

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Bruna Perez A</u>	NAME: <u>Bruna Perez A</u>
ADDRESS: <u>3783 HWY 124</u>	ADDRESS: <u>3783 HWY 124</u>
CITY: <u>Snellville</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> ZIP: <u>30039</u>	STATE: <u>GA</u> ZIP: <u>30039</u>
PHONE: <u>718 207 82 69</u>	PHONE: <u>718 207-82 69</u>
CONTACT PERSON: <u>Bruna Perez</u> PHONE: <u>718 207 82 69</u>	
CONTACT'S E-MAIL: <u>wascara@msn.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>780 sq ft (salon)</u>
LAND DISTRICT(S): <u>6</u>	LAND LOT(S): <u>013</u> ACREAGE: <u>1.10</u>
ADDRESS OF PROPERTY: <u>3783 HWY 124 SNELLVILLE GA 30039</u>	
SPECIAL USE REQUESTED: <u>Home Occupation (HAIR SALON)</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

SEP 29 2014

Planning & Development

SUP '14 06 1

### LEGAL DESCRIPTION

All that tract or parcel of land, lying and being in Land Lot 13, of the 6<sup>th</sup> District in Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a point at the intersection of the northerly right-of-way of Summit View Lane (right-of-way varies) and the westerly right-of-way of Centerville Highway (a.k.a. Georgia Highway No. 124) a distance of 494.33 feet along said right of way to the True Point of Beginning; thence leaving said right of way North 80 degrees 11 minutes 46 seconds West a distance of 337.52 to an iron pin set; thence North 10 degrees 37 minutes 08 seconds East a distance of 124.82 feet to a ½" rebar found; thence South 80 degrees 04 minutes 41 seconds East a distance of 146.01 feet to a ½" rebar found; thence North 29 degrees 54 minutes 12 seconds East a distance of 25.25 feet to an iron pin placed; thence South 86 degrees 10 minutes 50 seconds East a distance of 181.95 feet to a point in the concrete located on the right of way of Centerville Highway; thence southerly along said right of way South 09 degrees 46 minutes 10 seconds West a distance of 47.24 feet to a ½" rebar found; thence continuing along said right of way South 09 degrees 46 minutes 10 seconds West a distance of 119.94 feet to a ½" rebar found which is the True Point of Beginning.

Said tract of land being lot 12, Block D, Unit I of Mountain Creek Farm and an outparcel combined to have 48,040 square feet (1.10 acres).

SUP '14 06 1

RECEIVED BY

SEP 29 2014

Planning & Development



**GENERAL LEGEND**

- SANITARY SEWER MANHOLE
- JUNCTION BOX/STORM SEWER MANHOLE
- HEADWALL
- CATCH BASINS
- STORM SEWER LINE
- SUBDIVISION LOT NUMBER
- PROPERTY CORNER
- FIELD LOCATED PIN (AS NOTED)
- SANITARY SEWER LINE
- SIDEWALK
- IRON PIN SET
- IRON PIN FOUND
- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT
- ACCESS EASEMENT
- BUILDING SETBACK LINE
- POINT OF BEGINNING
- NOW OR FORMERLY
- RIGHT-OF-WAY

