

REZONING APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: ALEXANDER AND JUDY OSOWA	NAME: SAME AS APPLICANT
ADDRESS: 3447 MULBERRY LANE WAY	ADDRESS: _____
CITY: DACULA	CITY: _____
STATE: GA ZIP: 30019	STATE: _____ ZIP: _____
PHONE: 678-541-0588	PHONE: _____
CONTACT PERSON: ALEXANDER OSOWA PHONE: 770-757-5503	
CONTACT'S E-MAIL: PRAISE3112YAHOO.COM	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C-140 REQUESTED ZONING DISTRICT: O & I

LAND DISTRICT(S): 1st LAND LOT(S): 1 ACREAGE: 0.916

ADDRESS OF PROPERTY: 3255 HAMILTON MILL ROAD, BUFORD, GA 30519

PROPOSED DEVELOPMENT: MEDICAL OFFICE

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units: N/A	No. of Buildings/Lots: 1
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. 4,000 Sq Ft
Gross Density: _____	Density: _____
Net Density: _____	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED





Buford Family Practice And Urgent Care Center, P.C
Care For The Entire Family

January 21, 2011

LETTER OF INTENT FOR REZONING

The applicant Alexander Osowa, MD has been practicing primary care Medicine at Gwinnett county for more than 4 years. Our current location is 4 blocks from the property we are seeking rezoning for. We currently rent 2500 sq ft and need more space for expansion. The subject property is located at 3255 Hamilton Mill Road, Buford and is found on 1st district, Land lot 1 in Gwinnett county. It is a 0.915 acres.

The property is currently zoned R-140 and we would like to rezone it to O & I for future use of Buford Family Practice and Urgent care center, P.C. Buford Family Practice is only 4 blocks down the road. Buford Family Practice intends to occupy the entire building.

The intended number of parking spaces would be 20 spaces. There would be no change in buffers. The height of the building would not exceed 35 feet. It is single level building.

Approximately 90 percent of our patients are about 2 miles radius from the proposed site. The new location would meet the ever growing health care needs of Buford community.

Alexander Osowa, MD and Judy Osowa have worked and lived in Gwinnett County since June 2006.

The applicant welcome the opportunity to meet with staffs of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matter set forth in this letter or the rezoning of the said property. The applicant respectfully requests your approval of this Application.

Sincerely,

Alexander Osowa, MD

3331 Hamilton Mill Road
Suite 1102
Buford, GA 30519
Tel: 678-541-0588
Fax: 678-541-0610
Email: praise3111@yahoo.com



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STARRY SURVEYING, INC.
 *TOPOGRAHICAL SURVEYS
 *LAND SURVEYING
 *LAND PLANNING
 *CONSTRUCTION LAYOUT
 *LAND DEVELOPMENT DESIGN
 *CIVIL ENGINEERING

