

SPECIAL USE PERMIT APPLICATION

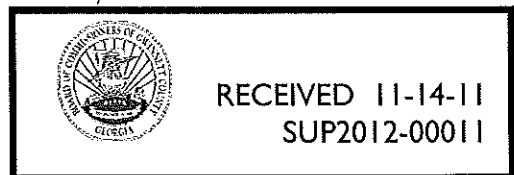
AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Cynthia Martinez</u>	NAME: <u>Danilo Martinez</u>
ADDRESS: <u>2627 Old Norcross Rd</u>	ADDRESS: <u>2627 Old Norcross Rd.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30044</u>	STATE: <u>GA</u> ZIP: <u>30044</u>
PHONE: <u>770-873-8487</u>	PHONE: <u>770-778-5545</u>
CONTACT PERSON: <u>Danilo Martinez</u> PHONE: <u>770-778-5545</u>	
CONTACT'S E-MAIL: <u>cynthiamartinez@windstream.net</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>R-75</u>	BUILDING/LEASED SQUARE FEET: <u>1,883sqft</u>
LAND DISTRICT(S): <u>7</u>	LAND LOT(S): <u>41</u> ACREAGE: <u>0.3461</u>
ADDRESS OF PROPERTY: <u>2627 Old Norcross Rd. L-16 BC The Wildings 4</u>	
SPECIAL USE REQUESTED: <u>Group Day Care</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED



Lawyers Title Insurance Corporation

ATLANTA BRANCH OFFICE

BOOK 8807 PAGE 86

WARRANTY DEED

STATE OF GEORGIA COUNTY OF DEKALB

THIS INDENTURE, Made the 18th day of May, in the year one thousand nine hundred ninety-three, between

Christina Aggrey

of the County of Gwinnett, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Danilo Martinez

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of ten dollars and other valuable considerations. (\$10.00) DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, convey and confirm unto the said Grantee,

COPY

All that tract or parcel of land lying and being in Land Lot 41 of the 7th Land District of Gwinnett County, Georgia being Lot 16, Block C of the Wildings Subdivision, Unit Four, as per plat thereof recorded in Plat Book 35, Page 7 of the public records of Gwinnett County, Georgia, which said plat is incorporated herein by reference and made a part hereof.

Above described property is also known as 2627 Old Norcross Road according to the present system of numbering houses in the County of Gwinnett.

This deed is conveyed subject to Security Deed to BancPlus Mortgage Corp. dated January 1, 1987, filed for record on February 11, 1987 in Deed Book 4104, Page 140 Gwinnett County, Georgia records. Assignment to Independence One Mortgage Corp. dated March 1, 1989, filed for record on April 24, 1989 in Deed Book 5441, page 320 Gwinnett County, Georgia records.

GWINNETT CO, GEORGIA REAL ESTATE TRANSFER TAX

\$ 17.00

GARY R YATES CLERK OF SUPERIOR COURT

FILED & RECORDED CLERK SUPERIOR COURT GWINNETT COUNTY, GA.

93 MAY 28 AM 8:00

GARY R. YATES, CLERK

BERNARD & ASSOCIATES, P.C. ATTORNEYS AT LAW 2860 MEMORIAL DR., S.E. ATLANTA, GEORGIA 30317

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

[Signature]

[Signature] (Seal) Christina Aggrey (Seal)

Notary Public, DeKalb County, Georgia My Commission Expires December 6, 1993

052968 (Seal)

RECEIVED NOV 14, 2011 GWINNETT PLANNING DIVISION

RECEIVED 11-14-11 SUP2012-00011

1.) THIS MAP OR PLAT IS CERTIFIED TO THE NAME BELOW AND/OR INSURER OR MORTGAGOR. NO LIABILITY IS ASSUMED TO THIRD PARTIES. NO ABSTRACT OF TITLE WAS PERFORMED.

2.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 10,000+ FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 108,892 FEET.

3.) A THEODOLITE READING DIRECTLY TO 03 SECONDS, AND AN ELECTRONIC DISTANCE METER READING DIRECTLY TO .005 FEET WERE USED TO CONDUCT THIS SURVEY.

4.) THE UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS PERFORMED AND MAY NOT COMPRISE ALL UTILITIES ON OR ADJACENT TO THE PROPERTY, EITHER IN SERVICE OR ABANDONED. FURTHERMORE THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION INDICATED, AS ASSUMPTIONS WERE MADE AS TO THE DIRECTION AND LOCATION. A DETAILED STUDY BY A COMPANY EQUIPPED AND QUALIFIED TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES MAY INDICATE A DIFFERENT DIRECTION, LOCATION OR TYPE.

