

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Mariana Cristea</u>	NAME: <u>Mariana Cristea</u>
ADDRESS: <u>1643 Taylor Oaks Dr.</u>	ADDRESS: <u>1643 Taylor Oaks Dr.</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30043</u>	STATE: <u>GA</u> ZIP: <u>30043</u>
PHONE: <u>678-333-7404</u>	PHONE: <u>678-333-7404</u>
CONTACT PERSON: <u>Mariana Cristea</u> PHONE: <u>678-333-7404</u>	
CONTACT'S E-MAIL: <u>m.cristea12@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>R-100</u>	BUILDING/LEASED SQUARE FEET: <u>3500</u>
LAND DISTRICT(S): <u>7th</u>	LAND LOT(S): <u>68</u> ACREAGE: <u>2.00</u>
ADDRESS OF PROPERTY: <u>103 Russell Rd. 30043</u>	
SPECIAL USE REQUESTED: <u>for operating a personal care home allowing us to provide care for up to 6 residents</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF GWINNETT

File #: 13R21191

This Indenture made this 30th day of September, 2013 between Blanche Brooks James fka Blanche Brooks, of the County of Gwinnett, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Daniel Cristea and Mariana Cristea, as joint tenants with survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts 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 Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 68 of the 7th Land District, Gwinnett County, Georgia as shown and delineated as Tract 1-A (0.62 Acre, more or less) and Tract 2 (1.38 Acres, more or less) on plat of survey for Hattie H. Brooks by W. T. Dunahoo and Associates, L.L.C., dated August 19, 1985, last revised August 19, 2013, and being more particularly described as follows:

To find the true point of beginning, begin at an iron pin on the Northwestern right of way of Russell Road (50 foot right of way) at its intersection with the extended centerline of Pamela Kay Road; thence proceed South 23 degrees 43 minutes 30 seconds West, a distance of 15.0 feet, along the Northwestern right of way of Russell Road, to an iron pin, or place or point of beginning; thence running South 23 degrees 43 minutes 30 seconds West along the Northwestern right of way of Russell Road, a distance of 85.47 feet, to a point; thence running South 24 degrees 38 minutes 10 seconds West, along the Northwestern right of way of Russell Road, a distance of 58.51 feet, to an iron pin; thence leaving said right of way and running North 62 degrees 09 minutes 07 seconds West, a distance of 373.43 feet, to an iron pin; thence running North 82 degrees 54 minutes 52 seconds West, a distance of 200.00 feet, to an iron pin, thence running North 01 degrees 30 minutes 07 seconds West, a distance of 122.07 feet, to an iron pin; thence running South 88 degrees 50 minutes 00 seconds East, a distance of 20.0 feet, to an iron pin; thence running South 89 degrees 10 minutes 00 seconds East, a distance of 100.00 feet, to an iron pin; thence running South 89 degrees 25 minutes 00 seconds East, a distance of 50.00 feet, to an iron pin; thence running South 81 degrees 35 minutes 00 seconds East, a distance of 37.00 feet, to an iron pin; thence running South 89 degrees 25 minutes 00 seconds East, a distance of 93.20 feet, to an iron pin; thence running South 85 degrees 07 minutes 23 seconds East, a distance of 111.52 feet, to an iron pin; thence running South 05 degrees 12 minutes 00 seconds West, a distance of 113.60 feet, to an iron pin; thence running South 72 degrees 45 minutes 23 seconds East, a distance of 199.17 feet, to an iron pin on the Northwestern right of way of Russell Road, the place or point of beginning.

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 behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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 whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness
Notary Public
My Commission Expires: Exp. 01/15/2015
(NOTARY SEAL)
JERIN KILGORE
Public
GWINNETT COUNTY, GA

