

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	OWNER INFORMATION*
NAME: <u>Ingrid Singh</u>	NAME: <u>Dwight Singh</u>
ADDRESS: <u>3316 Lenora Church Rd</u>	ADDRESS: <u>3316 Lenora Church Rd</u>
CITY: <u>Snellville</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> ZIP: <u>30039</u>	STATE: <u>GA</u> ZIP: <u>30052</u>
PHONE: <u>(973) 280 8121</u>	PHONE: <u>(973) 280-8122</u>
CONTACT PERSON: <u>Ingrid Singh</u> PHONE: <u>(973) 280 8121</u>	
CONTACT'S E-MAIL: <u>ingridsingh@ymail.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>1438</u>
LAND DISTRICT(S): <u>5</u>	LAND LOT(S): <u>003</u> ACREAGE: <u>1.7703</u>
ADDRESS OF PROPERTY: <u>3316 Lenora Church Rd., Snellville GA 30039</u>	
SPECIAL USE REQUESTED: <u>Personal Care Home</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 3 of the 5th District, Gwinnett County, Georgia, being Tract "A", 1.7703 acres, as shown on that particular plat of survey for Jimmy Franklin prepared by McNally and Patrick and certified by Lloyd C. McNally, Jr. G.R.L.S. No. 2040, dated 8/17/2000 and being more particularly described as follows:

BEGIN at the intersection of the easterly right of way of Lenora Church Road (60 foot R/W), with the northerly right of way of Andrea Lee Court (50 foot R/W); from the point of beginning thus established, run thence northeasterly along the easterly right of way of Lenora Church Road and following the curvature thereof an arc distance of 248.48 feet to a point; said arc being subtended by a radius of 1943.43 feet and having a chord bearing and distance of north 15 degrees 17 minutes 09 seconds east 248.31 feet; thence leaving the right of way of Lenora Church Road; run north 59 degrees 34 minutes 59 seconds east, a distance of 93.75 feet to a point, run thence south 10 degrees 63 degrees 18 seconds east, a distance of 347.63 feet to a point; run thence south 57 degrees 32 minutes 41 seconds west, a distance of 113.31 feet to a point, run thence south 40 degrees 46 minutes 00 seconds west, a distance of 95.00 feet to a point on the northerly right of way of Andrea Lee Court, thence run westerly along said right of way north 49 degrees 14 minutes 00 seconds west a distance of 220.67 feet to a point and THE TRUE POINT OF BEGINNING.

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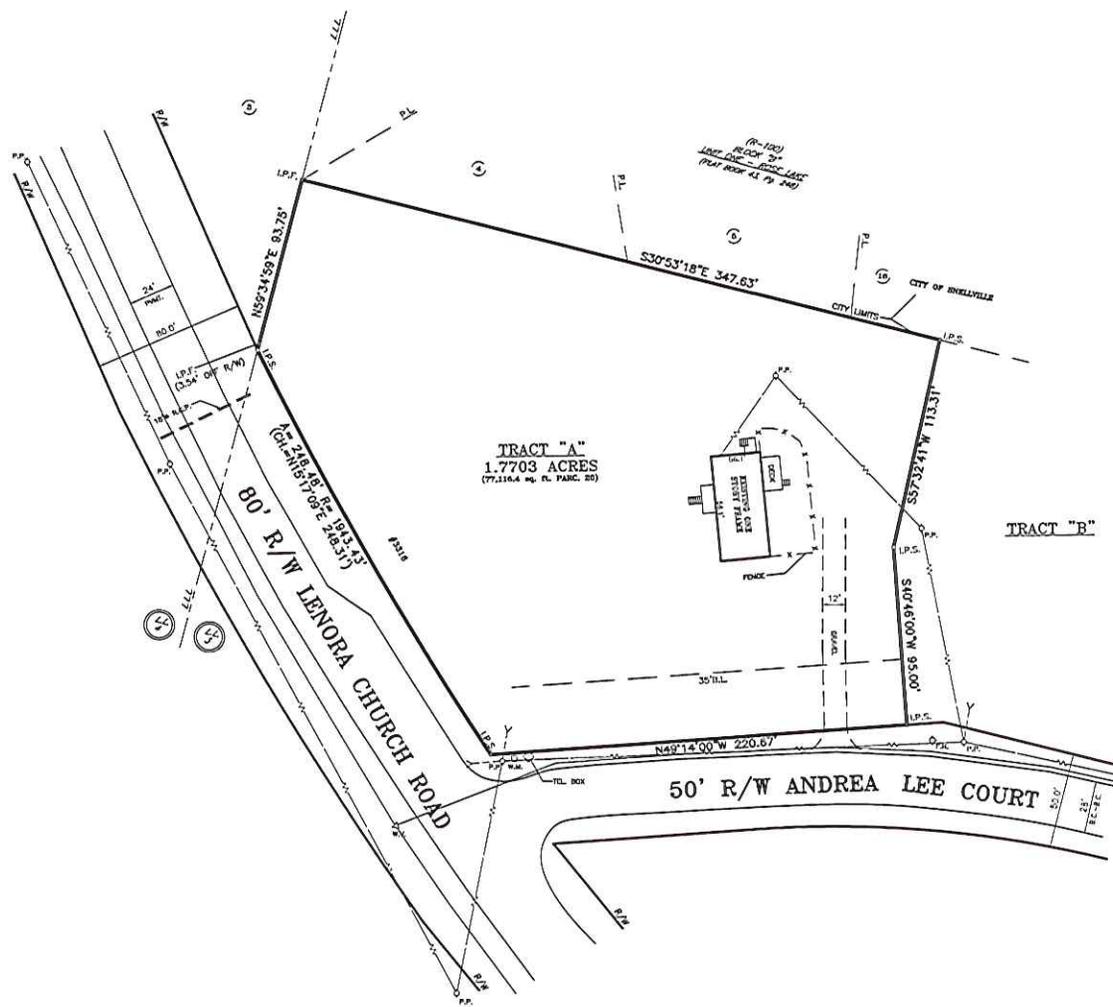
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THE FIELD DATA FROM WHICH THIS PLAT IS BASED WAS COMPLETED ON JUNE 1, 2000 AND HAD A CLOSURE PRECISION OF ONE FOOT IN 282,330 FEET AND AN ANGULAR ERROR OF 02.1" PER ANGLE POINT. DATA WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 290,672 FEET TRACT 1.

