

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Genara Reinoso</u>	NAME: <u>Genara Reinoso</u>
ADDRESS: <u>5218 Derby Way</u>	ADDRESS: <u>5218 Derby Way</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>6-789-4757</u>	PHONE: <u>6-789-4757</u>
CONTACT PERSON: <u>Santa Reinoso</u> PHONE: <u>6-205-0932</u>	
CONTACT'S E-MAIL: <u>Santa@EmpireTaxes.com</u> <u>SANTA@EMPIRE TAXES.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 checked="" type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>RM</u>	BUILDING/LEASED SQUARE FEET: _____
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>172</u> ACREAGE: <u>0.25</u>
ADDRESS OF PROPERTY: <u>5218 Derby Way Norcross, GA 30093</u>	
SPECIAL USE REQUESTED: <u>Hair Shop</u>	

**PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED**

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 DEC 12 2012

BY: .....

*2*

FEARNLEY & PRICE, LLC- DULUTH LOCATION  
2295 PARKLAKE DRIVE, SUITE 500  
ATLANTA, GEORGIA 30345  
FILE NO. 105-030782-NE  
To MSM 2/18/11  
From MSM

FILED & RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY, GA.

2011 FEB 28 PM 2:00

TOM LAWLER, CLERK

STATE OF GEORGIA  
COUNTY OF FULTON

PT-61# 067-2011-004318  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$None  
TOM LAWLER CLERK OF  
SUPERIOR COURT

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 2011 between SHAUN DONOVAN, the SECRETARY OF HOUSING and URBAN DEVELOPMENT of Washington, D.C., party of the first part and

GENARA REINOSO

of Gwinnett County, Georgia, party(ies) of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration 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 does grant, bargain, sell, alien, convey and confirm, unto the said party(ies) of the second part, and the heirs and assigns of the said party(ies) of the second part, the following described real property situated and being in the County of Gwinnett, State of Georgia, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 172 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA. BEING KNOWN AND DESIGNATED AS LOT 37, BLOCK B, BELMONT FARMS SUBDIVISION, UNIT TWO, AS PER PLAT RECORDED IN PLAT BOOK 9, PAGE 243, GWINNETT COUNTY RECORDS, WHICH PLAT IS HEREBY INCORPORATED BY REFERENCE THERETO AND MADE A PART OF THIS DESCRIPTION.

Parcel I. D. #: R6172-120  
Property Address: 5218 Derby Way, Norcross, GA 30093

BEING the same property acquired by the party of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq) and the Department of Housing and Urban Development Act (42 USC 3531 et seq).

TO HAVE AND TO HOLD the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party(ies) of the second part, forever, in fee simple, and the said party of the first part specially warrants the title to the said above-described bargained property against the unlawful claims of all persons claiming by through or under the party of the first part.

SUBJECT TO ALL covenants, restrictions, reservations, easements, conditions and rights appearing of record and subject to any state of facts an accurate survey would show.

