

CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION		OWNER INFORMATION*	
NAME: <u>Roman International LLC</u>	NAME: <u>ALEXANDER ROMAN</u>	ADDRESS: <u>2451 Cumberland pkwy #3448</u>	ADDRESS: <u>8825 MERION DR</u>
CITY: <u>Atlanta</u>	CITY: <u>Duluth</u>	STATE: <u>Ga</u> ZIP: <u>30339</u>	STATE: <u>Ga</u> ZIP: <u>30097</u>
PHONE: <u>(404) 578-8448</u>	PHONE: <u>(404) 578-3448</u>	CONTACT PERSON: <u>ALEX Roman</u> PHONE: <u>(404) 578-3448</u>	
APPLICANT'S E-MAIL: <u>alex.j.Roman@MSN.Com</u>			

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICT(S): C2 PRIOR ZONING CASE: SUB-07-085

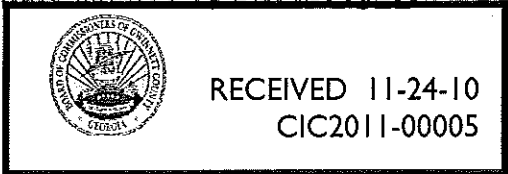
LAND DISTRICT(S): 6th LAND LOT(S): 052 ACREAGE: 1.75

ADDRESS OF PROPERTY: 3515 Hwy 78 Shellville - Ga 30078

PROPOSED CHANGE IN CONDITIONS: Keep existing building + Billboard
Keep same access to property

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: <u>1</u>
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>3400</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



FROM: Roman International LLC; Alexander Roman
TO: Gwinnett County Department of Development
SUBJECT: Request of change in conditions.

Dear Commissioner Shirley Lasseter
Bert Nasuti
Mike Beaudreau

This letter is explaining to you the situation regarding my old car dealership located at 3515 Highway 78 in Snellville, parcel R6052 006, of the Sixth District.

This lot has been vacant for the past few years due to the tough economic hardship that our county has been in and is still going through. I could not get a tenant who was willing to take a chance and open up a new business during these hard times that we have all been going through. Regardless, I have been able to maintain paying my mortgages and taxes on time. I have borrowed money, I took a second loan on my home, I have deprived my kids from vacations and getting other nice things that most kids would like to get, etc.

Commissioners, as you and I both know that paying \$6,500.00 a month and almost \$1,000.00 in taxes a month without getting anything in return is not an easy thing to keep doing while also being able to maintain staying in business; especially if you have done so for three years, with total costs of almost \$270,000.00.

Unless you all would like to see me go out of business, which I don't think you would want to see happen to me or any other dealership on 78, since we have already had many foreclosures on this highway.

Commissioners, a few months ago a brave man contacted me regarding the above property, he was willing to take a chance and open up a small dealership, knowing that the building needed some renovations which would require money to make the location suitable for business. So we both came to an agreement to draw a lease in which I gave him a great deal and free rent for a few months in order to allow him to take the chance and start his business. Before we signed the lease, I asked him to go to the department of planning to find out if he could obtain a zoning certification letter to allow him to open a car dealership at the above address. I assumed that things may have changed since I have not done business from that location for almost three years now.

The young man went to the zoning department and asked if he could open up a car dealership at the above location. Obviously, they told him that the property is zoned for a car lot without looking any further into the notes regarding the conditions. So the young man called me with the good news, telling me everything went fine. Of course I assumed that the zoning department has been working with people due to the tough economic situation, so we were both happy about that.

After only a few weeks of finalizing renovations and opening for business, the police stopped by and gave him three citations for operating in the building.



RECEIVED 11-29-10
CIC2011-00005

- First Citation: Regarding Condition No.1: paragraph E, The existing building shall be removed and a new building constructed with exterior treatments of brick, stacked stone, or glass with minor treatments of metal or stucco.
- Second Citation: Regarding Condition No. 2: paragraph C, remove the existing billboard on the property prior to the issuance of the building permit.
- Third Citation: Regarding Condition No. 3: paragraph J, provide inter-parcel access to the property to the west.

