

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902



VARIANCE APPLICATION

Applicant (Name and Mailing Address)

GERARDO VARGAS
5016 ARTHUR AVE
OAKWOOD, GA 30566

Phone [REDACTED]

Email Address [REDACTED]

Location of Property 1790 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30501

Present Zoning H-B Existing Structures PARKING, STORAGE AREAS AND A BUILDING

Property Owner (Name and Mailing Address)

CAPITAL COLLISION, LLC
1790 BROWNS BRIDGE ROAD
GAINESVILLE, GA 30501

Phone _____

Email Address _____

Type of Appeal:

☒ Setback Variance
☐ Road Frontage Variance
☐ Sign Variance
☐ Hardship Mobile Home
☒ GCOD Variance
☒ Other: PARKING

☒ Front Yard
☒ Right Side Yard
☐ Left Side Yard
☐ Rear Yard
☐ Road Frontage
☐ Sign Area
☐ Sign Height
☐ Doctor's Letter

From 30 ft. to 20 ft.
From 20 ft. to 0 ft.
From ____ ft. to ____ ft.
From ____ ft. to ____ ft.
From ____ ft. to ____ ft.
From ____ ft. to ____ ft.
From ____ ft. to ____ ft.
____ Terms Agreement

Supporting Documents: _____ Plat of Property _____ Site Plan
_____ Deed of Property _____ Floor Plans
_____ Hardship Statement _____ Other

Fee (Must be paid for application to be complete): \$ _____

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print GERARDO VARGAS

Date 07/01/25

Sign 
Gerardo Vargas (Jul 1, 2025 22:48 EDT)

Date 07/01/25

I hereby withdraw this application.

Date _____

Sign _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

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

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 3/22/2024 2:24:42 PM

BUSINESS INFORMATION

CONTROL NUMBER	21222115
BUSINESS NAME	Capital Collision LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	03/22/2024
ANNUAL REGISTRATION PERIOD	2024

PRINCIPAL OFFICE ADDRESS

ADDRESS	1130 EASY ST, SUWANEE, GA, 30024, USA
---------	---------------------------------------

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Financial & Tax Pros Inc	990 Peachtree Industrial Blvd, #3404, Suwanee, GA, 30024, USA	Gwinnett

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	morteza modaber
AUTHORIZER TITLE	Organizer

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Morfeza Modaber

Address 1130 East St

Swnee GA 30024

Phone Number [REDACTED]

Name of applicant(s) Gerardo Vargas

Address 5016 Author Ave.

Oakwood, GA 30566

Phone Number [REDACTED]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

M. R.

Personally appeared before me

Morfeza Modaber

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

[Signature]
Notary Public

May 7th 2025
Date



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning 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:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) 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 zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not ☒

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Gerardo Vargas Naranjo
Gerardo Vargas Naranjo (May 7, 2025 08:37 EDT)

Date: 05/07/25

Applicant's/Owner's Name (Printed): CAPITAL COLLISION LLC

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning 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:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) 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 zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: 
Gerardo Vargas naranjo (May 7, 2025 08:38 EDT)

Date: 05/07/25

Applicant's/Owner's Name (Printed): GERARDO VARGAS