

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>IMAD YOUMARAN</u>	NAME: <u>IMAD YOUMARAN</u>
ADDRESS: <u>6421 Boyett Dr.</u>	ADDRESS: <u>6421 Boyett Dr.</u>
CITY: <u>NORCROSS</u>	CITY: <u>NORCROSS</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>(404) 271-1001</u>	PHONE: <u>(404) 271-1001</u>
CONTACT PERSON: <u>IMAD YOUMARAN</u> PHONE: <u>(404) 271-1001</u>	
APPLICANT'S E-MAIL: <u>Jackalleb@hotmail.com</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): R 75 REQUESTED ZONING DISTRICT: C2

LAND DISTRICT(S): 6 LAND LOT(S): 226 ACREAGE: 0.79

ADDRESS OF PROPERTY: 2340 Beaver Run Rd

PROPOSED DEVELOPMENT: Auto Repair Shop

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>1</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>1600</u>
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



Letter Of Intent.

The buffer zone should be reduced & land shall be cleared & paved (only aggregate placed, or leveled with compacted GAB).

The temporary building shall be placed about 40 feet away from the property located on the east side.

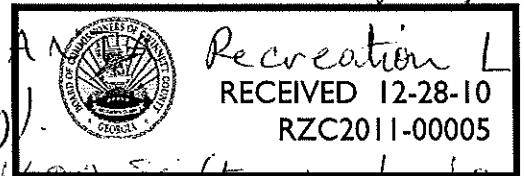
The building is to be placed in the middle of the property (40 feet away from the eastern property).

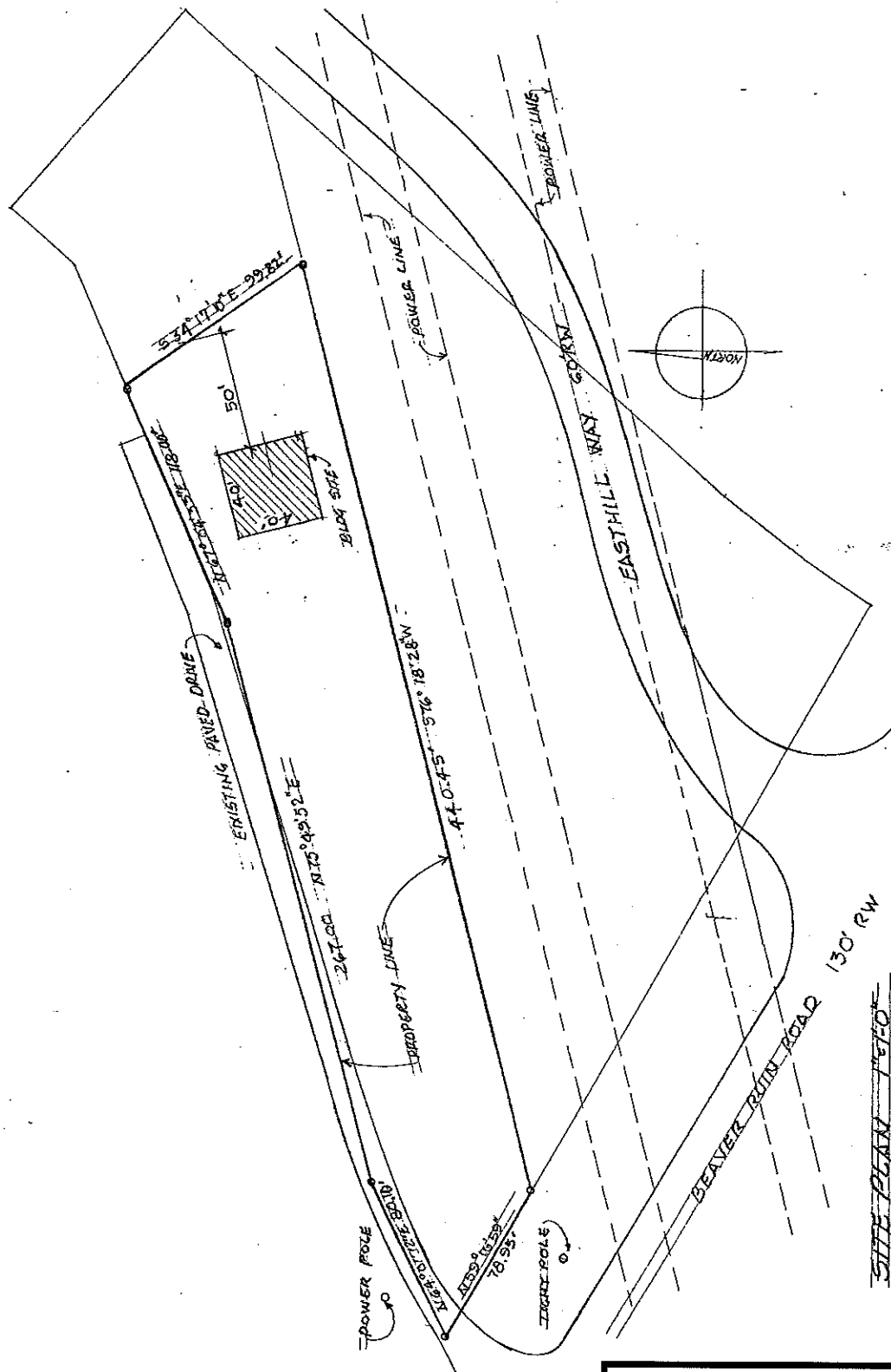
The property will be fenced from the back (east) to divide the land from the eastern property (Not to bother the residents).