EQUIPMENT USED TO OBTAIN FIELD DATA: TOPCON & A STEEL TAPE

THIS PROPERTY DOES NOT LIE WITHIN A F.U.M. FLOOD HAZARD AREA AS PER GWINNETT COUNTY COMMUNITY PANEL No. 130322-0285C (DATED MAY 4, 1992)



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GRAPHIC LEGEND

C.B.	C.R.	D.I.	J.R.	M.W.
⊙	⊙	⊙	⊙	⊙
⊙	⊙	⊙	⊙	⊙
⊙	⊙	⊙	⊙	⊙

LEGEND

L.P.S.	IRON PIN FOUND	F.A.	IRON WIREMARK
L.P.S.	IRON PIN SET	C.B.	CATCH BASIN
P.L.	PROPERTY LINE	M.W.	MANHOLE
C.L.	CENTER LINE	D.I.	DITCH DRAIN
B.L.	BUILDING LINE	D.C.	DRAINAGE CURB
L.L.	LAND LOT LINE	S.C.	SEWER CURB
R/W	RIGHT OF WAY	C.	CONSTRUCTION CURB

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SURVEY FOR
JIMMY FRANKLIN

TOTAL AREA: 1.7703 ACRES

LAND LOT(S) 3 OF THE 5TH DISTRICT
GWINNETT COUNTY, GEORGIA
DATE: 8-17-2000
SCALE: 1"=30'

TRACT "A"-EXEMPTION PLAT FOR: M.D.M. BUILDERS;
DATED 8-05-2000; RECORDED G-12-2000 IN
PLAT BOOK 85, PAGE 70.



1505 HWY. 29 SOUTH - LAWRENCEVILLE, GA. 30044
PHONE:(770)963-8520 FAX:(770)963-3984

LAND SURVEYORS
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS

No.	REVISIONS	DATE

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, the home will be used as a primary residence and a personal care home. It will be suitable with other homes in the area.

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

Using the home as a personal care home will not affect the existing use or suitability of adjacent or nearby properties.
The home will maintain its residential appearance.

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

Yes, the property has reasonable economic use as currently zoned.

- (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:

The home will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

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

The intent is to create a Family Personal Care Home in my primary residence. This conforms with the policy and intent 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:

There are no existing or changing conditions that affects the use of the property which provide support to disapprove the proposed special use permit.

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Date: March 23, 2015

Re: Request of Special Use Permit for Personal Care Home in a Residential Home

Address: 3316 Lenora Church Road, Snellville, Georgia 30039

Property Owners: Ingrid & Dwight Singh

To Whom It May Concern

I am requesting a Special Use Permit so that I can facilitate a Personal Care Home in my primary residence located at the address above. If permitted, the home would house up to 4 residents with my husband and I residing on the property.

The home currently has 4 bedrooms, 2 bathrooms, kitchen, dining, living room and sunroom and sits on 1.7703 acres of land (LL3, 5th District, Tract A - 77,116.4 sq ft. PARC 20). The home is a one-story frame and approximately 1438 square feet. There is a 2-car carport and 2 additional parking spaces on the property. There is a storing shed and a detached garage on the property. No change in buffers is being requested.

There will be no changes to the exterior of the home. It will maintain its residential appearance. Please let me know if additional information is needed.

Thank you



Ingrid Singh
973-280-8121

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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.

Dwight Singh
Ingrid Singh _____ *3/18/2015*
Signature of Property Owner Date

DWIGHT SINGH — *PROPERTY OWNER*
INGRID SINGH — *Property Owner*
_____ _____
Type or Print Name and Title

Janessa A. Clark _____ *3/18/15*
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.

Ingrid Singh 3/18/2015 Ingrid Singh - Property Owner
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

Nanessa A. Clark 3/18/15
 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 Ingrid Singh
 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.

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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.

Ingrid Singh
Signature of Applicant

INGRID SINGH
Type or Print Name

3/18/2015
Date

Vanessa A. Clark 3/18/15
Signature of Notary Public Date



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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)

5 - 003 - RS003 001C
District Land Lot Parcel

Sigrid Singh 3/18/2015
Signature of Applicant Date

INGERID SINGH - PROPERTY OWNER
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)

Rhonda Jacoby TSAT
NAME TITLE
3/18/15
DATE

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