5.) THE BUFFERS, EASEMENTS, AND SETBACKS SHOWN HEREON WERE TAKEN FROM INFORMATION THAT WAS AVAILABLE AT THE TIME THE SURVEY WAS DONE AND MAY NOT BE ACCURATE AS TO THE EXTENT OR EXACT LOCATION OF ALL EASEMENTS ON SITE.

6.) THIS PARCEL IS IN ZONE "X" AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13135C0086F PANEL 86 OF 155 COVERING GWINNETT COUNTY, GEORGIA EFFECTIVE DATE SEPTEMBER 29, 2006.

7.) ZONING: R-75 (SINGLE -FAMILY RESIDENTIAL)

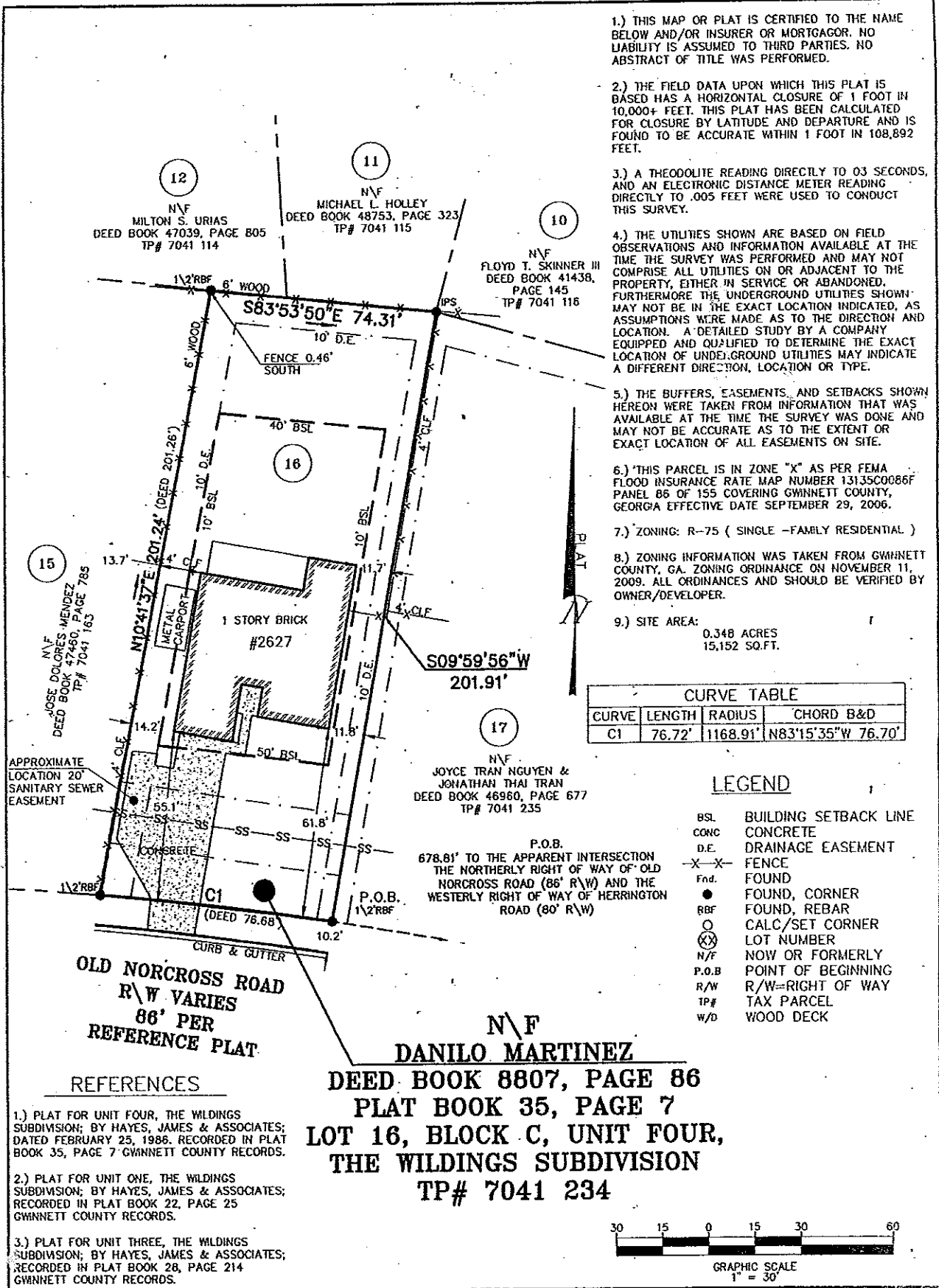
8.) ZONING INFORMATION WAS TAKEN FROM GWINNETT COUNTY, GA. ZONING ORDINANCE ON NOVEMBER 11, 2009. ALL ORDINANCES AND SHOULD BE VERIFIED BY OWNER/DEVELOPER.

