo Barrios

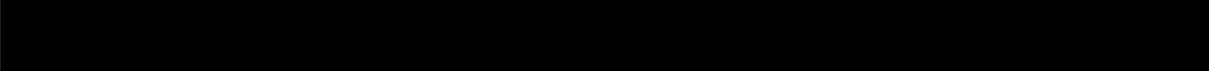
Owner's Address: 5456 Ashington Court, Norcross, GA 30071



APPLICANT INFORMATION

Contact Name: Rodolfo Barrios

Company Name: n/a



PROPERTY INFORMATION FOR REQUESTED VARIANCE

Tax Parcel Number: 6225-050 Size in Acres: 0.37 Number of existing structures: 3

Current Zoning: RM-Multifamily Project Name: Variance for concrete and storage unit

Address: 456 Ashington Court, Norcross, GA 30071

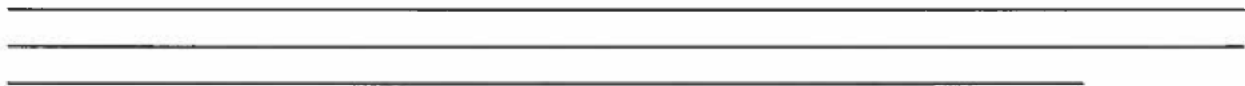
DESCRIPTION OF REQUESTED VARIANCE

Requesting a variance for all the concrete laid around the house and in the back and for storage unit (Currently under construction)



ACTION REQUESTED FROM THE BOARD OF APPEALS

Asking for approval to avoid taking out the concrete already in place or the storage unit under construction.



REQUIRED ATTACHMENTS

- Site plan (to scale) of subject property indicating area of variance Legal description Vicinity Map
- Include a narrative that explains the reason for the requested variance

STATEMENT

Has the subject property been before the Mayor and Council, Downtown Development Authority, Architectural Review Board, Board of Appeals, Planning and Zoning Board, or any other City Board in the past 24 months? YES NO

If yes, list the board and reference number: _____


Signature

APPLICANT'S SIGNATURE


Date

CITY USE ONLY BELOW THIS LINE

Date received: _____ Receipt Number: _____ Application Number: _____

Fee Paid: \$ _____ Meeting Date: _____


DEADLINE AND HEARING SCHEDULE

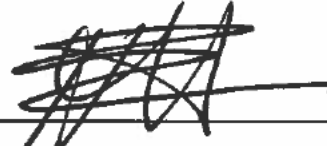
See calendar on the Community Development website for pre-application conference deadlines, application submission deadlines and scheduled meeting dates.

(THE PROPERTY OWNER OR APPLICANT'S ATTENDANCE AT EACH PUBLIC HEARING IS REQUIRED)

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et seq. Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

 7/17/25 Rodolfo Barrios - Property Owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 Rodolfo Barrios - Property Owner
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

DISCLOSURE OF CAMPAIGN CONTRIBUTION

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a City of Norcross Mayor/Council Member or a Member of the Planning and Zoning Board

_____ NO _____ (YES or NO)

YOUR NAME _____

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250.00 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN THE LAST TWO YEARS)

Attach additional sheets if necessary to disclose or describe all contributions _____

CRITERIA FOR EVALUATING VARIANCE REQUESTS

- RB* 1. **Whether there are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.**

Yes, the property has a large and oddly shaped yard, which we would like to use for additional parking and storage

- RB* 2. **Whether the application of UDO to this particular piece of property would create an unnecessary hardship.**

Yes, taking out the concrete and shed in place will be too expensive and difficult

- RB* 3. **Whether such conditions are peculiar to the particular piece of property involved**

Yes, the residence on this property is small, we really need additional parking for all drivers and additional storage

- RB* 4. **Whether such conditions are the result of any actions of the property owner.**

We updated the backyard and are in the process of building the storage unit

- RB* 5. **Whether the requested relief, if granted, would cause substantial detriment to the public good or impair the purpose and intent of the UDO**

No, the storage unit is in the back on the house and not visible from the street.