THIS DEED NOT TO BE IN EFFECT UNTIL: February 24, 2011

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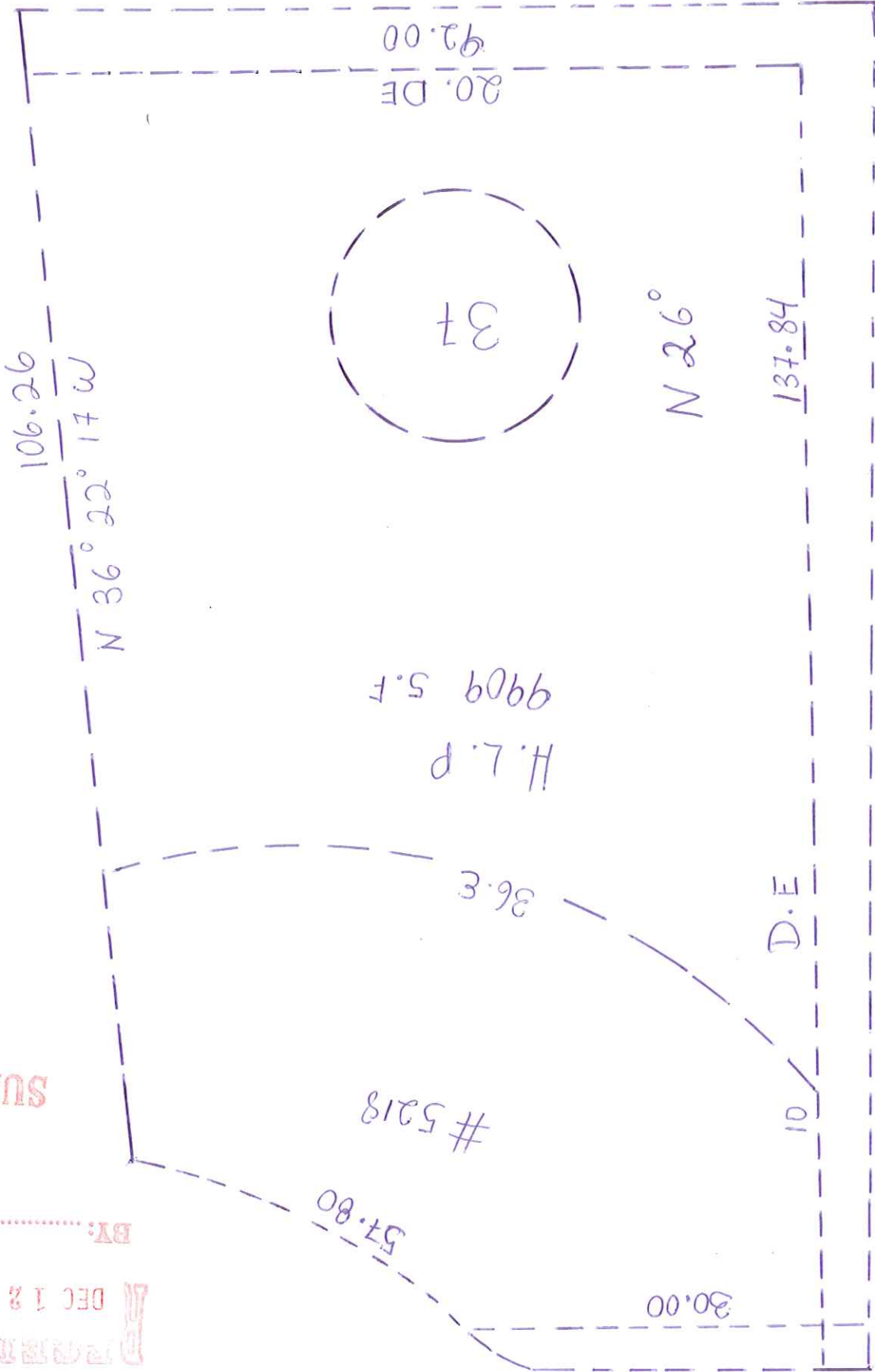
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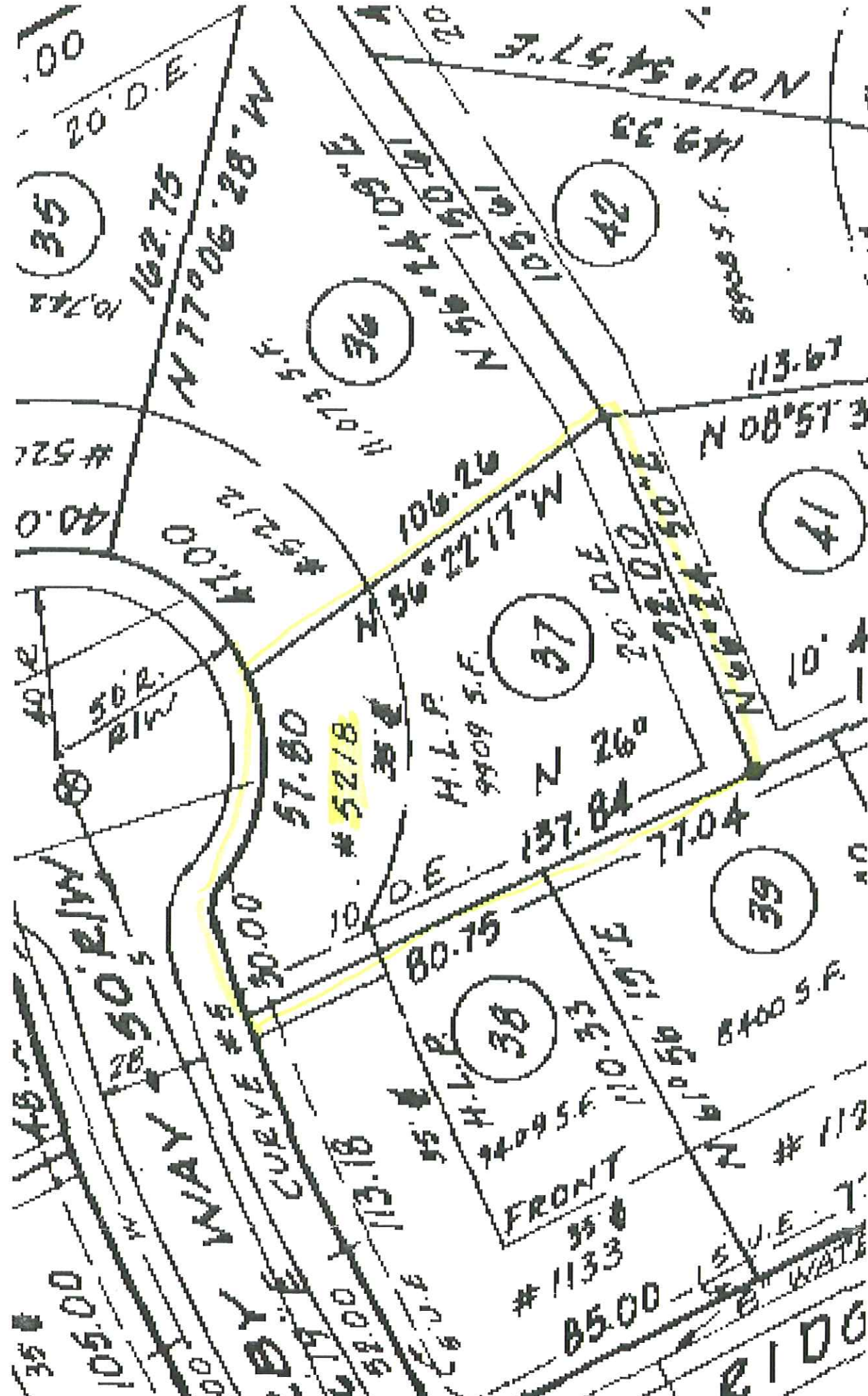
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PREPARED  
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**SPECIAL USE PERMIT APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

