

**VARIANCE  
APPLICATION**

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

Phone: (678) 382-6800 | Fax: (770) 396-4828

Project #: 20240537 Date Received: \_

Type: \_

Type of Request:  Chapter 16-Streams  Chapter 16-Other  Chapter 20-Signs  Chapter 27-Zoning  
 Code section from which variance is sought: Sec 16-79  
 Nature of Request: Erosion control for creek River - ~~GUY~~ Hubbard's Residence

**Project:**

Name of Project / Subdivision: GUY Hubbard's Residence Zoning: Residential  
 Property Address / Location: 5030 N Peachtree Rd, Dunwoody GA 30338  
 District: \_ Land Lot: \_ Block: \_ Property ID: \_

**Owner Information:**

Owner's Name: Guy Hubbard  
 Owner's Address: 5030 N Peachtree Rd, Dunwoody, GA 30338  
 Phone: 425-326-7208 Fax: \_ Email: guy.hubbard@gmail.com

**Applicant Information:**  Check here if same as Property Owner

Contact Name: Asi Elias - Atlanta Landscaping Matters LLC  
 Address: 2857 Evergreen Pl, Gainesville, GA 30501  
 Phone: 404-992-2205 Fax: \_ Email: ATL.Lmatters@gmail.com

**Terms & Conditions:**

I hereby certify that to the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: Asi Elias  
 Applicant's Signature: Asi Elias Date: 6/18/24

**Notary:**

Sworn to and subscribed before me this June Day of 20<sup>th</sup>, 2024  
 Notary Public: Lisa Elias  
 Signature: Lisa Elias  
 My Commission Expires: 12/07/26

**Lisa Elias**  
**NOTARY PUBLIC**  
**Hall County, GEORGIA**  
 My Commission Expires 12/07/2026

**Office Use:**

Application Fee Paid  Public Notice Fee Paid (\$450) Fee: \$      
 Payment:  Cash  Check  CC Date: \_  
 Approved  Approved w/ Conditions  Denied Date: \_

# ADDITIONAL VARIANCES

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

Phone: (678) 382-6800 | Fax: (770) 396-4828

Type:

Type of Request:  Chapter 16-Streams  Chapter 16-Other  Chapter 20-Signs  Chapter 27-Zoning

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**Property Owner(s)  
 Notarized Affidavit**

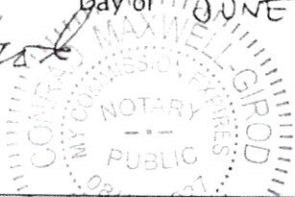
Community Development

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 Phone: (678) 382-6800 | Fax: (770) 396-4828

The owner and petitioner acknowledge that this application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for variance(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

**Property Owner (If Applicable):**

Owner Name: GUY HADDAD  
 Signature: [Signature] Date: 6/18/2024  
 Address: 5030 N PEACHTREE RD, DUNWOODY, GA 30338  
 Phone: 425-326-7208 Fax:  Email: GUY.HADDAD@GMAIL.COM  
 Sworn to and subscribed before me this 18<sup>TH</sup> Day of JUNE, 2024  
 Notary Public: Conrad Maxwell



**Property Owner (If Applicable):**

Owner Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
 Sworn to and subscribed before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
 Notary Public: \_\_\_\_\_

**Property Owner (If Applicable):**

Owner Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
 Sworn to and subscribed before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
 Notary Public: \_\_\_\_\_

## Campaign Disclosure Ordinance

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338  
Phone: (678) 382-6800 | Fax: (770) 396-4828

Campaign Disclosure Ordinance

**Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.**

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions

\*38069 Code, 36-67A-3

**CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS**  
(Current through 2000 General Assembly)

36-67A-3 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
  - 1) The name and official position of the local government official to whom the campaign contribution was made; and
  - 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
  - 1) The name and official position of the local government official to whom the campaign contribution was made; and
  - 2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