PROPERTY INFORMATION	
Property Location	5265 Wexford Lane
Acreage	0.38 acres
Existing Zoning/Land Use	RD (Residential Duplex)
Character Area	11 South Norcross Neighborhoods
Existing Lot Dimensions	Frontage: Approximately 130 feet on Wexford Lane Street, Depth is 150 feet
Proposed Building Dimensions	
Topography	High Point: 994 Low Point: 978
Elevation	High Point: Northwest Side Low Point: Southern Side
Encumbrances:	N/A

EXISTING ZONING AND LAND USE OF PROPERTIES WITHIN 500 FEET			
Location relative to subject property	Zoning/Land Use	Address(es)	Land Area (acres) (Approximate)
North	PRD/ Multi-Family	1111 Amber Drive	9.96 AC
West	RD / Residential Duplex	5275 Wexford Lane	0.37 AC
East	RD / Residential Duplex	5255 Wexford Lane	0.38 AC
South	RD / Residential Duplex	5234 Wexford Lane	0.34 AC

Project Description:

The applicant seeks a variance for an encroachment of the required side setback for a proposed rebuilding of a duplex as outlined in Chapter 200, Article 1, Section 201-12.b which is the RD lot development standards. This code section prescribes a 15-foot side setback for a principal building. The applicant is seeking to reduce the side setback from the code required 15 feet to 13 along the western property line. At their July hearing, the Architectural Review Board approved the architectural component of the rebuild.

Nonconforming Structure

The former duplex situated on the lot was destroyed in a fire, and the applicant intends to rebuild on the existing foundation, which encroaches upon the side setback along the western property line by one and a half feet. Per code section 206-4. 2, Should such nonconforming structure or nonconforming portion of a structure be destroyed by any means to an extent of more than fifty percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this UDO, unless a variance is granted by the Zoning Board of Appeals. The lot meets all other prescribed use limitations for the RD, Residential Duplex, zoning district.

Existing Conditions:

The property was developed as a residential duplex, which was built in 1982 according to the Gwinnett County Tax Assessor. The existing duplex was destroyed due to a fire.

Zoning Analysis:

The Unified Development Ordinance (UDO) was adopted in 2019 and Chapter 200, Article I, section 201-12 (b), outlines RD lot development standards and more specifically the minimum side yard setback requirement.

Variance Criteria:

Please see below for the staff interpretation of the variance criteria. The applicant has also prepared answers to the variance criteria that can be viewed in the application.

Factor: (1) Whether there are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.

Analysis: There are no extraordinary and exceptional conditions pertaining to the particular property in question due to size, shape or topography. The lot meets the RD, Residential Duplex, lot development standards pertaining to size, setbacks, lot width, and lot frontage.

Supports Requested Use: No

Factor: (2) Whether the application of the UDO to this particular piece of property would create unnecessary hardship.

Analysis: Meeting all prescribed RD setbacks would require the applicant to either construct a smaller duplex with a smaller footprint, smaller than the previous duplex that was situated on the lot or remove and install a new foundation to eliminate the side yard setback encroachment along the western property line. The former duplex, built in 1982, was built slightly encroaching upon the side yard setback along the western property line. Installing a new foundation will increase the construction cost of the project, and while an economic consideration may be taken into consideration as a hardship, it cannot be the sole criteria upon which the Zoning Board of Appeals may grant a variance.

Supports Requested Use: Yes

Factor: (3) Whether such conditions are peculiar to the particular piece of property involved.

Analysis: Such conditions are not considered peculiar to the particular piece of the property involved. Some of the duplexes in the vicinity were built at an angle or wider than a standard single-family home resulting in side setback encroachments. As a result, there are legal non-conforming residential duplexes in the area, and rebuilding any of these nonconforming duplexes would require either code compliance or obtaining the necessary side setback variance.

Supports Requested Use: No

Factor: (4) Whether such conditions are the result of any actions of the property owner.

Analysis: Such conditions are not the result of any actions of the property owner. The former duplex situated on the lot was destroyed due to a fire and the builder intends to rebuild a duplex on the existing foundation, which encroaches upon the side yard setback adjacent to the western property line.

Supports Requested Use: Yes

Factor: (5) Whether the requested relief, if granted, would cause substantial detriment to the public good or impair the purpose and intent of the UDO.

Analysis: The requested relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the UDO.

Supports Requested Use: Yes

Recommendation:

Staff recommends approval of ZBA2025-011 with the following findings and condition:

Findings:

1. The granting of the variance will not cause substantial detriment to the public good or impair the purpose and intent of the UDO.

Condition:

1. The variance granted shall be allowed to reduce the side yard setback along the western property line from code required 15 feet to 13 for a proposed rebuild of a residential duplex.