310 RACETRACK ROAD
 MCDONOUGH, GA. 30252
 PHONE: (770) 320-7552
 FAX: (770) 320-7333
 WWW.SIBLEYSURVEYING.COM

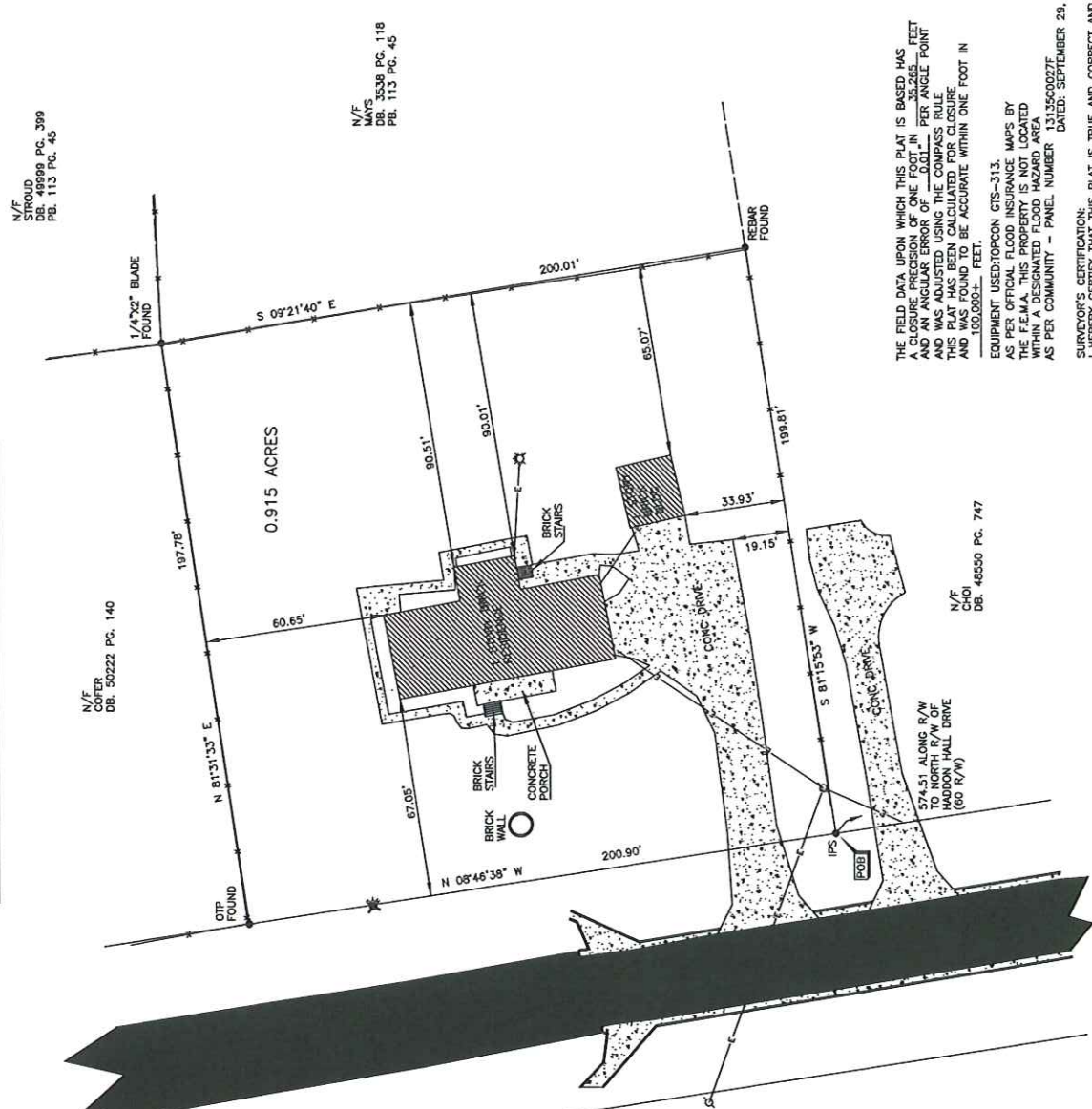
BOUNDARY SURVEY
ALEX OSOWA
0.915 ACRES
LAND LOT 1, 1st. DISTRICT
GWINNETT COUNTY, GEORGIA



PROJECT NO.: B10053
 DRAWN BY: JC
 SCALE: 1" = 30'
 DATE: 12-01-2010

LEGEND

POWER POLE	REINFORCED CONCRETE PIPE
OVERHEAD POWER LINES	CORRUGATED METAL PIPE
EX. FENCE	CORRUGATED PLASTIC PIPE
IRON PIN SET (#4 REBAR)	FIRE HYDRANT
DEED BOOK	SANITARY SEWER MANHOLE
PLAT BOOK	EX. BUILDING
PLAT	EX. CONCRETE
N/W	EX. ASPHALT
N/W	
EX. = EXISTING	
OTP = OPEN TOP PIPE	
UG SEWER LINE	
LIGHT POLE	



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATION OF THE ANGULAR ERROR OF ONE SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT USED: TOPCON GTS-313.
 AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY - PANEL NUMBER 135350077E DATED: SEPTEMBER 29, 2006

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND ENCUMBRANCES SHOWN OR NOT SHOWN, RECORDED AND UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ANY TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. OTHER UTILITIES MAY BE LOCATED AND ARE NOT SHOWN. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