*Official Code of Georgia Annotated Copyright 1982 – 2000 State of Georgia.*

## Campaign Disclosure Statement

Community Development  
 4800 Ashford Dunwoody Road | Dunwoody, GA 30338  
 Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission?  YES  NO

Applicant/Owner: Asi Elias - Atlanta Landscaping Matters LLC

Signature: <i>Asi Elias</i>	Date: <i>6/18/24</i>
Address: <i>2857 Evergreen Pl, Gainesville, GA 30501</i>	

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

Date	Government Official	Official Position	Description	Amount

**VARIANCE  
APPLICATION**

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Owner's Name: Guy Hubbard  
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Contact Name: Asi Elias - Atlanta Landscaping Matters LLC  
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Applicant's Name: Asi Elias  
 Applicant's Signature: Asi Elias Date: 6/18/24

**Notary:**

Sworn to and subscribed before me this June Day of 20<sup>th</sup>, 2024  
 Notary Public: Lisa Elias  
 Signature: Lisa Elias  
 My Commission Expires: 12/07/26

**Lisa Elias**  
**NOTARY PUBLIC**  
**Hall County, GEORGIA**  
 My Commission Expires 12/07/2026

**Office Use:**

Application Fee Paid  Public Notice Fee Paid (\$450) Fee: \$      
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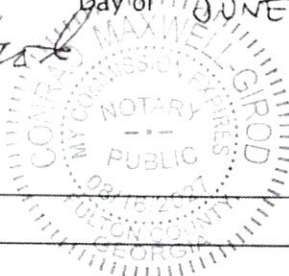
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**Property Owner (If Applicable):**

Owner Name: <u>GUY HADDAD</u>	
Signature: <u><i>[Signature]</i></u>	Date: <u>6/18/2024</u>
Address: <u>5030 N PEACHTREE RD, DUNWOODY, GA 30338</u>	
Phone: <u>425-326-7208</u> Fax: <u></u>	Email: <u>GUY.HADDAD@GMAIL.COM</u>
Sworn to and subscribed before me this <u>18<sup>TH</sup></u> Day of <u>JUNE</u> , 20 <u>24</u>	
Notary Public: <u><i>[Signature]</i></u>	



**Property Owner (If Applicable):**

Owner Name: _____	
Signature: _____	Date: _____
Address: _____	
Phone: _____ Fax: _____	Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20__	
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Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission?  YES  NO

Applicant/Owner: Asi Elias - Atlanta Landscaping Matters LLC

Signature: Asi Elias	Date: 6/18/24
Address: 2857 Evergreen Pl, Gainesville, GA 30501	

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

Date	Government Official	Official Position	Description	Amount
------	---------------------	-------------------	-------------	--------


Address: **5030 N Peachtree Rd, Dunwoody, GA 30038**

Date: 6/18/24

Customer/Property Owner: **Guy Haddad**

Contractor: **Atlanta Landscaping Matters LLC (Owner: Asi Elias)**

Work Description: **Erosion control solution in Stream Buffer using Bio-Technic and Rip Rap method.**

## **Letter of Intent for Stream Buffer Variances (Chapter 16):**

We were contacted by Guy Haddad to review and provide an estimate for sever erosion issues caused by the stream in his backyard, as shown in attached survey the stream crosses his backyard property and basically separating his entire backyard to 2 sections, on the section adjacent to his immediate backyard we noticed sever erosion issue as shown in attached pictures,

During the estimate meeting and upon closer look, some of the areas along the creek banks were completely eroded, leaving tree roots exposed and the banks too steep to use any Bio-Technic measures to help preventing future erosion,

In the pictures attached you can also noticed and area where the water flow caused the dirt to collapse and creating a “slide/ramp” from Guy’s backyard to the stream and there’s a fence on top of this area that is now sitting on “thin air”, this create a hazardous situation for our customer and he can’t use or allow his kids to use the backyard safely.

In our plan an area of about 75ft long starting from his neighbor’s property line, including the section that collapsed, must be treated with Rip Rap as the bank are too steep for any other vegetative solution, no Rip Rap will be used inside the stream, therefore the stream itself won’t be interfered, in order to stabilize the banks as you see in the pictures the only next preferred solution will be the use of Rip Rap.

