

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)

Nick Pesola

24 Dawson Village Way South
Dawsonville, GA 30534

Phone 706-926-0313

Email Address npesola@davisengineers.com

Location of Property 2701 Browns Bridge Road, Gainesville, GA 30506

Present Zoning H-B Existing Structures Existing Commercial Office

Property Owner (Name and Mailing Address)

Jose Pilar Lima Barrera

Phone 404-423-5330

Email Address lima12131997@gmail.com

Type of Appeal:

- ☐ Setback Variance
☐ Road Frontage Variance
☐ Sign Variance
☐ Hardship Mobile Home
☐ GCOD Variance
☒ Other: Transitional Buffer

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

- From ___ ft. to ___ ft.
From ___ ft. to ___ 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): \$ 400

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 Nick Pesola

Date 10/1/2025

Sign *Nick Pesola*

Date 10/1/2025

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:

PLANNING AND DEVELOPMENT DEPARTMENT
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AUTHORIZATION OF PROPERTY OWNERS

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

Name of owner(s) Jose Pilar Lima Barrera

Address 3320 Wingate Drive, Buford, GA 30519

Phone Number 404-423-5330

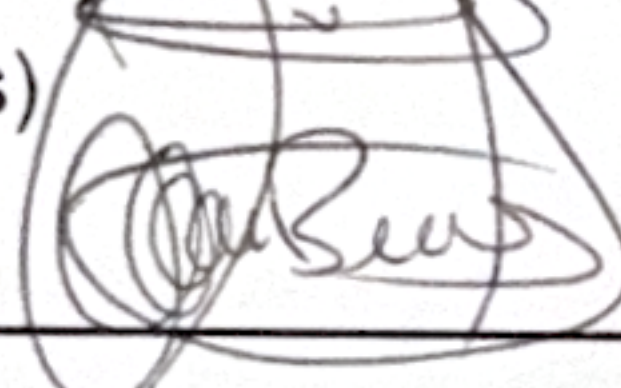
Name of applicant(s) Nick Pesola

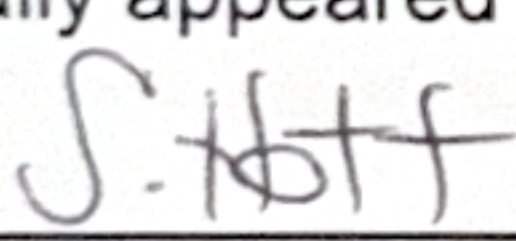
Address 24 Dawson Village Way South, Dawsonville, GA 30534

Phone Number 706-926-0313

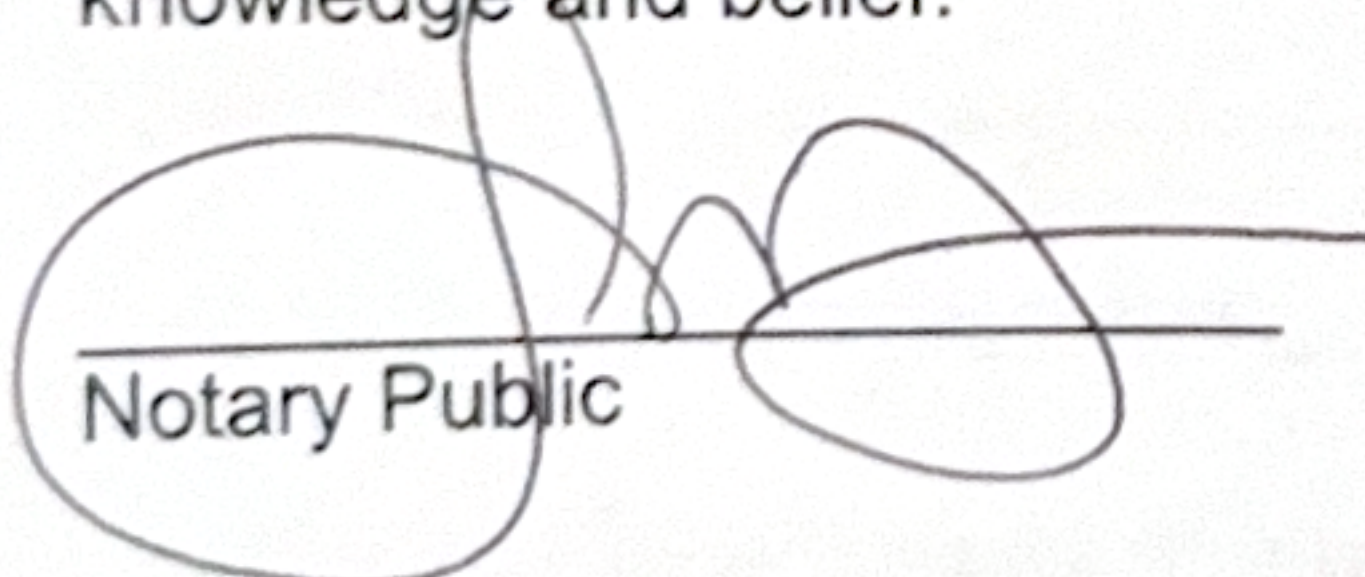
I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

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) 

Personally appeared before me 

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


Notary Public

9/29/2025
Date

S HOTT
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Dec. 17, 2027

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: *[Signature]*

Date: 9 - 29 - 25

Applicant's/Owner's Name (Printed): Jose Pilar Lima Barrera

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Name of Official(s): _____

Office: _____

Dollar Amount: _____

Date of Contribution: _____

Applicant's/Owner's Signature: Nick Pesola

Date: 9-12-2025

Applicant's/Owner's Name (Printed): Nick Pesola