Due to ongoing fraudulent scam related activity in the metro Atlanta area, applicant contact information is redacted for agenda publication purposes. If anyone needs to contact an applicant, please contact communitydevelopment@norcrossga.net



APPLICATION FOR A VARIANCE TO THE PLANNING AND ZONING BOARD OF APPEALS

PROPERTY OWNER INFORMATION

Owner's Name: DR Wexford, LLC

Owner's Address: 3883 Rogers Bridge Road, Suite 602, Duluth, GA 30097



APPLICANT INFORMATION

Contact Name: Rick Yost

Company Name: DR Wexford, LLC



PROPERTY INFORMATION FOR REQUESTED VARIANCE

Tax Parcel Number: R6226 360 Size in Acres: Number of existing structures: 1 existing slab

Current Zoning: RD Project Name: Wexford

Address: 5265 Wexford Lane, Norcross, GA 30071

DESCRIPTION OF REQUESTED VARIANCE

This duplex was destroyed by fire. The existing slab is intact and still in place. The duplex was built in 1982 and the front left corner is over the side building line by 1.4 feet. We are requesting to rebuild using the existing slab.

ACTION REQUESTED FROM THE BOARD OF APPEALS

We are requesting a variance to reduce the left side building setback from 15 feet to 13.6 feet. The proposed building location meet all other current RD setback requirements including the 25 foot front building setback.

REQUIRED ATTACHMENTS

- Site plan (to scale) of subject property indicating area of variance Legal description Vicinity Map
- Include a narrative that explains the reason for the requested variance

STATEMENT

Has the subject property been before the Mayor and Council, Downtown Development Authority, Architectural Review Board, Board of Appeals, Planning and Zoning Board, or any other City Board in the past 24 months? YES NO

If yes, list the board and reference number: ARB approved this building on 7/15/2025
case number COA2025-021

APPLICANT'S SIGNATURE

Ad R Lfa, manager

Signature

8/15/25

Date

CITY USE ONLY BELOW THIS LINE

Date received: _____ Receipt Number: _____ Application Number: _____

Fee Paid: \$ _____ Meeting Date: _____

DEADLINE AND HEARING SCHEDULE

See calendar on the Community Development website for pre-application conference deadlines, application submission deadlines and scheduled meeting dates.

(THE PROPERTY OWNER OR APPLICANT'S ATTENDANCE AT EACH PUBLIC HEARING IS REQUIRED)

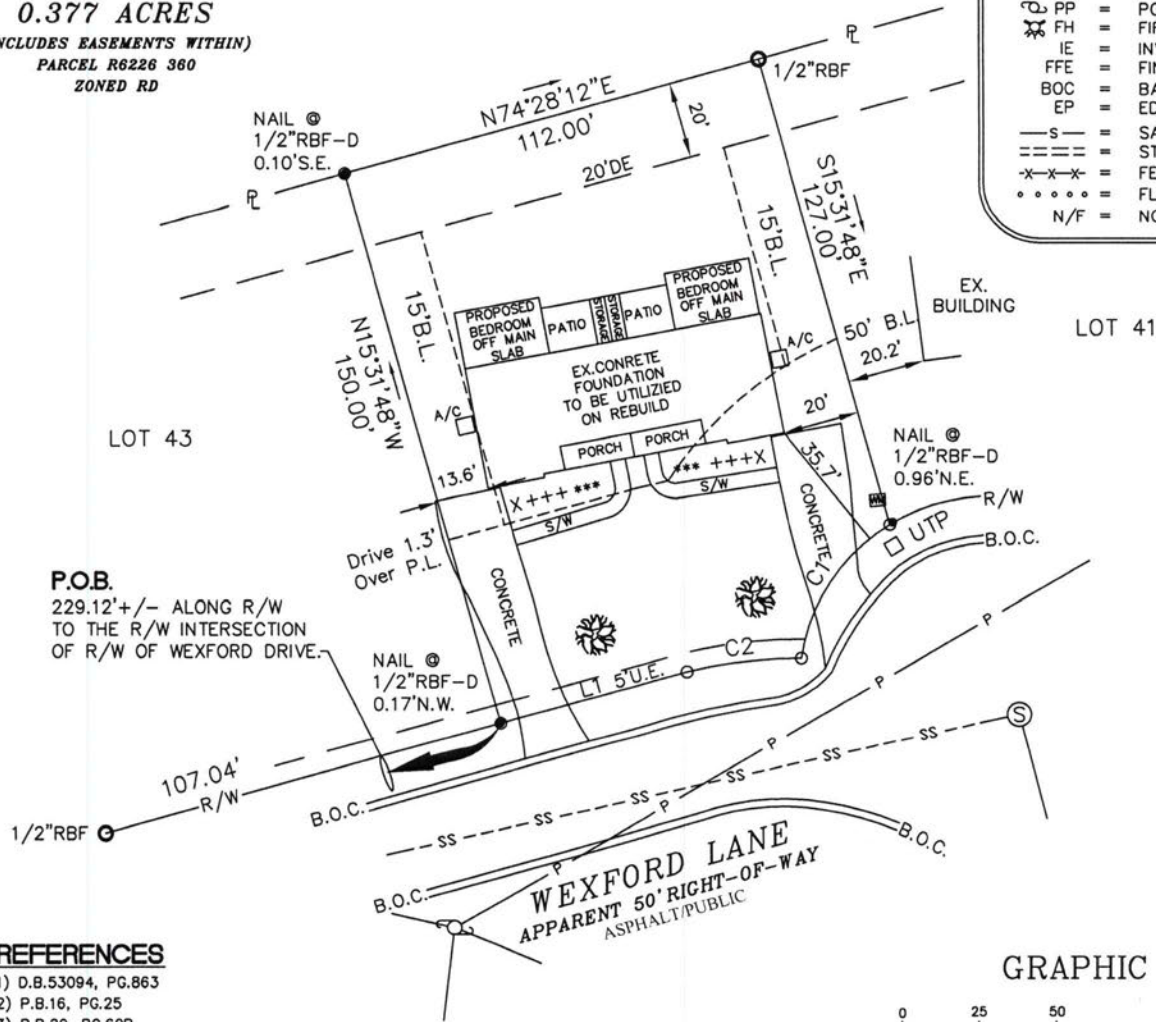
LINE TABLE		
LINE	LENGTH	BEARING
L1	50.57	S74°28'12"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	43.28	50.00	S33°27'24"W	41.94
C2	30.20	125.39	S83°06'03"W	30.13