This solution of Rip Rap is also true for the area next to the culvert (in which our work is upstream and **not** downstream) in the front right side of the property as shown in the survey – area of 20ft long, also for this area no Rip Rap will be used inside the stream, same reason as above the banks are too steep for any Bio-Technic use.

All work above will be done by hand and per code no machinery will be used,

In other areas along the fence line and the creek that allows the use of Bio-Technic method to help prevent future erosion, we will use Shade Tolerant erosion control plants with the use of Jute Net to help stabilizing the banks until roots will establish.

Section that was completely eroded below fence will be stabilized as well with Jute Netting and dirt filled in, before placing the Rip Rap on top of it.

Along the creek there's 3 different trees we consider to remove, as 2 of the trees are hazardous and oppose a threat to the well being of our customer's family and 1 is not stable as the roots are completely exposed and can oppose a future threat, to accommodate for those removed trees we offer to install 3 new trees (2 Pawpaws and 1 Ann Magnolia trees in 3" caliper size at least) which will be installed in the margins of the stream.

The entirety of this job is not an improvement of the property, but to preserve the existing and prevent future damages and losses, when consider this permit approval please consider the safety of our customer and his family, as the major request for his permit is to achieve a usable backyard with the safety our customer is seeking for his family and himself.

Thank you for your consideration and involvement,

Asi Elias

Atlanta Landscaping Matters LLC

[ATL.Lmatters@gmail.com](mailto:ATL.Lmatters@gmail.com) | 404-992-2205

# Estimate



**ATLANTA  
LANDSCAPING MATTERS LLC**

2857 Evergreen Pl,  
Gainesville, GA 30501

Date	Estimate #
5/10/2024	979

Name / Address
Guy Haddad 5030 N Peachtree Rd Dunwoody, GA 30338

			Project
Description	Qty	Rate	Total
***** FRONT YARD *****		650.00	650.00
- Remove Ranch fence, small section of chain link fence and haul away debris.			
- Install 206FT long by 3FT high Ranch Style (double rail) Fence using Cedar wood, including labor and materials.		4,668.00	4,668.00
Section 3 in sketch: 20ft by 10ft next to outlet		3,900.00	3,900.00
- Grading creek river by hand and prepare for Riprap gravel installation, for area of total 20Ft long and 10Ft wide (from right back corner of the house aligned straight line with that corner all the way to the front inlet drain), Deliver and Spread Riprap Gravel mix of 12"-16" size and 4"-10" size which will be installed only on the banks of the creek river (and not inside the stream buffer), including necessary cleanup and removal of shrubs along creek and growth to allow rock installation, including labor and materials.			
- on both sides of above area creek, install Jute Netting for area of 20ft long and 3ft wide above gravel on both sides and Install total 52 Blue Rug Junipers 1Gal size, including soil conditioner (26 on each side) for Bio-Technic erosion control.		1,438.00	1,438.00
Section 2 in sketch: right side of the house along creek from area close to bridge all the way to section 3 - area of 96ft long and 7ft wide:		7,170.00	7,170.00
- Grading area as possible for only right side close to fence (other side already have a lot of greenery for erosion control) and adding dirt about (7 yards), Install Jute Netting and staples and Deliver and Install total 230 Blue Rug Juniper 1Gal size including soil conditioner - which includes also area of 10'x10' where chain link will be removed in the hill (other side of the creek) and Jute Net for this area as well.			
		<b>Total</b>	