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:

NO

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

NO

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

NO

- (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

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

yes

- (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

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BY: .....



11/29/12

Genara Reinoso  
5218 Derby Way  
Norcross, Ga 30093

To Whom It May Concern:

This letter is to serve as a petition for Gwinnett County to allow me a special use permit for my home, to be use as a hair shop; I Genera Reinoso, owner of the residencial single family home located at 5218 Derby Way Norcross, GA 30093, I will be seeing one client at a time by appointment only, my hours will be Tuesday– Saturday between 11-5p.m.. I will not have any sign or advertising around the neighbor due to the fac that I will see client by appointment, so I need to schedule before the come in to the property.

I would like to request the county to allow me to operate my business from my home. Your attention to the matter is appreciated. Thanks in advance for your assistance.

Sincerely,

  
Genara Reinoso

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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.

Genara Reynoso  
Signature of Applicant

11/28/12  
Date

Genara Reynoso  
Type or Print Name and Title

[Signature]  
Signature of Notary Public

11/28/12  
Date



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BY: .....

**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.

*Genara Reinoso*  
Signature of Property Owner

11/28/12  
Date

Genara Reinoso  
Type or Print Name and Title

*[Signature]*  
Signature of Notary Public

11/28/12  
Date



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**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.

Genara Reinoso 11/28/12 Genara Reinoso  
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

Genara Reinoso 11/28/12 Genara Reinoso  
 SIGNATURE OF APPLICANT'S DATE TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

[Signature] 11/28/12  
 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 Genara Reinoso  
 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.



**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.

*Genara Reinoso*  
Signature of Applicant

Genara Reinoso  
Type or Print Name

11/28/12  
Date

*[Signature]* 11/28/12  
Signature of Notary Public Date



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