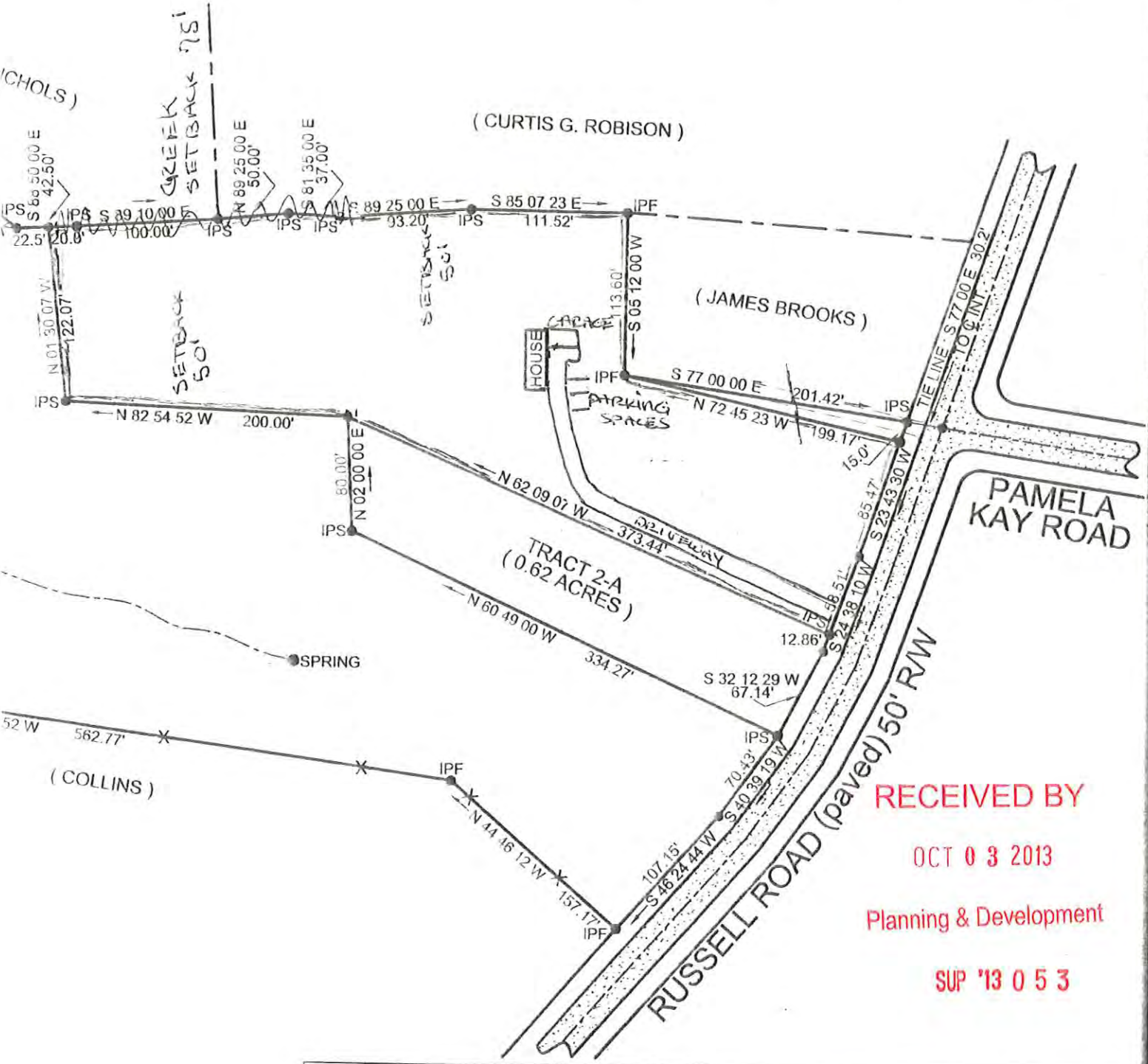
Blanche Brooks James (Seal)
Blanche Brooks James
Blanche Brooks (Seal)
fka Blanche Brooks

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ADD TRACT 2-B.
 91.
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SURVEY FOR		STATE OF GEORGIA	
<i>Mariana Cristea</i>			
LAND LOT & DISTRICT	COUNTY	SCALE	DATE
LAND LOT 68 - 7TH DISTRICT	GWINNETT	1"=100'	08-19-1985
W. T. DUNAHOO AND ASSOCIATES, L.L.C.			
P.O. BOX 183 302 W. MAY ST.			

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 it is suitable. This is a personal care home that will provide 24 hr family style living for senior adults. It is a very quiet & peaceful business.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
The proposed personal care home will not affect at all the nearby properties. This property will be very maintained, keeping the community safe.
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
It does have reasonable economic use. The home will provide level of care offered by a nursing home, at affordable prices. Our prices are very helpful for families in this tough economy.
- (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 it will not cause an excessive or burdensome use of existing streets at all. The residents do not drive, they do not have a car, we are just like a family living next door. There is no business sign.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes, the land use plan is created for the elderly residents to enjoy, be safe and feel at home. The land will be gated and the home will have a turnaround driveway.
- (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:
The service that we provide is dedicated to the elderly people that are part of the community and

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are to be treated with respect and dignity in a homelike environment. We believe the residents have the right to live in a residential home where they can feel they are part of a family. We are talking about our grandparents and parents, and we call them ours. We take care of residents that need a lot of care with daily living activities. Most of the time they stay inside or like to visit outside on the patio. They do not disturb the neighbors at all. The business will have no traffic and the driveway will have, most of the time one or two cars parked.