Phone #
404-992-2205

E-mail	Web Site
ATL.Lmatters@gmail.com	www.atlantalandscapingmatters.com

# Estimate



**ATLANTA  
LANDSCAPING MATTERS LLC**

2857 Evergreen Pl,  
Gainesville, GA 30501

Date	Estimate #
5/10/2024	979

Name / Address
Guy Haddad 5030 N Peachtree Rd Dunwoody, GA 30338

			Project
Description	Qty	Rate	Total
***** BACKYARD *****		2,710.00	2,710.00
- Removal total 51FT dog ear fence on both sides of the house, including 1 single gate and 1 double gate and haul debris away.			
- Install new Fence of 48FT Long and 6FT High, using Pressure Treated Pine, including 2 4FT wide single gates, labor and materials.			
- Removal total 137FT low fence in the backyard, including 1 single gate and haul debris away.		3,497.00	3,497.00
- Install new Fence of 134FT Long and 3.5FT High, using Pressure Treated Pine, including 1 3.5FT wide single gates, labor and materials.			
- Repair Wooden Bridge of 12FT Long and 5FT Wide, including reinforce bottom support for posts , Repair Wooden Railing on both sides of the bridge, using Pressure Treated Wood, labor and materials.		3,200.00	3,200.00
Section 1 in sketch: from fence line property line on the left side and extended to area beyond the bridge - total area of 75ft long and 10ft wide.		7,550.00	7,550.00
- Grading creek river in the backyard, backfill washed away area in the corner of fence using Fill dirt and install Jute Netting for this corner for erosion control, remove any small bushes and shrubs along creek for area of 75FT Long and 10Ft wide (from right back corner of the house - aligned straight line with his corner all the way to the neighbor's fence on the right side facing the house from the back) to prepare area for Riprap gravel, Deliver and Spread Riprap rocks 12"-16" and 4"-10" mixed sizes which will be installed only on the banks of the creek river (and not inside the stream buffer), including labor and materials.			
		<b>Total</b>	

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# Estimate



**ATLANTA  
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2857 Evergreen Pl,  
Gainesville, GA 30501

Date	Estimate #
5/10/2024	979

Name / Address
Guy Haddad 5030 N Peachtree Rd Dunwoody, GA 30338

Project

Description	Qty	Rate	Total
- For above area Install on both sides of upper area of creek Jute Netting and Staples and total 80 Blue Rug Juniper 1Gal size including soil conditioner for Bio-Technic erosion control and additional 10 yards of Fill dirt for grading and filling hole in the corner.		3,170.00	3,170.00
- Remove shed in the backyard including base.		2,250.00	2,250.00
- Remove concrete ramp in the back behind gate.			
- Haul away all debris using dumpster.			
- Deliver and Spread 35 bales of Pine Straw for area along creek where Junipers are installed.	35	9.00	315.00
<b>Total</b>			\$40,518.00