9.) SITE AREA:
0.348 ACRES
15,152 SQ.FT.

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD B&D
C1	76.72'	1168.91'	N83°15'35"W 76.70'

LEGEND

- BSL BUILDING SETBACK LINE
- CONC CONCRETE
- D.E. DRAINAGE EASEMENT
- X-X- FENCE
- Fnd. FOUND
- FOUND, CORNER
- FOUND, REBAR
- ⊗ CALC/SET CORNER
- ⊙ LOT NUMBER
- N/F NOW OR FORMERLY
- P.O.B POINT OF BEGINNING
- R/W R/W=RIGHT OF WAY
- TP# TAX PARCEL
- W/D WOOD DECK



REFERENCES

- 1.) PLAT FOR UNIT FOUR, THE WILDINGS SUBDIVISION; BY HAYES, JAMES & ASSOCIATES; DATED FEBRUARY 25, 1986. RECORDED IN PLAT BOOK 35, PAGE 7 GWINNETT COUNTY RECORDS.
- 2.) PLAT FOR UNIT ONE, THE WILDINGS SUBDIVISION; BY HAYES, JAMES & ASSOCIATES; RECORDED IN PLAT BOOK 22, PAGE 25 GWINNETT COUNTY RECORDS.
- 3.) PLAT FOR UNIT THREE, THE WILDINGS SUBDIVISION; BY HAYES, JAMES & ASSOCIATES; RECORDED IN PLAT BOOK 28, PAGE 214 GWINNETT COUNTY RECORDS.

DANILO MARTINEZ
DEED BOOK 8807, PAGE 86
PLAT BOOK 35, PAGE 7
LOT 16, BLOCK C, UNIT FOUR,
THE WILDINGS SUBDIVISION
TP# 7041 234

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 LAW.



Advance Survey, Inc.
634 N. CLAYTON STREET
LAWRENCEVILLE, GA. 30046
OFFICE: (770) 995-0938
FAX: (770) 995-8421



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ADVANCE SURVEY Inc.
ALL MATTERS OF TITLE EXCEPTED

BOUNDARY SURVEY FOR:
CINTHYA MARTINEZ
DBA CINTHYA'S ANGELS
FAMILY CHILD CARE

RECEIVED	SCALE 1:41=30
DISTRICT	17TH DISTRICT
SECTION	DRAWN BY: BEH
COUNTY	GWINNETT
STATE	GEORGIA
	CHK BY: ASH
	PC: RG
	JOB NO: 0090138

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO SECTION 1702 OF THE 1985 ZONING RESOLUTION, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, Because there will be no charges in the property.

- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

No, Because I have been doing this for a number of years.
Family child care home 8 years at the same location, and
Group Day Care Home for 1 1/2 years.

- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

Yes, Because I have been using it as a Family Child Care
for over 8 years, and Group Day Care for 1 1/2 years.

- (D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, Because there's only going to be 12 kids and come at
different hours and I don't have any bus stop near my house,
my driveway is big, and no report accidents

- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

Yes, Because It's still going to be a residence

- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED SPECIAL USE PERMIT:

I here will be no changes



Cinthy's Angels Group Day Care

Land District 7, Land Lot 41, Parcel 234.

2627 Old Norcross Rd. Lawrenceville, GA 30044

(tel) 770-873-8487

cinthysangelsgdc@gmail.com

November 01, 2011

Gwinnett County

Department of Planning & Development Planning Division

446 West Crogan Street, Lawrenceville, GA 30045-2440

RE: LETTER OF INTENT (SUP2010-00005)

Gentlemen:

A special use permit is requested for this property so that I can grow professionally and offer a high quality service to care for more children (12). Now that I've been working in a Family Day Care for 8 years and 1 in a Group DayCare I've been able to gather experience. I also have the necessary capacity and I didn't have to make any modifications.

