

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>BABAYEMI Oshimolunje</u>	NAME: <u>BABAYEMI Oshimolunje</u>
ADDRESS: <u>3883 RIDGE GROVE WAY</u>	ADDRESS: <u>3883 Ridge Grove Way</u>
CITY: <u>SWANEE</u>	CITY: <u>Swanee</u>
STATE: <u>GA</u> ZIP: <u>30024</u>	STATE: <u>GA</u> ZIP: <u>30024</u>
PHONE: <u>6785232712</u>	PHONE: <u>6785232712</u>
CONTACT PERSON: <u>BABAYEMI Oshimolunje</u> PHONE: <u>6785232712</u>	
CONTACT'S E-MAIL: <u>BBYEMI@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 checked="" type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER
<input type="checkbox"/> CONTRACT PURCHASER	
EXISTING/PROPOSED ZONING: <u>R100</u>	BUILDING/LEASED SQUARE FEET: <u>4,369 sqft</u>
PARCEL NUMBER(S): <u>R6015139</u>	ACREAGE: <u>1.71</u>
ADDRESS OF PROPERTY: <u>3380 Centerville Rosebud Rd Snellville</u>	
SPECIAL USE REQUESTED: <u>To use the above address as a personal care home</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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BK 46178 PG 0677

FILED & RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY, GA.

2006 FEB 21 PM 2:00

TOM LAWLER, CLERK

PT-61 # DL7-2006-005292
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 337.00

TOM LAWLER CLERK OF
SUPERIOR COURT

Return Recorded Document to:
Raimondi & Associates, LLC
3391 Town Point Drive, Suite 215
Kennesaw, GA 30144

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

File #: R05-2474

This Indenture made this 1st day of February, 2006 between John Cox, of the County of Gwinnett, State of GA, as party or parties of the first part, hereinafter called Grantor, and Nora C. Carter, 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 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 Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 15 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING TRACT THREE, CONTAINING 3.03 ACRES, EXEMPTION PLAT CENTERVILLE-ROSEBUD ROAD TRACTS, AS PER PLAT RECORDED IN PLAT BOOK 88, PAGE 13, REVISED IN PLAT BOOK 111, PAGE 140, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE.


This Deed is given subject to all easements and restrictions of record, if any.

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 behoof of the said Grantee forever in FEE SIMPLE.


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, 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



John Cox (Seal)

Notary Public



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0028010-3

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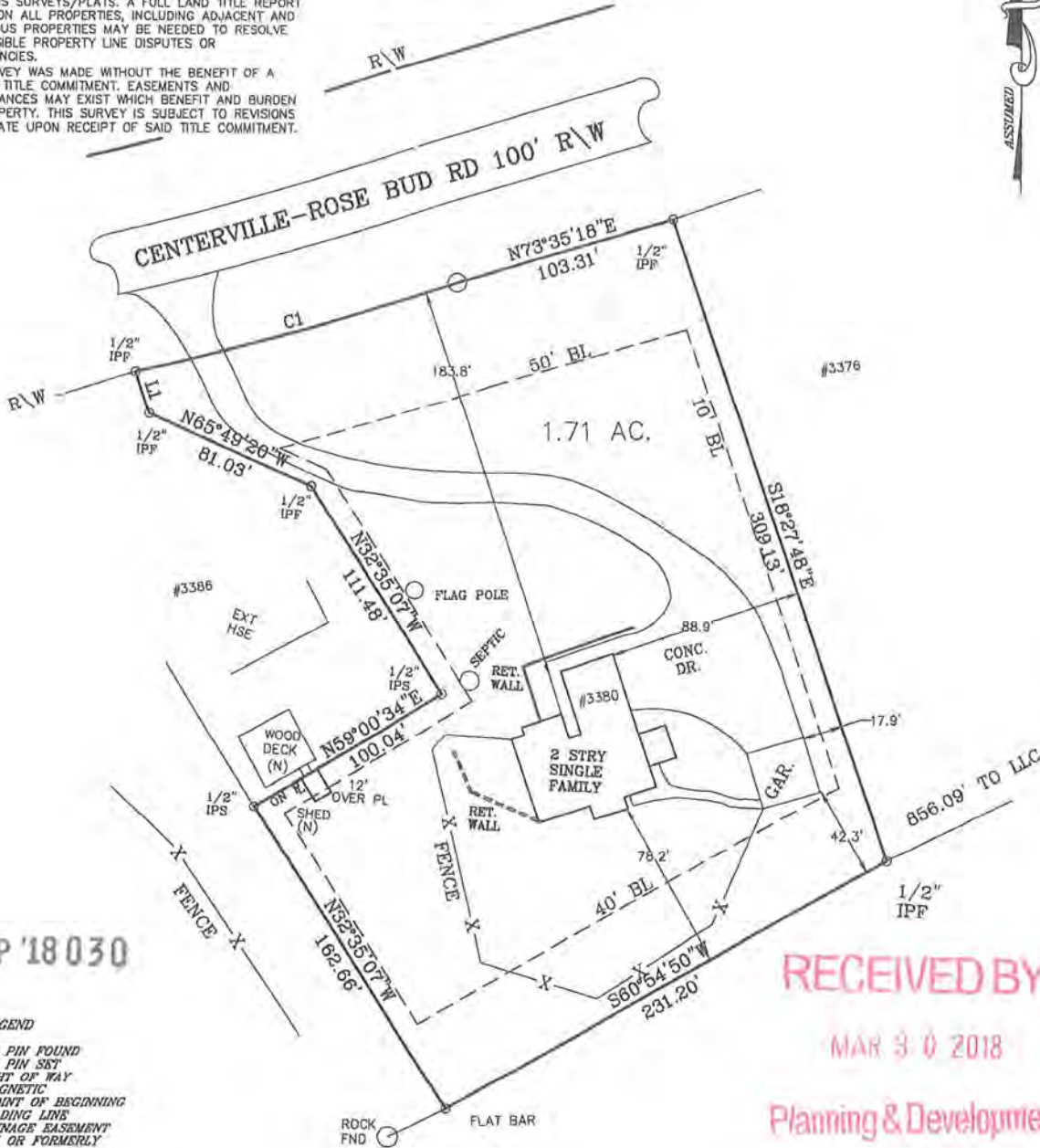
ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS SURVEY IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIRECTION
C1	152.90	1570.19	152.84	N74°21'45"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.54	N17°57'58"W