Phone #
404-992-2205

E-mail	Web Site
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# AREA

21,943 SQ. FT.  
0.504 ACRES

## ZONING

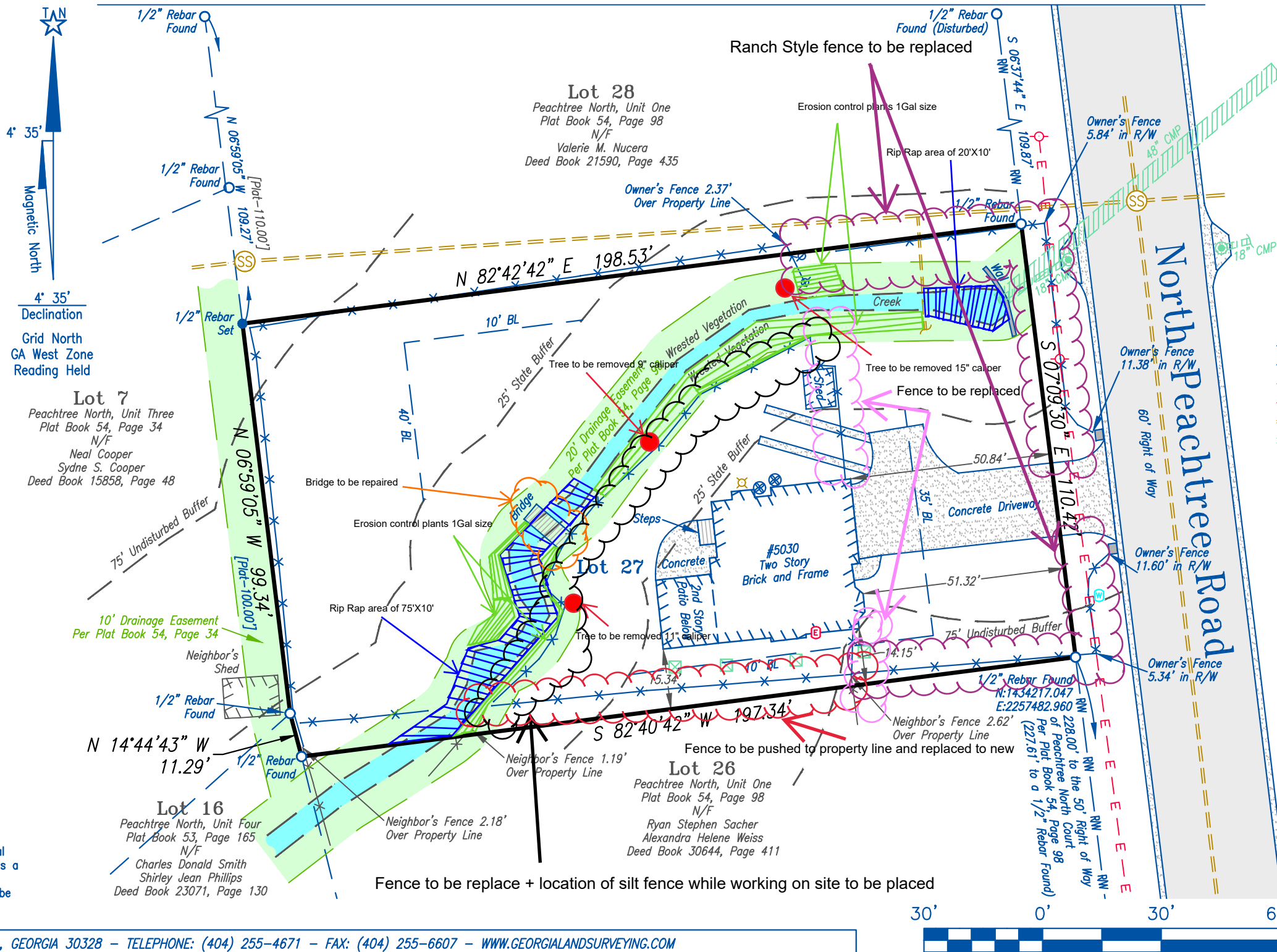
[City of Dunwoody]  
(R-100) (Single Family Residential)  
Front yard setback-35'  
Side yard setback-10'  
Rear yard setback-40'  
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

## SURVEY NOTES

1. Equipment used: Leica TS12 robotic total station, Carlson Surveyor 2 data collector, and Leica GS16 RTK.
2. Software used: Carlson Survey 2023 and Carlson SurvCE.
3. The coordinate values shown are based on Georgia West Zone coordinate system. The datum for this coordinate system is NAD83 (2011).

## CLOSURE STATEMENT

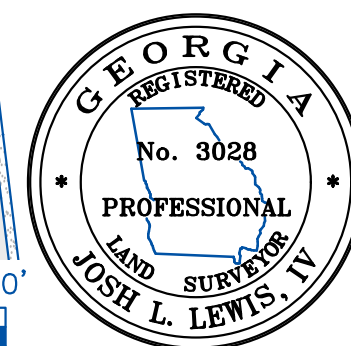
The field data used to compile this plat was gathered by differential adjusted G.P.S. coordinates and radial survey measurements and has a positional tolerance of 0.1 feet. This map or plat has been calculated for closure and is found to be accurate within one foot in 396,994 feet.



## LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- ⊠ Yard Inlet
- ⊞ Catch Basin Lid
- ⊕ Power Pole
- ⊖ Electric Meter
- ⊗ Water Meter
- ⊘ Sanitary Sewer Manhole
- ⊙ Sewer Clean Out
- ⊚ Air Conditioning Unit
- ⊛ Post
- ⊜ Column
- RW — Right of Way Line
- Fence
- Neighbor's Fence
- E — Overhead Electric Line
- Sanitary Sewer
- Stormwater Pipe



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER  
204932

DRAWING NUMBER  
F40-153

SURVEY PLAT FOR: 5030 North Peachtree Road, Dunwoody Georgia 30338

# GUY HADDAD

LAND LOT: 359	18th DISTRICT	SECTION	Dekalb COUNTY, GA
LOT: 27	BLOCK:	UNIT: One	PHASE:
SUBDIVISION: Peachtree North			
PLAT BOOK 54	PAGE 98	DRAFTER: BMS	REVISION DATE:
DEED BOOK 27578	PAGE 463	PARTY CHIEF: EC	FIELD DATE: 4/24/24

DATE: 4/3/24 SCALE: 30'



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 changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. 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.

By: *Josh Lewis*  
Josh Lewis IV, Registered Land Survey Number 3028

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED



# AREA

21,943 SQ. FT.  
0.504 ACRES

## ZONING

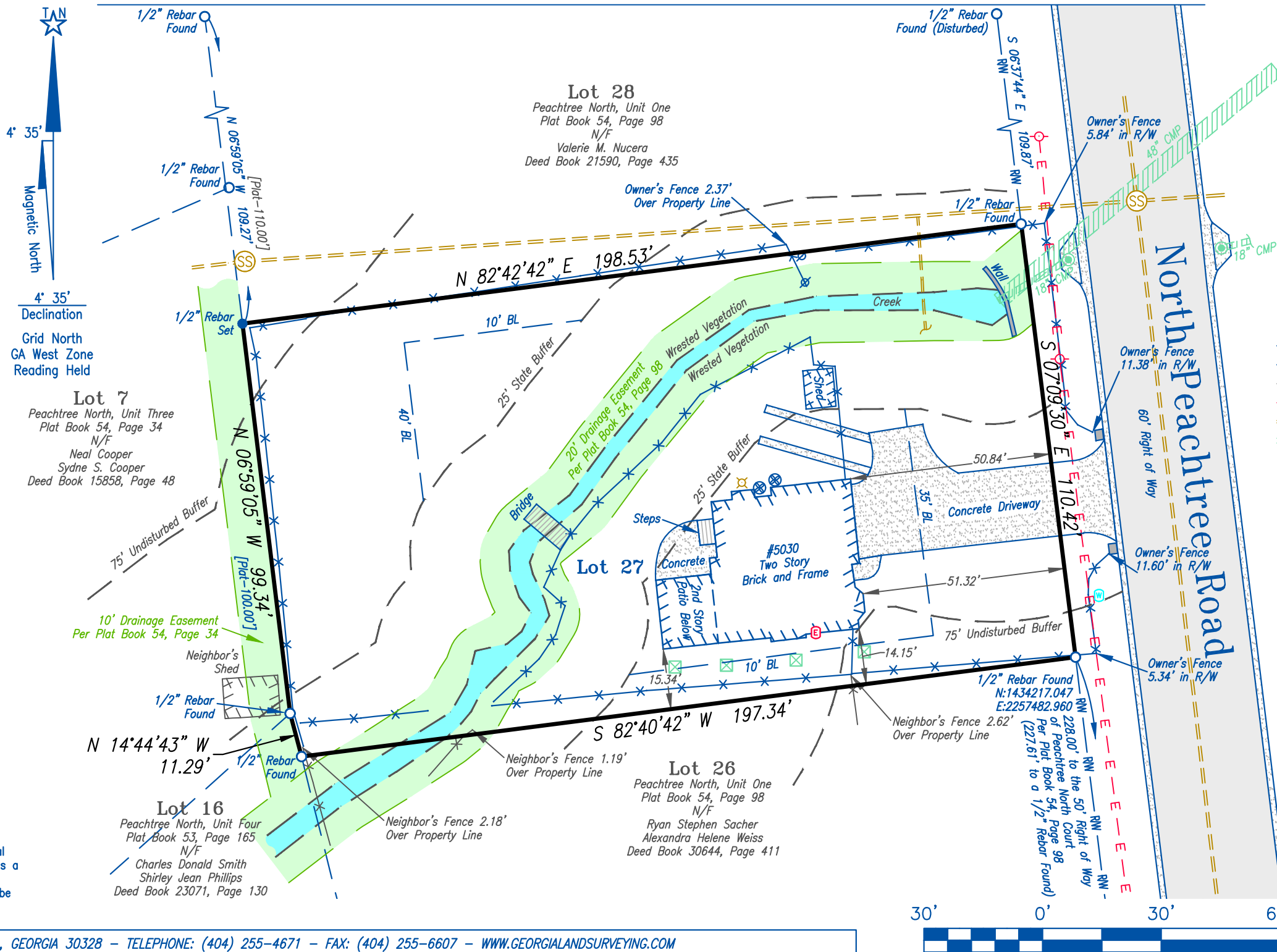
[City of Dunwoody]  
(R-100) (Single Family Residential)  
Front yard setback-35'  
Side yard setback-10'  
Rear yard setback-40'  
Note: Graphic depiction of setback lines are the interpretation of the Surveyor and should be verified with a zoning official prior to design work.