The acreage of the tract is 0.3461 acres

The number of the Lot: L 16 (Playground, Outdoor,art work,learning room, classroom)

The number of parking spaces: There will be 9 Parking Spaces.

The building height will be 1 story.

No change in existing buffers is planned or proposed.

The property will utilize Gwinnett Co. Water Resources (Backflow Prevention).Electrical power will be furnished by Jackson EMC, Telephone by AT &T, and Natural Gas by SCANA Energy.

Sincerely,

Cinthy Martinez

Owner- Director



RECEIVED 11-14-11
SUP2012-00011

SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

*Yubelut
Cynthia Martinez*

Signature of Applicant

11/05/2011

Date

Davico Ramirez
Cynthia Martinez

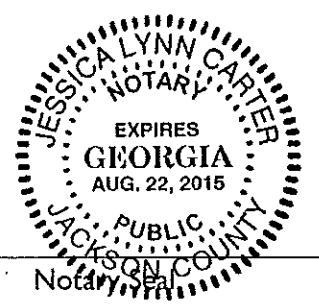
Type or Print Name and Title

Jessica Carter

Signature of Notary Public

11/05/2011

Date



SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

Cynthia Martinez

Signature of Property Owner

11/05/2011

Date

Cynthia Martinez, Davico Captain

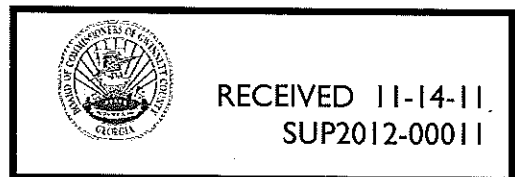
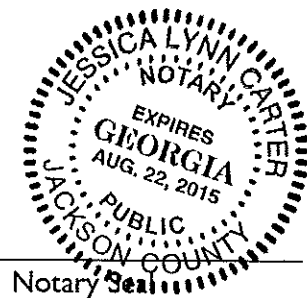
Type or Print Name and Title

Jessica Carter

Signature of Notary Public

11/05/2011

Date



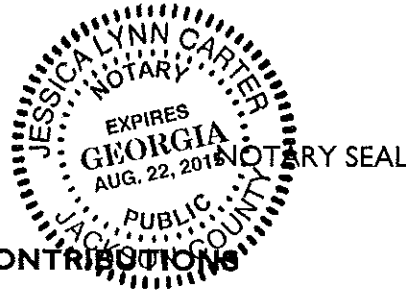
CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT

The undersigned below, making application for a Special Use Permit, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Cinthya Martinez 11/05/2011 Cinthya Martinez
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE
 ATTORNEY OR REPRESENTATIVE

Jessica Carter 11/05/2011
 SIGNATURE OF NOTARY PUBLIC DATE



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

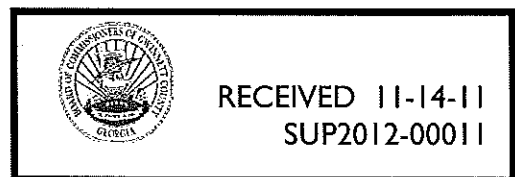
Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners or a member of the Gwinnett County Planning Commission?

YES NO Cinthya Martinez
 YOUR NAME

If the answer is yes, please complete the following section:

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

***Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.**

PARCEL I.D. NUMBER:
(Map Reference Number)

7 - 41 - 234
District Land Lot Parcel

Cinthya A. Martinez
Signature of Applicant Date

Cinthya Martinez - Owner
Type or Print Name and Title

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Nick Cole TSAIL
NAME TITLE

11/14/2011
DATE



**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(Only submit with Special Use Permit Application for a use within a residence)

I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued.

Yacub Yusuf
Cinthya Martinez

Signature of Applicant

Cinthya Martinez

Type or Print Name

11/05/2011

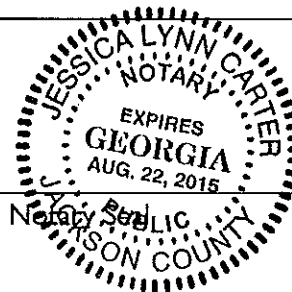
Date

Jessica Carter

Signature of Notary Public

11/05/2011

Date



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SUP2012-00011