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Gwinnett County Planning Division
Special Use Permit Application
Last Updated 10/2021

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Ben Istoc</u>	NAME: <u>same</u>
ADDRESS: <u>1992 Azalea Dr.</u>	ADDRESS: _____
CITY: <u>Lawrenceville</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: _____ ZIP: _____
PHONE: <u>(770) 262-4370</u>	PHONE: _____
EMAIL: <u>beni4jc@yourfloor.net</u>	EMAIL: _____
CONTACT PERSON: <u>Ben Istoc</u> PHONE: <u>(770) 262-4370</u>	
CONTACT'S E-MAIL: <u>beni4jc@yourfloor.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: _____	BUILDING/LEASED SQUARE FEET: _____
PARCEL NUMBER(S): <u>7090-346</u>	ACREAGE: <u>3.0020</u>
ADDRESS OF PROPERTY: <u>1992 Azalea Dr. Lawrenceville, GA, 30043</u>	
SPECIAL USE REQUESTED: <u>to build a garage/shed in front of the house, of aprox. 2100ft²</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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

PURSUANT TO REQUIREMENT OF THE UNIFIED DEVELOPMENT ORDINANCE, 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, it will be a shed used to store vehicles.

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

No, it will not impact any adjacent properties.

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

It will not affect the use of the current property.

- (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, there will not be any burdens on any of the items mentioned above.

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

Yes, the requested special use permit is in conformity of the land use plan.

- (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:

No, there is not.

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LETTER OF INTENT

Ben Istoc
1992 Azalea Dr.
Lawrenceville, GA 30043
Beni4jc10@gmail.com
770-262-4370

To whom it may concern:

I want to thank you for your time and consideration regarding my proposed project: special use permit application. My intentions are to build a shed/garage on my property to be able to store collection vehicles of sorts.

Again, thank you for your considerations.

Best Regards,

Ben Istoc

73

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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.

[Handwritten Signature]

12/29/21

Signature of Applicant

Date

Ben Istoc

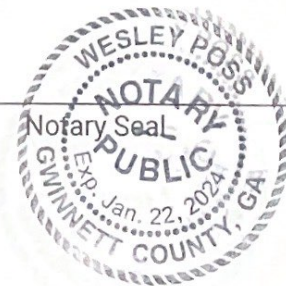
Type or Print Name and Title

[Handwritten Signature]

12/29/2021

Signature of Notary Public

Date



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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.

[Handwritten Signature] 12/29/21
Signature of Property Owner Date

Ben Ista owner
Type or Print Name and Title

Wesley Pos... 12/29/2021
Signature of Notary Public Date



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**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.

Osar 162

Signature of Applicant

Ben Istoc

Type or Print Name

12/29/21

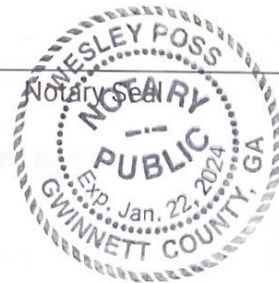
Date

Mesley Poss

Signature of Notary Public

12/29/2021

Date



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1/5/2022 9:01PM

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: _____ - 7090 - 346
(Map Reference Number) District Land Lot Parcel

[Signature] 5/4/21
Signature of Applicant Date

Ben Ista owner
Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

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)

[Signature] Tax Services Assoc. II
NAME TITLE
1-5-2022 Taxes are current.
DATE

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1/5/2022 9:01PM

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.

Ben Istoc 12/29/21 Ben Istoc
SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

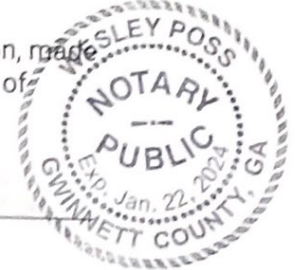
Wesley Poss 12/29/2021
SIGNATURE OF NOTARY PUBLIC DATE



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 Ben Istoc
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.

Surveyor's Notes

- THIS SURVEY IS CLASSIFIED AS A "RETRACEMENT SURVEY".
- THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA 1200 SMARTSTATION ROBOTIC INSTRUMENT ON APRIL 29, 2015.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAS A CLOSURE PRECISION RATIO OF 1" IN ±252.267.
- UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD-VERIFIED PRIOR TO ANY CONSTRUCTION AND/OR LAND DISTURBING ACTIVITIES.
- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR, IN ACCORDANCE WITH O.C.G.A. 43-15-22.
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND BASED UPON THE LOCATION OF OBSERVED APPARENT UTILITY APPURTENANCES, UTILITY MAPS AND COMPUTER FILES PROVIDED BY THE CLIENT, IF ANY, AND UTILITY MARKINGS ON THE GROUND BY OTHERS. VERIFICATION OF THE EXACT LOCATION OF UTILITIES SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
- BOTH LOTS TO BE SERVICED BY SEPTIC.
- NO EXISTING WATER EASEMENTS.
- THERE ARE NO STREAM BUFFERS ON THIS PROPERTY.
- THERE ARE NO WETLANDS ON SITE.

IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22

John G. Shepherd, Jr.
 JOHN G. SHEPHERD, JR. GA R.L.S. 2136
 DECEMBER 9, 2015



FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X"(UNSHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 13135C0046 F, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 05/07/2015 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/>. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

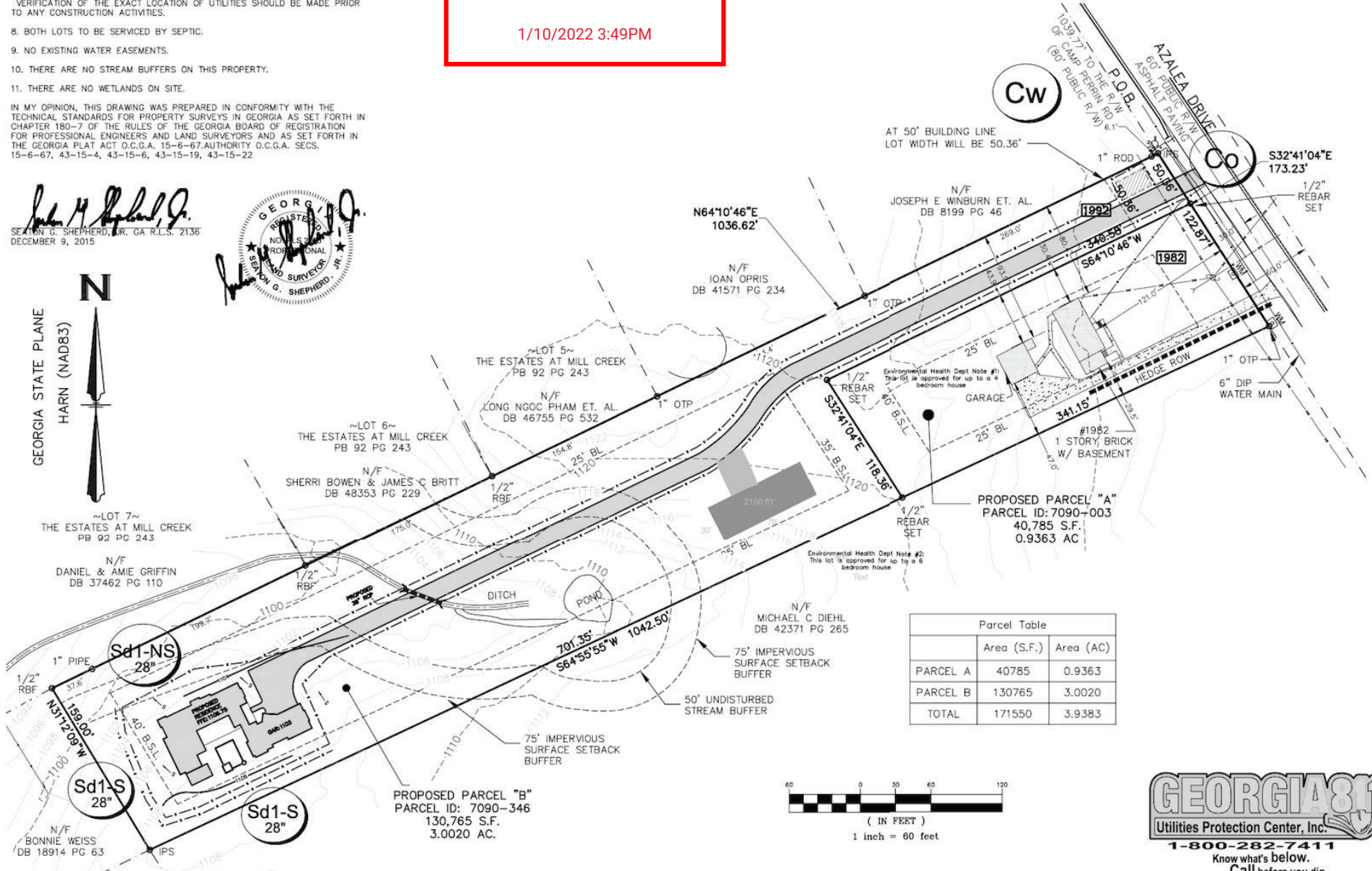
**GWINNETT COUNTY
 PLANNING AND DEVELOPMENT**