- LEGEND**
- 2- 2" WILLOW OAK
 - X 2-7 GAL. CHINESE HOLLY
 - + 6-3 GAL. LOROPETALUM
 - * 6-3 GAL. BOXWOOD

- LEGEND**
- IPF = IRON PIN FOUND
 - IPS = 1/2" REBAR PIN SET
 - LL = LAND LOT
 - LLL = LAND LOT LINE
 - P = PROPERTY LINE
 - CL = CENTERLINE
 - BL = BUILDING LINE
 - R/W = RIGHT-OF-WAY
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - MH = MANHOLE
 - CB = CATCH BASIN
 - JB = JUNCTION BOX
 - HW = HEADWALL
 - DI = DROP INLET
 - PP = POWER/UTILITY POLE
 - FH = FIRE HYDRANT
 - IE = INVERT ELEVATION
 - FEE = FINISHED FLOOR ELEVATION
 - BOC = BACK OF CURB
 - EP = EDGE OF PAVEMENT
 - S = SANITARY SEWER LINE/PIPE
 - SS = STORM SEWER LINE/PIPE
 - X-X-X = FENCE LINE
 - = FLOOD HAZARD ZONE LINE
 - N/F = NOW OR FORMERLY

0.377 ACRES
 (INCLUDES EASEMENTS WITHIN)
 PARCEL R6226 360
 ZONED RD



- REFERENCES**
- 1) D.B.53094, PG.863
 - 2) P.B.16, PG.25
 - 3) P.B.20, PG.608
- OTHER'S AS DENOTED ON PLAT

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

HOUSE LOCATION PLAN FOR

YOST COMMUNITIES

5265 WEXFORD LANE
 CITY OF NORCROSS
 WEXFORD S/D

LAND DEVELOPMENT SURVEYORS, INC.

P.O. BOX 2050
 Dacula, GA. 30019
 (770) 682-8206
 LDSURVEYORS2003@GMAIL.COM
 COA LSF#00832

Date: 5/06/25 Land Lot: 226 District: 6TH

County: GWINNETT COUNTY, GA. Scale: 1"=50'

Proj. Manager: LJJ Drawn By: MSF Checked By: LJJ

Job Number: 25102 File Number: 25102.DWG

Sheet No. 1 OF 1

CONFLICT OF INTEREST CERTIFICATION FOR REZONINGS

The undersigned below, making application for rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et seq. Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

John R Yost 8/15/25 John R Yost
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

DISCLOSURE OF CAMPAIGN CONTRIBUTION

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a City of Norcross Mayor/Council Member or a Member of the Planning and Zoning Board

No (YES or NO)

John R Yost
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICIAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (LIST ALL WHICH AGGREGATE TO \$250.00 OR MORE)	DATE CONTRIBUTION WAS MADE (WITHIN THE LAST TWO YEARS)

Attach additional sheets if necessary to disclose or describe all contributions _____

CRITERIA FOR EVALUATING VARIANCE REQUESTS

1. Whether there are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.

This property was damaged by fire. We were able to save the existing foundation and slab. We plan to rebuild on the foundation that was previously approved by the City of Norcross.