I would like to mention that I have had this type of business for many years in Oregon. I have great experience working with the elderly and their families, and I enjoy it. I've operated this type of business since 1990 with a break in the business because we moved to Georgia. I learned that the elderly do much better in a small facility where they get to socialize, while being in a family environment. Since I see the needs of the elderly all around me, I have decided to open this type of business here in Georgia. Not only to help but also to bring jobs to Georgia. I am asking for your approval in my endeavor.

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Letter of Intent

My name is Mariana Cristea and I am a citizen of the state of Georgia, residing with my husband Romi Cristea and our four children at 1643 Taylor Oaks Dr. Lawrenceville, GA 30043.

We bought this property located at 103 Russell Rd. Lawrenceville, GA 30043 with the intent of opening a personal care home, of up to 6 elderly resident. The property is located on a tract of 2.000 acres surrounded by trees. We intend to build a new ranch style house of approximately 3500 square feet. The property is currently zoned R100 and we have no intention of rezoning. It will be a beautiful house. It will not interfere with the neighbors, and the property will be well maintained to keep the community up. We take care of residents that need a lot of care with daily living activities, most of the time they stay inside or like to visit outside on the patio. There will be no frontage sign, so it will not look like a business. The neighbors would love to pass and see a beautiful house, and there would be no commotion since the resident do not drive. The business will cause no traffic and most of the time there will be no more than two cars in the driveway. It is a very quiet and peaceful business.

I also want to mention that I have had this type of business back in Oregon for 17 years. I have experience with the elderly, their needs and their families needs. I enjoy working with the elderly. I know they do better in a smaller facility where they get to socialize and get more personal care all the while being in a family environment. Each of my past residents was a unique individual and our policies and programs respected their dignity, spiritual well-being and independence. I have thought about and want, to open this type of business here in Georgia. I know that I will bring jobs to the citizens of Georgia. I hope to get your permission in my endeavor.

We hope to be trusted with the approval of the Special Use Permit and will not disappoint.

Thank you!
Sincerely,

Mariana Cristea

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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.



Signature of Applicant

10-03-13

Date

Mariana Cristea

Type or Print Name and Title

Nicole D Tyer

Signature of Notary Public

10/03/2013

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.



Signature of Property Owner

10-03-13

Date

Mariana Cristea

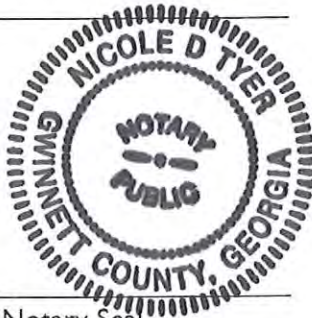
Type or Print Name and Title

Nicole D Tyer

Signature of Notary Public

10/03/2013

Date



Notary Seal

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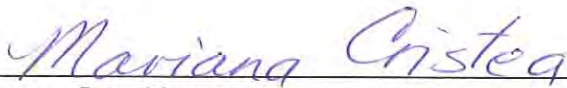
**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

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

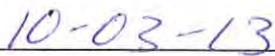
I, the undersigned applicant, understand and agree that the Special Use Permit, if approved, shall automatically terminate in the event that this property is sold, transferred or otherwise conveyed to any other party, or the business which operates the special use is sold, transferred, otherwise conveyed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



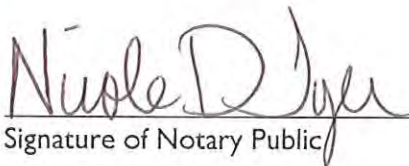
Signature of Applicant



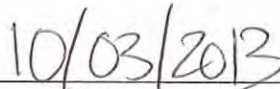
Type or Print Name



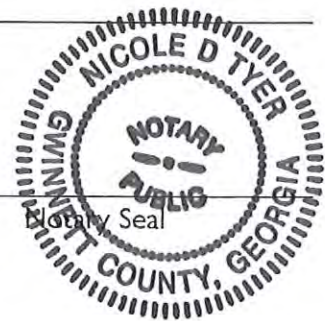
Date



Signature of Notary Public



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.

[Signature] 10-03-13 Mariana Cistea-owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

[Signature] _____ *[Signature]*
 SIGNATURE OF APPLICANT'S ATTORNEY OR REPRESENTATIVE DATE TYPE OR PRINT NAME AND TITLE

Nicole Dyer 10/03/2013
 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 Mariana Cistea
 YOUR NAME

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

NAME AND OFFICIAL 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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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: 7th - 68 - 102
(Map Reference Number) District Land Lot Parcel

[Signature] 10-02-13
Signature of Applicant Date
Mariana Cristea
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)

Jennifer O'Steen Delinquent Tax Collector
NAME TITLE
Oct. 2, 2013
DATE

103 Russell Rd. 30043
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