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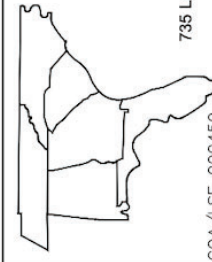
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Symbols & Abbreviations

- MONUMENT FOUND/SET
- R/W CONCR. R/W MARKER
- (R) RECORD DATA
- (C) CALCULATED DATA
- R/W RIGHT OF WAY
- B.S. BLDG SETBACK LINE
- RCR REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- L/S LANDSCAPING
- IPS IRON PIN SET
- 1/2" RFB 1/2" RE-BAR FOUND
- 1" TTP 1" TRUMP TOP PIPE FOUND
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- OTP OPEN TOP PIPE
- X-X- FENCE LINE
- PP POWERPOLE
- GUY WIRE
- L.P.A. LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- OHE-OVERHEAD ELECTRIC
- UGE-UNDERGROUND ELECTRIC
- W WATER LINE
- WM WATER MANHOLE
- WV WATER VALVE
- WMR WATER METER
- FR FIRE HYDRANT
- GV GAS VALVE
- GM GAS METER
- GMH GAS MANHOLE
- GL GAS LINE
- PB POWER BOX
- SS-SANITARY SEWER PIPING
- SM SEWER MANHOLE
- CO CLEAN OUT
- SD-SANITARY DRAIN PIPING
- SDM STORM DRAIN MANHOLE
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- OH C OVERHEAD CABLE
- BC/BOC BACK OF CURB
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- EC EDGE OF CONCRETE
- R PROPERTY LINE
- D.E. DRAINAGE EASEMENT
- L.E. LANDSCAPE EASEMENT
- S.S.E. SANITARY SEWER ESMT



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 PHONE: 770.418.9823 FAX: 770.418.9289
www.gsasurveying.com



RESIDENTIAL DRAINAGE PLAN
 FOR:
1982 AZALEA DRIVE
LAND LOT 90 OF THE
7TH DISTRICT
GWINNETT COUNTY, GEORGIA

Date of Field Survey	04/29/2015
Scale	1" = 60'
Sheet No.	2 OF 4
Job/File No.	15-04-370

Utilities Protection Center, Inc.
 1-800-282-7411
 Know what's below.
 Call before you dig.

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G. Shepherd, Jr.
SECTION 6, SHEPHERD, JR. GA R.L.S. 2136
DECEMBER 9, 2015