2. Whether the application of UDO to this particular piece of property would create an unnecessary hardship.

Yes, we have already suffered a financial hardship from lost rents from this fire. Denying this variance would cause us to tear out and replace the existing foundation.

3. Whether such conditions are peculiar to the particular piece of property involved

These conditions are particular to this property because it has existed for the last 40+ years.

4. Whether such conditions are the result of any actions of the property owner

This foundation was built in its current location before we purchased the property. We were not aware of this condition until we started the process of rebuilding after the fire.

5. Whether the requested relief, if granted, would cause substantial detriment to the public good or impair the purpose and intent of the UDO

No, granting this variance would enable the structure to be placed where it has always existed since 1982. There has not been any complaints or problems with the location of this structure.



Ownership Affidavit & Designation of Agent

I. Ownership.

I, John Yast, hereby attest to ownership of the property described below:

Parcel I.D. Number(s) R6226 360

Location address: 5265 Wexford Lane, Norcross, GA

for which this Application is submitted.

The ownership, as recorded on the deed, is in the name of: DR Wexford, LLC

Please complete the appropriate section below:

NOTE: The person signing under section IV Acknowledgement, must be listed below as an officer or partner.

Individual

Corporation/Limited Liability Company (LLC)

Partnership

Government Entity

Provide Names of Officers/Members:

Provide Names of General Partners:

John Yast, manager
Dard Onokwa, manager

Secretary of State Registration Number: 14068026

Name/Address of Registered Agent: John Yast

II. Designation of Owner's Agent. (Leave blank if not applicable)

As the owner of the above designated property and the applicant for which this affidavit is submitted, I wish to designate the below named party as my agent in all matters pertaining to the location address. In authorizing the agent named below to represent me, or my company, I attest that the application is made in good faith and that any information contained in the application is accurate and complete to the best of my knowledge and belief. (Note: Prior to the issuance of a building permit, the owner's agent must be the contractor listed on the permit application.)

Owner's Agent: _____

Address: _____

Contact Person: _____ Telephone No.: _____

III. Notice to Owner.

A. All changes in Ownership & Applicant's Agent prior to issuance shall require new affidavit. If ownership changes the new owner assumes the obligations and the original applicant is released from responsibility for actions taken by others after the change in ownership.

B. If the Owner intends the Designation of Applicant's Agent to be limited in any manner, please indicate the limitation below. (i.e., Limited to obtaining a certificate of concurrency for the parcel; limited to obtaining a land use compliance certificate; etc.)

IV. Acknowledgement.

• Individual

Signature

Print Name: _____
Address: _____
Phone #: _____

• Corporation/LLC

DR Weyford, LLC
Print Corporation/LLC Name

By: [Signature]
Signature

Print Name: John Yast
Its: Manager

Address: 3883 Rogers Bridge Rd
Ste. 602, Duluth, GA 30097

Phone #: 404-558-9684

• Partnership

Print Partnership Name

By: _____
Signature

Print Name: _____
Its: _____
Address: _____
Phone #: _____

• Government Entity

Print Government Name

By: _____
Signature

Print Name: _____
Title: _____
Department: _____

NOTARY INFORMATION (Please use appropriate block.)

STATE OF GEORGIA
COUNTY OF _____

• Individual

Before me, this _____ day of _____, 20____, personally appeared _____ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

• Government Entity

Before me, this _____ day of _____, 20____, personally appeared _____ as _____ and on behalf of _____, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.

• Corporation/LLC

Before me, this 6th day of May, 2025, personally appeared _____ of _____ a DR Weyford, LLC corporation/ (State) _____

LLC, on behalf of the corporation/ LLC, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

• Partnership

Before me, this _____ day Of _____, 20____, personally appeared _____ partner/agent on behalf of _____, a partnership, who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed.

Diane Barnard

Signature of Notary

Diane Barnard

Print Notary Name

NOTARY STAMP:

My commission expires: May 16, 2028

Identification Method: Personally known.
 Produced I.D. - Type: _____

