

SPECIAL USE PERMIT APPLICATION

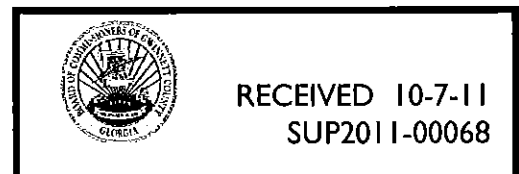
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Bahram Karimi</u>	NAME: <u>Bahram Karimi</u>
ADDRESS: <u>9725 Breckenridge Close</u>	ADDRESS: <u>9725 Breckenridge Close</u>
CITY: <u>Alpharetta</u>	CITY: <u>Alpharetta</u>
STATE: <u>GA</u> ZIP: <u>30022</u>	STATE: <u>GA</u> ZIP: <u>30022</u>
PHONE: <u>(770) 318-3305</u>	PHONE: <u>(770) 318-3305</u>
CONTACT PERSON: <u>Eric Johansen</u> PHONE: <u>(678) 571-4843</u>	
CONTACT'S E-MAIL: <u>eric@inlandllc.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>+/- 1,100SF</u>
LAND DISTRICT(S): <u>6</u> LAND LOT(S): <u>257</u> ACREAGE: <u>+/- 1.09 ac</u>
ADDRESS OF PROPERTY: <u>5055 Buford Highway, Norcross, GA</u>
SPECIAL USE REQUESTED: <u>To renew SUP-07-101 for permanent use of the</u> <u>Subject Property with respect to Condition 1D, without any</u> <u>sunset time tables. All previous conditions have been met.</u>

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



October 6, 2011

Gwinnett County Board of Commissioners
75 Langley Drive
Lawrenceville, GA 30045

**Re: 5055 Buford Highway – Special Use Permit LOI
Parcel R6257 001
Gwinnett County, GA**

Dear Commissioners,

Bahram Karimi (the "Applicant and Property Owner") is seeking a **permanent Special Use Permit ("SUP")** for real property located at 5055 Buford Highway, Norcross, GA, Parcel R6257 001 (the "Subject Property"). Previously, SUP-07-101 was approved for the Subject Property in June 2009. To date, the Applicant and Property Owner has fully complied with the Conditions that were approved as part of the previous SUP and would request this Board to grant permanent SUP status for the efforts they have shown.

As with most SUP renewals, the Applicant and Property Owner did not receive any notifications from Gwinnett County (the "County") informing him that his SUP was set to expire. Within the last few months the Gwinnett County Code Enforcement Division has visited the property and cited the existing tenant, Aztec Stone Empire, with citations, one being for not complying with the Conditions of the SUP. After further research and discussions with the Code Enforcement Officer and the County Planning Staff, it was determined that the SUP had expired. All other issues that were brought up to the existing tenant have been fully addressed and remedied. Upon approval of this SUP request, Aztec Stone Empire will continue to remain as the tenant on the Subject Property.

The Applicant and Property Owner had no intentions of not meeting his obligations to the County and letting the SUP expire. As with other properties he owns that have had SUP's, it was a usual and customary practice of receiving notice from the County roughly three months prior to the expiration of the SUP and then he would file for renewal or permanent SUP status at the appropriate times to avoid the expiration of previously granted approvals. The Applicant and Property Owner is taking full responsibility for this and wants to correct this issue by filing this request for a permanent SUP status on the Subject Property given that he has fully complied with the previous requests from the County.

We respectfully request this Board's approval of this request and would be happy to meet with the appropriate parties from the County Staff to further discuss this SUP Application.

Thank you for your consideration of this request.

Sincerely,



Inland Group, LLC
Agent for the Applicant and Property Owner



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