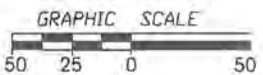
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LEGEND

- IPF=IRON PIN FOUND
- IPS=IRON PIN SET
- R/W=RIGHT OF WAY
- MAG= MAGNETIC
- P.O.B.=POINT OF BEGINNING
- B/L=BUILDING LINES
- D.E.=DRAINAGE EASEMENT
- N/F=NOW OR FORMERLY
- P = PREVIOUS
- E = EXISTING
- P/P = POWER POLE
- (N) = NEIGHBOR'S

CLOSURE DATA
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR

UTILITIES PROTECTION CENTER
 Call FREQ IN METRO ATLANTA 325-5000 THROUGHOUT GEORGIA 1-800-282-7411
 THREE WORKING DAYS BEFORE YOU DIG



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FIELD CLOSURE=1 IN 20,000+
 ANGLE POINT ERROR=< .03"
 EQUIPMENT USED=TOTAL STATION
 ADJUSTMENT METHOD=COMPASS RULE
 PLAT CLOSURE=1 IN 100,000+

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO REFERENCE PLAT.

PREPARED FOR:
YETUNDE ORIMOQU

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

J.L. SAWHNEY

1.71 AC CENTERVILLE -ROSE BUD RD		PB 111 PAGE 140
LDT: N/A	LAND LOT: 15	DATE: 03/09/2018
BLOCK:	DISTRICT: 16 TH	
SCALE: 1"=50'	COUNTY: GWINNETT, GA	JOB NO.: 3380CENTERVILLE



SAWHNEY & ASSOCIATES
 523 HASTINGS WAY JONESBORO GA 30238
 PH.# (678)-500-4356

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 _____

- (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:

_____ Yes _____

- (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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Gwinnett County Department of
Planning & Development
446 West Crogan Street, suite 250
Lawrenceville, Ga 30046

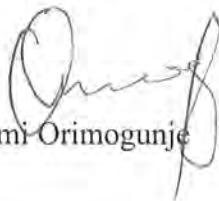
Babayemi Orimogunje
3380 Centerville Rosebud RD
Snellville Ga 30039

Letter of Intent (REQUESTING FOR SPECIAL USE PERMIT)

3380 Centerville Rosebud Rd, Snellville, GA is a single-family home that contains 4,369 sq ft and was built in 2001. It contains 7 bedrooms and 3 bathrooms.

The purpose of requesting the SPECIAL USE PERMIT is to be able to use the house for PERSONAL CARE HOME. What I intend to use the Personal Care Home for is to provide housing, food service, and one or more personal services for two or more adults who are not related to the owner or administrator by blood or marriage. "Personal Services" includes individual assistance with or supervision of self-administered medication, assistance with ambulation and transfer, and assistance with essential activities of daily living such as eating, bathing, grooming, dressing, and toileting. The plan is to accommodate at least 8 individual residents.

Thank You


Yemi Orimogunje

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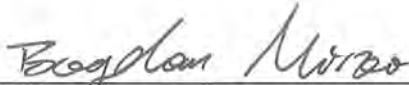
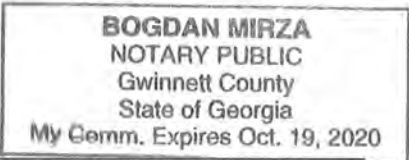
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SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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.

 3/19/2018
Signature of Applicant Date

BABAYEMI OZIMO GUNTE
Type or Print Name and Title

 3/21/18 
Signature of Notary Public Date Notary Seal

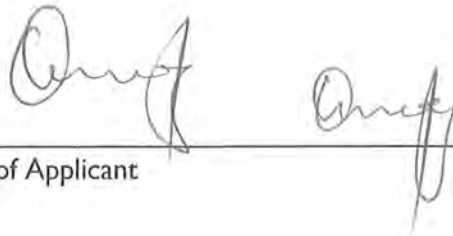
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**SPECIAL USE PERMIT IN A
RESIDENTIAL DISTRICT**

(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.



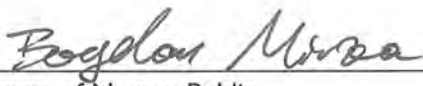
Signature of Applicant

BABAYEMI ORIMOGUNIG

Type or Print Name

3/19/2018

Date



Signature of Notary Public

3/21/18

Date

BOGDAN MIRZA
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Oct. 19, 2020

Notary Seal

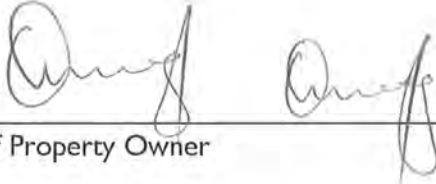
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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

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 3/19/2018
Date

BABAYEMI ORIMOCUNJE
Type or Print Name and Title


Signature of Notary Public 3/21/18
Date

BOGDAN MIRZA
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Oct. 19, 2020

Notary Seal

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