These are conditions that I would like for you to work on with me, for the time being.

Commissioners, I understand that you want to clean up Hwy 78, but my property is not a junk yard. It is a 3400 sq ft building sitting on a fully paved area without any cracks in the building or pavement. It is constructed with exterior treatments of brick and glass and that is exactly what you asked me to do in the resolutions to grant a special use permit. I can understand if you want me to enhance it by doing a face lift, I just ask that you please give me a little time and I will be glad to do so.

On the other hand, my building is not the ugliest building on 78. As you all know, several dealerships on 78 are operating from trailers and on gravel lots, and they have been there ever since we had our last hearing in 2008. As a matter of fact, some of them are still in violation and still have not complied with your codes. I will give you some examples.

First example is Parkwood Motors, located next to me. I brought his case to attention at our last hearing and you agreed that his dealership was not meeting with your codes, yet they are still operating and nothing has changed. They have never obtained a SUP and their property size is less than an acre.

The second example is Zam's Auto Sales. Their previous location, across the street from the Toyota Store, was supposed to be removed, yet the location is still there and is currently being operated by a new dealership, Southern Auto, in the same building. Zam's Auto has moved to another location next to Auto Zone, and is operating out of a trailer.

Commissioners, I am not trying to get involved with your business, I just want to be treated fairly like the others on Hwy 78 by enforcing the rules and regulations on all of us. I am willing to compromise if you can give me the time.

I also have a plan to tear the building down and build a nice shopping center in the near future. That's also one of the reasons why I don't want to spend a lot of money on the lot now just to demolish it in a few years.

Regarding my billboard, I paid an extra amount of money when I purchased the property just because of the billboard being on it. It is now helping me pay my mortgage and it has not caused harm to anybody; it is solid as a rock. The main, difficult issue about taking the billboard down is that I signed a ten year lease in 2005 and I still have five more years on the lease. If I break this lease, I will be penalized with a large amount of money. Again I am not refusing the idea of taking the billboard down, it is just that the timing is not in my favor and I hope that you can give me enough time to do this.



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Regarding the issue of opening an access road to the west, I agree with this idea. When I opened a new dealership at Parkwood and 78 I donated property for an easement at the rear of the property. I would also do this at this location and feel it would be best suited in the rear and could also connect to the parallel road that Evermore CID is doing in the rear of my property.

Again, commissioner and board members, I am kindly asking you to work with me on all of these conditions by compromising with me on the time and nature of each project that needs to be done in order to please you and enhance the area, while also taking into consideration the economic situation.

Thank you all and God bless.