The parking lot should be placed about 50 feet away from the main road (Beaver Run Rd) west of the property to accommodate about 40 cars (40 parking spaces or more).

The "Entrance" to the property already exists, there is no need for construction or traffic delay to construct an entrance to the site; the paved road is partially placed on the property (the paved road that leads to "ATLAN Recreation LLC" located on "NE" side of the property).


The building is to be ^{new} permanent about 1600 sq ft used to





SITE PLAN T-610
 LAND LOT 226 6th DISTRICT
 WALDEN COUNTY, GEORGIA

PROPOSED BY
 IMAD TOUMAGAN



RECEIVED 12-28-10
 RZC2011-00005

SPECIAL USE PERMIT APPLICATION

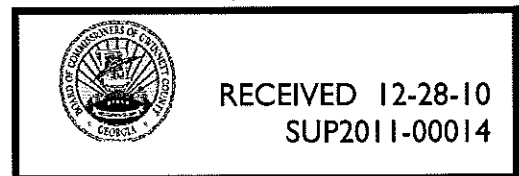
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CONTACT'S E-MAIL: <u>Jackal1eb@hotmail.com</u>	

*Include any person having a property interest and any person having a financial interest in any business entity having property interest (use additional sheets if necessary).

APPLICANT IS THE:	
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>C-2</u>	BUILDING/LEASED SQUARE FEET: <u>1600</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>226</u> ACREAGE: <u>0.7900</u>
ADDRESS OF PROPERTY: <u>2340 Beaver Run Road</u>	
SPECIAL USE REQUESTED: <u>Auto Sales Repair Shop.</u>	