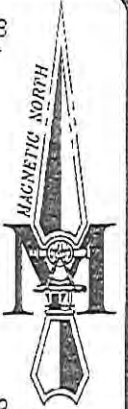
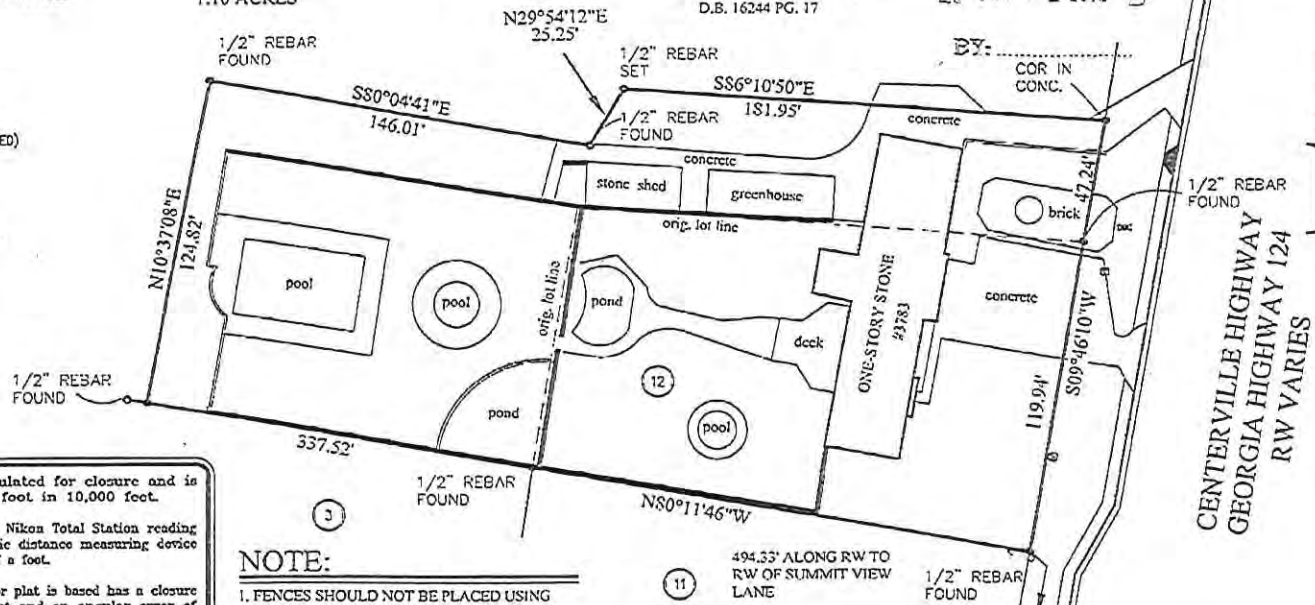
**TOTAL AREA:**

48,040 SQ. FEET  
1.10 ACRES

N/F  
NEW LIFE ASSEMBLY, INC.  
D.B. 16244 PG. 17

RECORDED  
OCT 01 2012

SUP '12 0 6 8



This map or plat has been calculated for closure and is found to be accurate within 1 foot in 10,000 feet.

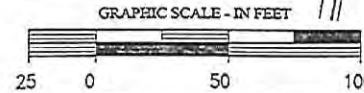
This plat has been prepared using a Nikon Total Station reading directly to 1 second and an electronic distance measuring device reading directly to 1, one hundredth of a foot.

The field data upon which this map or plat is based has a closure precision of (1) foot in +10,000 feet and an angular error of 0 seconds per angle point, and was adjusted using compass rule.

This plat was prepared for the exclusive use of the person, persons, or entity named in the certificate hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.

**NOTE:**

1. FENCES SHOULD NOT BE PLACED USING DIMENSIONS FROM HOUSE.
2. ALL MATTERS OF TITLE ARE EXCEPTED.
3. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE.
4. DEED BOOK 38379 PG. 216  
DEED BOOK 48779 PG. 140



**M** CHRISTOPHER E. MOORE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYING  
320 NORTH CLAYTON STREET - LAWRENCEVILLE, GA. 30045  
Phone: (770) 963-7418 Fax: (770) 963-7995

LOT SURVEY FOR  
**CARY CORTESE**

LOT# 12 & OUT PARCEL  
BLOCK D - UNIT 1  
MOUNTAIN CREEK FARM  
P.B. 5, PG. 141

LAND LOT 15  
6TH DISTRICT  
GWINNETT COUNTY, GA  
8-22-2012 / SCA1.E 1"-50"  
JOB# 120029



SUP '14 0 6 1

RECEIVED BY

SEP 29 2014

Planning & Development



Area  
20,889 Sq. Ft.  
0.48 Acres

N/F  
Sugar Hill Freedom Fund, LLC  
Deed Book 48779 Page 140

SUP '14 0 6 1

N/F  
Sugar Hill Freedom Fund, LLC  
Deed Book 48779 Page 140

RECEIVED BY

SEP 29 2014

Planning & Development

3

NOTES:

ALL IRON PINS INDICATED AS SET (IPS) ARE 1/2" REBAR RODS.

THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,384 FEET AND AN ANGULAR ERROR OF 4 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 158,356 FEET.

THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO. 131365C014F dated Sept. 29, 2006

LEGEND

IPF	IRON PIN FOUND
RB	REBAR
OT	OPEN TOP
HW	HEADWALL
JB	JUNCTION BOX
DI	DROP INLET
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
I.E.	INVERT ELEVATION
DWCB	DOUBLE WING CATCH BASIN
SSMH	SANITARY SEWER MANHOLE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
WV	WATER VALVE
PP	POWER POLE
B.L.	BUILDING SETBACK LINE

30'  
0' 60'

OR:  
Lenders, Inc

ICES BY:  
ociates, P.C.

YED: 8-3-09  
V: 8-4-09 BY: dc  
1"=30'

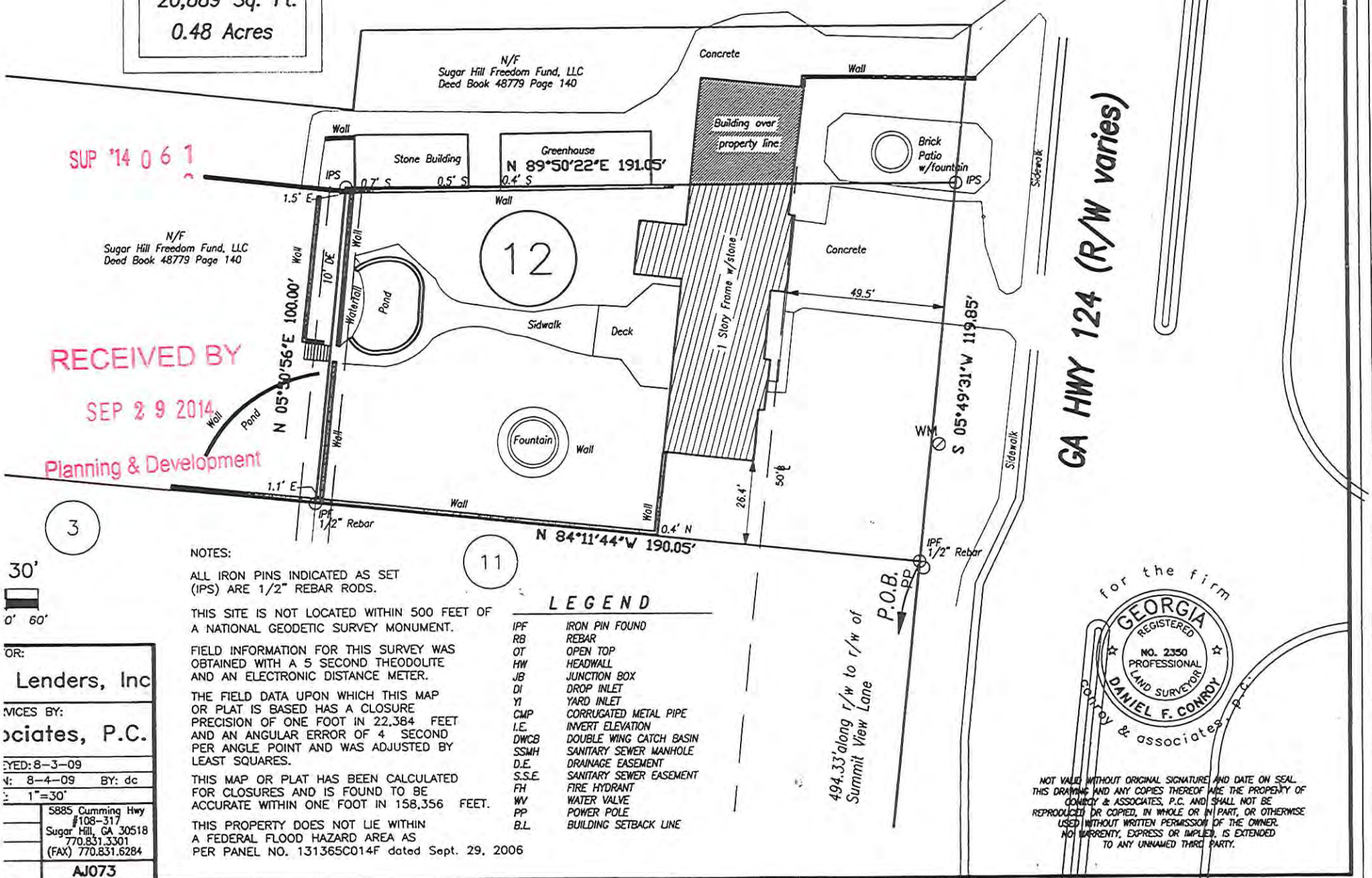
5885 Cumming Hwy  
#108-317  
Sugar Hill, GA 30518  
770.831.3301  
(FAX) 770.831.6284