## SURVEY NOTES

- Equipment used: Leica TS12 robotic total station, Carlson Surveyor 2 data collector, and Leica GS16 RTK.
- Software used: Carlson Survey 2023 and Carlson SurvCE.
- The coordinate values shown are based on Georgia West Zone coordinate system. The datum for this coordinate system is NAD83 (2011).

## CLOSURE STATEMENT

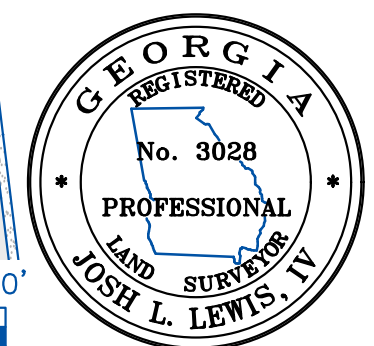
The field data used to compile this plat was gathered by differential adjusted G.P.S. coordinates and radial survey measurements and has a positional tolerance of 0.1 feet. This map or plat has been calculated for closure and is found to be accurate within one foot in 396,994 feet.



## LEGEND

These standard symbols may be found in the drawing.

- 1/2" Rebar Set
- Iron Pin Found
- Building Line
- ⊠ Yard Inlet
- Catch Basin Lid
- ⊕ Power Pole
- ⊖ Electric Meter
- ⊕ Water Meter
- ⊖ Sanitary Sewer Manhole
- ⊕ Sewer Clean Out
- ⊖ Air Conditioning Unit
- ⊕ Post
- ⊖ Column
- RW — Right of Way Line
- Fence
- Neighbor's Fence
- E — Overhead Electric Line
- Sanitary Sewer
- Stormwater Pipe



155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

JOB NUMBER  
204932

DRAWING NUMBER  
F40-153

SURVEY PLAT FOR: 5030 North Peachtree Road, Dunwoody Georgia 30338

# GUY HADDAD

LAND LOT: 359	18th DISTRICT	SECTION	Dekalb COUNTY, GA
LOT: 27	BLOCK:	UNIT: One	PHASE:
SUBDIVISION: Peachtree North			
PLAT BOOK 54	PAGE 98	DRAFTER: BMS	REVISION DATE:
DEED BOOK 27578	PAGE 463	PARTY CHIEF: EC	FIELD DATE: 4/24/24
		SHEET 1 OF 1	

DATE: 4/3/24 SCALE: 30'



