

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>ALEXANDRU BANCIU</u>	NAME: <u>ALEXANDRU BANCIU</u>
ADDRESS: <u>2940 HOSCH VALLEY RD</u>	ADDRESS: <u>2940 HOSCH VALLEY RD</u>
CITY: <u>BUFORD</u>	CITY: <u>BUFORD</u>
STATE: <u>GA</u> ZIP: <u>30519</u>	STATE: <u>GA</u> ZIP: <u>30519</u>
PHONE: <u>404 392 5085</u>	PHONE: <u>404 392 5085</u>
CONTACT PERSON: <u>ALEXANDRU BANCIU</u> PHONE: <u>404 392 5085</u>	
CONTACT'S E-MAIL: <u>NICK BANCIU @ YAHOO.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>RA 200</u>	BUILDING/LEASED SQUARE FEET: <u>3,200</u>
LAND DISTRICT(S): <u>1</u>	LAND LOT(S): <u>2</u> ACREAGE: <u>2.77</u>
ADDRESS OF PROPERTY: <u>2940 HOSCH VALLEY RD BUFORD</u>	
SPECIAL USE REQUESTED: <u>PERSONAL HOME CARE (Renewal)</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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**LEGAL DESCRIPTION**  
2940 Hosch Valley Road

All that tract or parcel of land lying and being in land lot 2, district 1 Gwinnett County Georgia and being more particularly described as follows:

Beginning at a point 801.3 feet from the 80' right of way of Thompson Mill Road on the westerly right of way of Hosch Valley Road (80' R/W) said point being the TRUE POINT OF BEGINNING

Thence leaving the right of way of Hosch Valley Road N76°41'45"W a distance of 440.98 feet to a point;

Thence N55°48'33"W a distance of 188.88 feet to a point;

Thence N43°59'07"E a distance 275.87 feet to a point;

Thence S05°20'09"W a distance of 97.01 feet to a point;

Thence N76°21'59"E a distance of 176.50 feet to a point;

Thence S13°16'48"E a distance of 115.00 feet to a point;

Thence N76°21'59"E a distance of 154.67 feet to a point on the westerly right of way of Hosch Valley Road;

Thence along said right of way S13°16'48"E a distance of 65.69 feet to a point;

Thence S10°33'39"E a distance of 215.38 feet to a point and the true point of beginning.

Said tract containing 2.77 acres as shown on a site plan prepared by Diversified Technical Group, LLC dated 5/5/11 (project no. 11124).

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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: NO
- (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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## **Letter Of Intent**

**Property Address: 2940 Hosch Valley Road**

**Owner: Alexandru Banciu  
4085 N. Puckett Road  
Buford, GA. 30519-5418**

**The owner intent is to convert the existing residence (RA-200) into a personal care home with a maximum of 6 beds. A SUP is required to do so with no change in zoning requested.**

**The total track size is 2.77 Acres. The number of lots is 1 and does not expect to change.**

**The number of parking spaces are currently 6 including 1 handicap as shown on the site plan.**

**Total height of the building is two stories as currently existing, no modifications are required or necessary.**

**There are no proposed changes in the building setbacks or buffers. Property currently meets all setback requirements.**

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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.

*Alexander N. Banciu*

*04/25/13*

Signature of Applicant

Date

*ALEXANDRU N. BANCIU OWNER*

Type or Print Name and Title

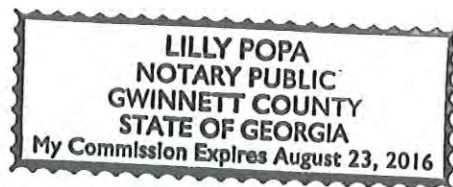
*Lilly Popa*

*4/25/13*

Signature of Notary Public

Date

Notary Seal



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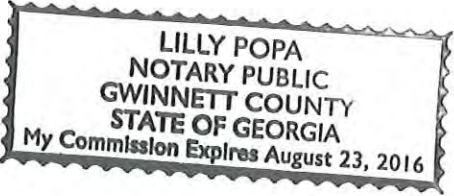
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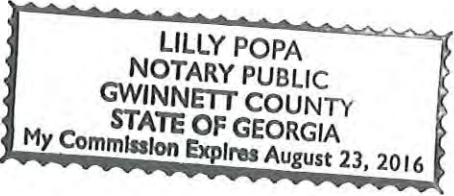
**SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION**

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.

Alexandru N. Rancu 04/25/13  
Signature of Property Owner Date

ALEXANDRU N. RANCIU 04/25/13  
Type or Print Name and Title

Lilly Popa 4/25/13   
Signature of Notary Public Date Notary Seal



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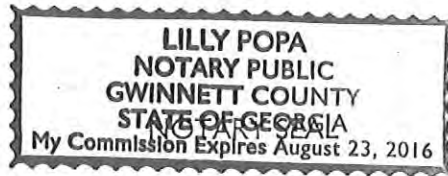
**CONFLICT OF INTEREST CERTIFICATION FOR SPECIAL USE PERMIT**

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.

Alexander N Banciu      04/25/13      ALEXANDRU N BANCIU / OWNER  
 SIGNATURE OF APPLICANT      DATE      TYPE OR PRINT NAME AND TITLE

Alexander N. Banciu      04/25/13      ALEXANDRU N. BANCIU OWNER  
 SIGNATURE OF APPLICANT'S      DATE      TYPE OR PRINT NAME AND TITLE  
 ATTORNEY OR REPRESENTATIVE

Lilly Popa      4/25/13  
 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      ALEXANDRU N. BANCIU  
 YOUR NAME

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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.

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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.

*Alexandru N. Ranciu*

*04/25/13*

Signature of Applicant

ALEXANDRU N. RANCIU

*04/25/13*

Type or Print Name

*04/25/13*

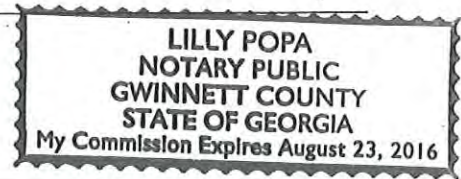
Date

*Lilly Popa*

*4/25/13*

Signature of Notary Public

Date



Notary Seal

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**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)

1      002      807  
District      Land Lot      Parcel

Signature of Applicant

Date

Type or Print Name and Title

Alexander N. Banciu      04/25/13  
ALEXANDU N. BANCIU      04/25/13

**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)

**GWINNETT COUNTY  
TAX COMMISSIONER**

Sandra D. Ullman

NAME

RECEIVED BY TITLE

4/26/13

DATE

APR 26 2013

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