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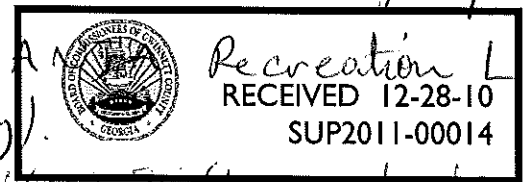
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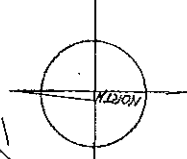
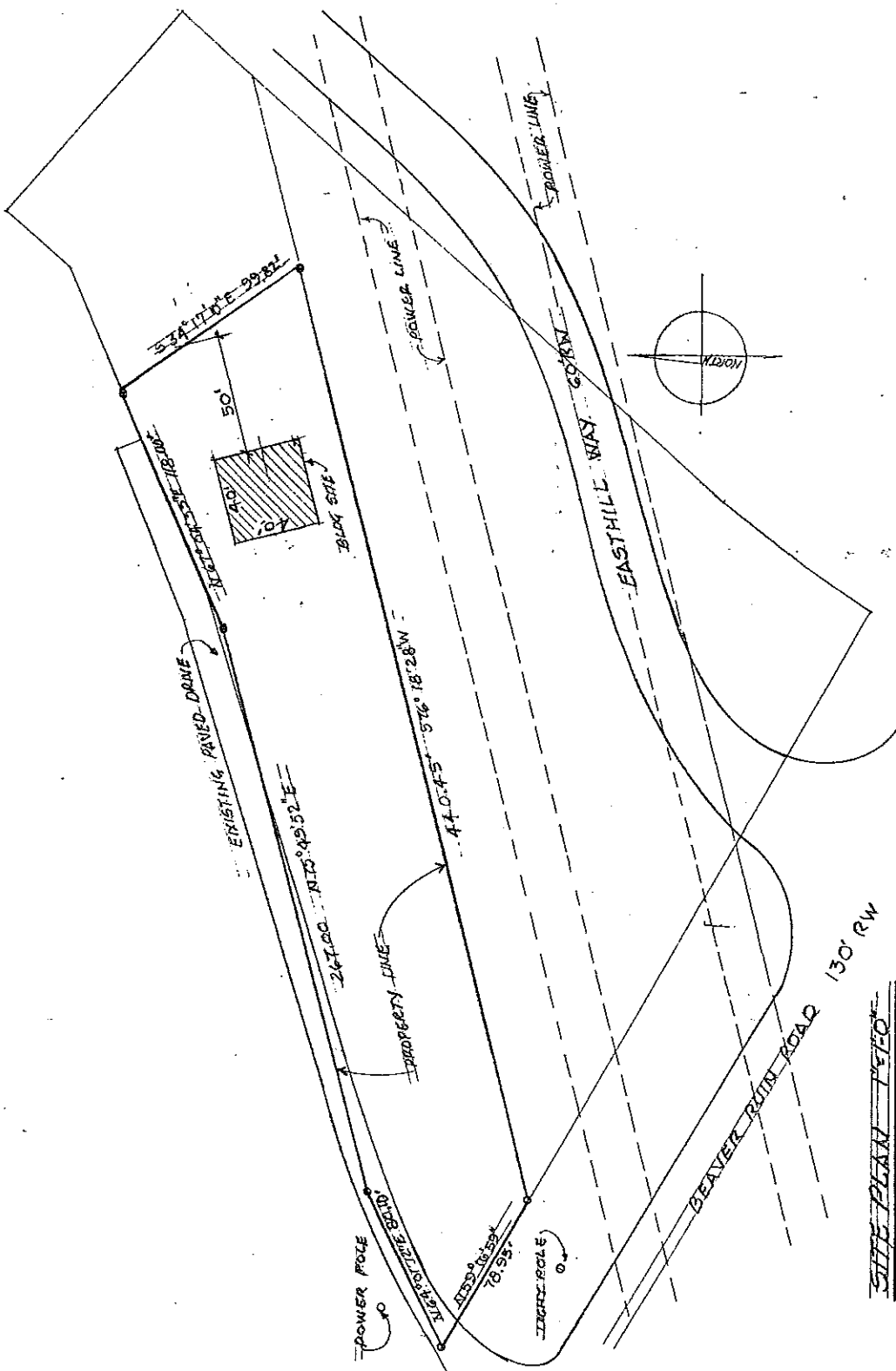
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The building is to be ^{non} permanent about 1600 sq. ft. used to





SITE PLAN 1910
LAND LOT 226 6th DISTRICT
QUINCY COUNTY GEORGIA

PROPOSED BY
IMAD TOUMARAN



RECEIVED 12-28-10
 SUP2011-00014