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CONSULTANTS

PROJECT TITLE
BUFORD FAMILY PRACTICE & URGENT CARE CENTER
3255 HAMILTON MILL ROAD,
BUFORD, GA 30519

SCALE

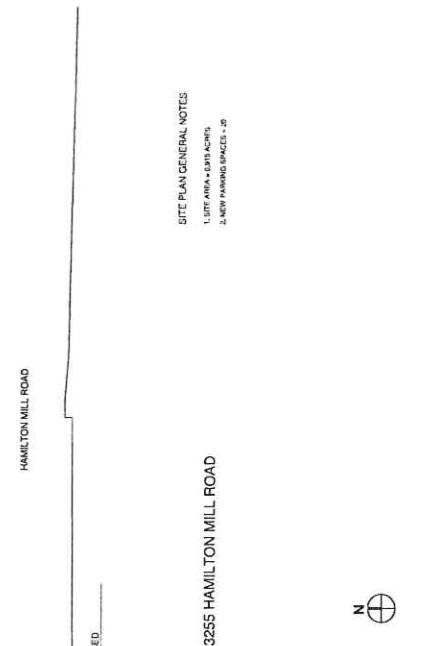
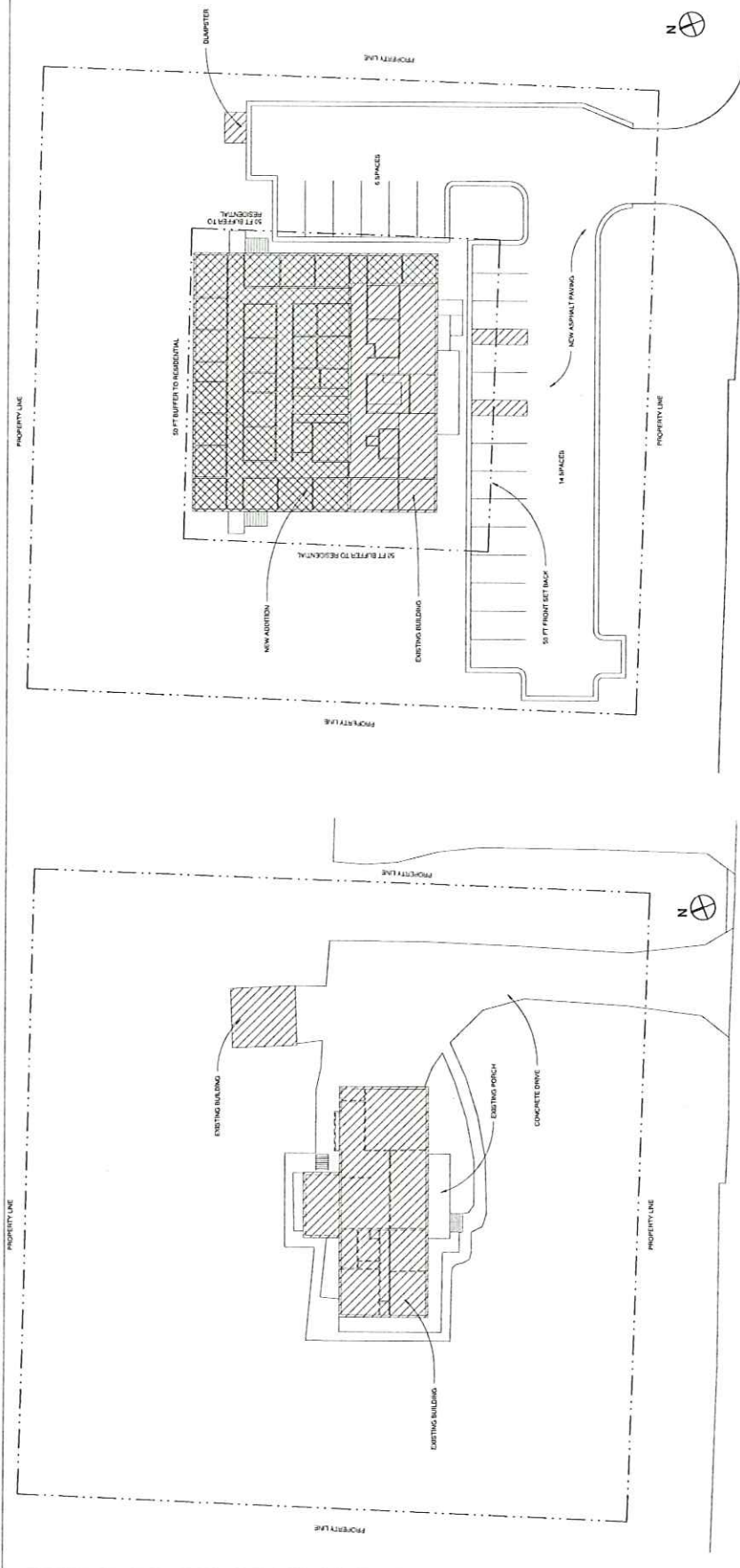
DATE	DESCRIPTION
JAN 03 2010	ZONING REVIEW

PROJECT NO.
10-000

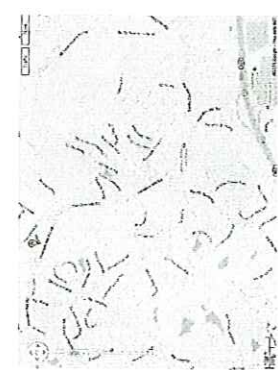
TITLE
ARCHITECTURAL SITE PLAN

SHEET NO.

A1.1



① SITE PLAN PROPOSED
1/16" = 1'-0"



SITE PLAN GENERAL NOTES
1. 50 FT AREA - 50 FT SPACES
2. NEW PAVING SPACES - 14



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