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GEORGIA  
DRIVER'S LICENSE

LIMITED-TERM  
DRIVER'S LICENSE

DL

USA  
GA

Governor: *B. Per*

4d DL NO. **061512356** 3 DOB **12/29/1984**

9 CLASS **C** 4b EXP **03/19/2027**

2 ASI

1 ELIAS

8 2857 EVERGREEN PL  
GAINESVILLE, GA 30501-1441  
HALL

12 REST **A**

9a END **NONE**

4a ISS **03/19/2022**

15 SEX **M**

18 EYES **BRO**

16 HGT **6'-03"**

17 WGT **222 lb**

12/29/1984

Commissioner: *Spencer R. Moore*

*E. Elias*

5 DD 484934625690020000

No. HBUSA24-0117  
**2024**

Date: 04/08/2024

**DRAGON REALTY, LLC**  
2857 EVERGREEN PLACE  
GAINESVILLE, GA 30501

Employees: 1

Business Type: VACATION PROPERTY RENTAL

Dragon Realty  
4071 Kinglsey Park Lane  
Peachtree Corners, GA 30096

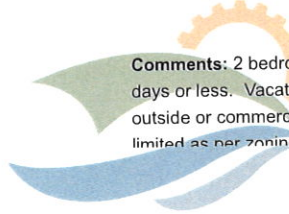
**HALL COUNTY**  
**BUSINESS LICENSE**

Account No. HBUS-001055  
**2024**

EFFECTIVE BEGINNING DATE OF BUSINESS

03/15/2024

Owner: Dragon Realty, LLC  
Lisa Elias



**Comments:** 2 bedrooms, 7 total occupancy; Short Term Vacation Rentals of 30 days or less. Vacation rentals of a residential transient occupancy nature only. No outside or commercial events, weddings, and/or activities allowed. Parking shall be limited as per zoning code section 17 20 1305

**HALL COUNTY**  
G E O R G I A

A license is granted in unincorporated Hall County for the period ending December 31, 2024 subject to compliance with the provision of the Business Occupation Tax Code for carrying on the business as listed hereon.

*Brandi Smith*

Licensing Director or Official

**NOT TRANSFERABLE - DISPLAY IN A CONSPICUOUS PLACE**

**STATE OF GEORGIA**  
**Secretary of State**  
**Corporations Division**  
**313 West Tower**  
**2 Martin Luther King, Jr. Dr.**  
**Atlanta, Georgia 30334-1530**

**CERTIFICATE OF ORGANIZATION**

I, **Brian P. Kemp**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

**ATLANTA LANDSCAPING MATTERS, LLC**  
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **08/20/2018** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **08/23/2018**.



Brian P. Kemp  
Secretary of State

**ARTICLES OF ORGANIZATION**

\*Electronically Filed\*  
Secretary of State  
Filing Date: 8/20/2018 3:28:33 PM

**BUSINESS INFORMATION**

**CONTROL NUMBER** 18101235  
**BUSINESS NAME** ATLANTA LANDSCAPING MATTERS, LLC  
**BUSINESS TYPE** Domestic Limited Liability Company  
**EFFECTIVE DATE** 08/20/2018

**PRINCIPAL OFFICE ADDRESS**

**ADDRESS** 2857 EVERGREEN PL, GAINESVILLE, GA, 30501, USA

**REGISTERED AGENT**

<b>NAME</b>	<b>ADDRESS</b>	<b>COUNTY</b>
ASI ELIAS	2857 EVERGREEN PL, GAINESVILLE, GA, 30501, USA	Hall

**ORGANIZER(S)**

<b>NAME</b>	<b>TITLE</b>	<b>ADDRESS</b>
ASI ELIAS	ORGANIZER	2857 EVERGREEN PL, GAINESVILLE, GA, 30501, USA
LISA ELIAS	ORGANIZER	2857 EVERGREEN PL, GAINESVILLE, GA, 30501, USA

**OPTIONAL PROVISIONS**

N/A

**AUTHORIZER INFORMATION**

**AUTHORIZER SIGNATURE** ASI ELIAS  
**AUTHORIZER TITLE** Organizer