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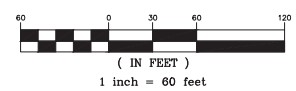
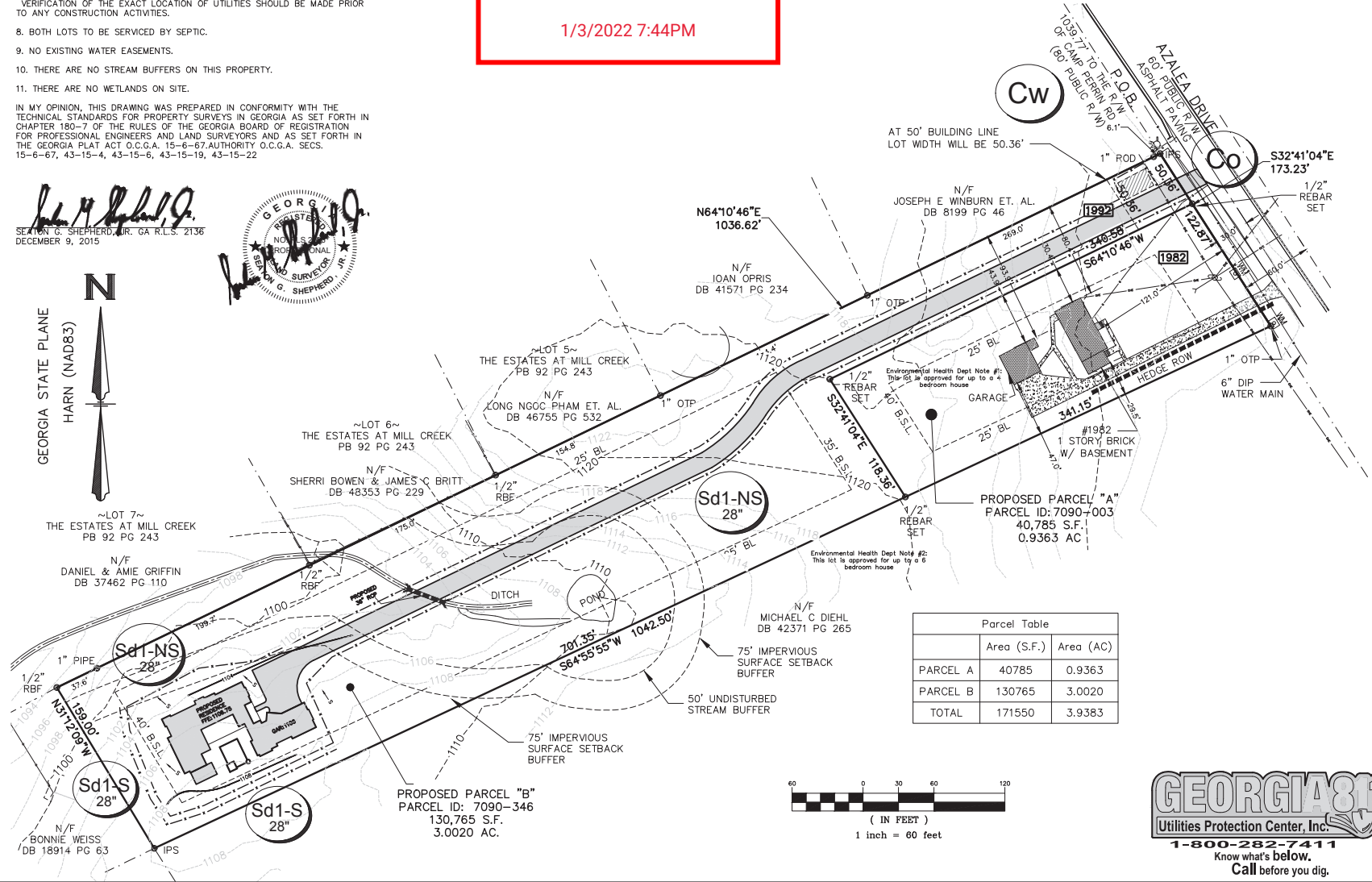
**GWINNETT COUNTY
PLANNING AND DEVELOPMENT**

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Utilities Protection Center, Inc.
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Know what's below,
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RESIDENTIAL DRAINAGE PLAN
FOR:
**1982 AZALEA DRIVE
LAND LOT 90 OF THE
7TH DISTRICT
GWINNETT COUNTY, GEORGIA**

Date of Field Survey
04/29/2015

Scale
1" = 60'

Sheet No.
2 OF 4

Job/File No.
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COA/LSF 000459

GWINNETT COUNTY
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1/5/2022 9:01PM

LEGAL DESCRIPTION
1992 AZALEA DRIVE
LAWRENCEVILLE, GA 30043

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Parcel B Azalea Dr of the 1th District of Gwinnett County, Georgia and being more particularly described as follows:

COMMENCING at a point located at the intersection of the easterly right of way of Azalea Dr (80' R/W) and the southerly right of way of GA-20 and thence south along the easterly right-of-way of Azalea Dr a distance of 1240.49 feet to an Iron Pin Found, and said point being the true POINT OF BEGINNING; from said point as thus established;

Thence, North 70 degrees 44 minutes 46 seconds East a distance of 391.39 feet to a 1/2" rebar found;
Thence, South 30 degrees 49 minutes 02 seconds East a distance of 223.49 feet to a 1/2" rebar found;
Thence, South 30 degrees 19 minutes 01 seconds East a distance of 142.00 feet to a 1/2" rebar set;
Thence, South 38 degrees 13 minutes 16 seconds West a distance of 256.52 feet to a 1/2" rebar set;

Thence, northwesterly following a curve to the left with a radius of 453.34 feet, a distance of 77.89 feet, being subtended by a line North 37 degrees 13 minutes 32 seconds West, a distance of 77.85 feet, to a point;

Thence, North 31 degrees 00 minutes 15 seconds West a distance of 453.70 feet to a 1/2" rebar found.

Said point being the TRUE POINT OF BEGINNING as shown as 1992 Azalea Dr and being Parcel 7090-346 being approximately 3.0020 acres. Lynn Shepherd by Grant Shepherd & Associates Inc.

Building Size
30' x 70' x 16' A-Frame Boxed Eave Garage Engineer Certified

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