Sincerely,

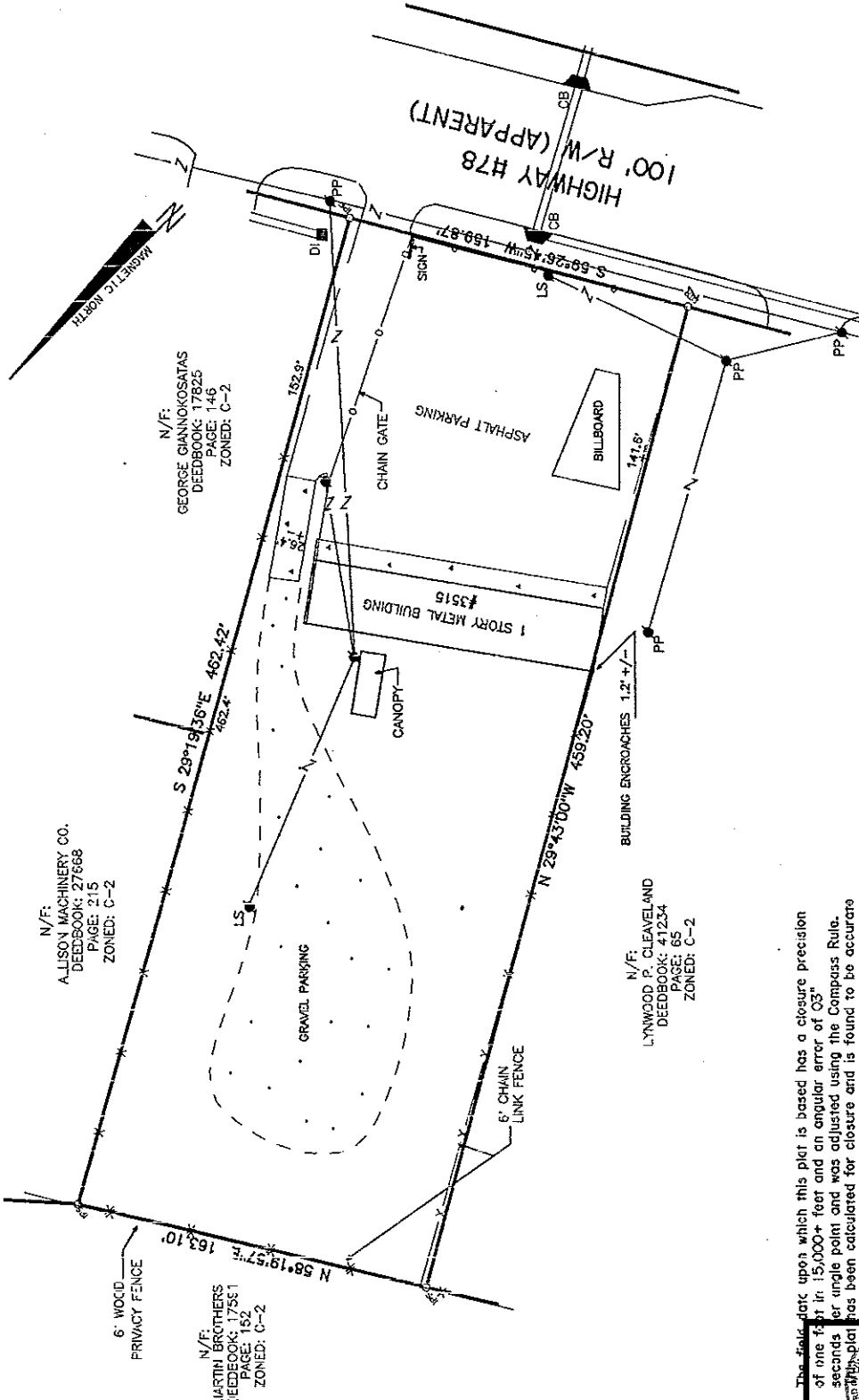
Alexander Roman



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LEGEND

- IPF = 1/2" REBAR FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- PL = PROPERTY LINE
- CL = CENTERLINE
- BL = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- H.W. = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- L.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- X-X-X- = FENCE LINE
- O-O-O- = FLOOD HAZARD ZONE LINE
- W-W-W- = WATER LINE
- G-G-G- = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTF = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND



N/F:
ALISON MACHINERY CO.
DEEDBOOK: 27668
PAGE: 215
ZONED: C-2

N/F:
GEORGE CHANOKOSATAS
DEEDBOOK: 17825
PAGE: 146
ZONED: C-2

N/F:
MARTIN BROTHERS
DEEDBOOK: 17561
PAGE: 152
ZONED: C-2

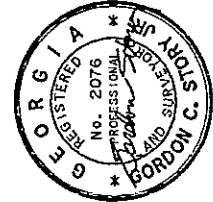
N/F:
LYNWOOD P. CLEVELAND
DEEDBOOK: 41234
PAGE: 65
ZONED: C-2

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate to one foot in 100,000+ feet.

used: Topcon GTS-213 Total Station.



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



GORDON STORY & ASSOCIATES
3205 INDUSTRIAL WAY, SUITE 500
SNELLVILLE GA 30039
ENGINEERING * LAND SURVEYING
OFF: 770.979.7663 FAX: 770.736.8268
REVISION:

SURVEY FOR:

AMAZING AUTOS

3515 HIGHWAY #78
LOT: N/A BLOCK: N/A
SUB: N/A
DISTRICT: 52
COUNTY: GWINNETT
FIELD DATE: 07/11/06
PLAT DATE: 07/12/06
AREA = 1.708 ACRES
JOB NO. = 06-07-260

RECEIVED 11-24-10
CIC2011-0005