AJ073

GA HWY 124 (R/W varies)



NOT VALID WITHOUT ORIGINAL SIGNATURE AND DATE ON SEAL. THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF CONROY & ASSOCIATES, P.C. AND SHALL NOT BE REPRODUCED OR COPIED, IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT WRITTEN PERMISSION OF THE OWNER. NO WARRANTY, EXPRESS OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.



**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:

\_\_\_\_\_ 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 \_\_\_\_\_

RECEIVED BY



Brunilda Perez

3783 centerville hwy

Snellville GA 30039

September 29 2014

Gwinnett county board of commissions

446 west Crogan street

Lawrenceville Ga 30046

To whom it may concern:

I Brunilda Aquino, am asking to reapprove our request for special use permit for the address located at 3783 Centerville hwy Snellville Ga 30039.

I am requesting for the continuance of my special use permit to open a 1 chair salon at the above address.

Please consider my request

Thank you for your time.

Sincerely



Brunilda Perez

SUP '14 0 6 1

RECEIVED BY

SEP 29 2014

Planning & Development

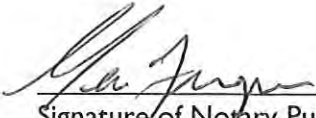
**SPECIAL USE PERMIT APPLICANT'S CERTIFICATION**

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

9/15/14  
\_\_\_\_\_  
Date

Bruna Perez Aquino  
\_\_\_\_\_  
Type or Print Name and Title

  
\_\_\_\_\_  
Signature of Notary Public

9/15/14  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Seal

SUP '14 061  
RECEIVED BY  
SEP 29 2014  
Planning & Development



**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.

*BMA*

9/15/14

Signature of Property Owner

Date

*Bruna Perez Aquino*

Type or Print Name and Title

*Mauricio O. Figueroa*

9/15/14

Signature of Notary Public

Date

Notary Seal

SUP '14 061

RECEIVED BY

SEP 29 2014

Planning & Development

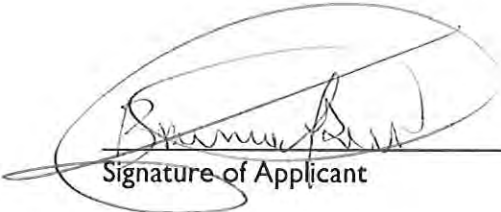




**SPECIAL USE PERMIT IN A  
RESIDENTIAL DISTRICT**

(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.

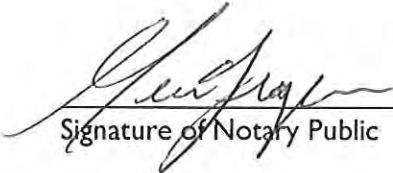


Signature of Applicant

Brunilda Perez

Type or Print Name

Date



Signature of Notary Public

9/15/14

Date

Notary Seal

SUP '14 061  
RECEIVED BY  
SEP 29 2014  
Planning & Development







**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)

6 - 013 - 062  
District Land Lot Parcel



Signature of Applicant

Date

Bruna Perez Arvino  
Type or Print Name and Title

9/19/14

**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)

Lyne Howard  
NAME

TSA-1  
TITLE

9-19-14  
DATE

SUP '14 061

RECEIVED BY  
SEP 29 2014  
Planning & Development