

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Robert &amp; Kim Lawrence</u>	NAME: <u>Robert &amp; Kimberly Lawrence</u>
ADDRESS: <u>4407 Alpine Ct</u>	ADDRESS: <u>4407 Alpine Ct</u>
CITY: <u>Snellville</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> ZIP: <u>30039</u>	STATE: <u>GA</u> ZIP: <u>30079</u>
PHONE: <u>(309) 267-1051</u>	PHONE: <u>(309) 267-1051</u>
CONTACT PERSON: <u>Robert Lawrence</u> PHONE: <u>(309) 267-1051</u>	
CONTACT'S E-MAIL: <u>rlawrence3@comcast.net</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>R140</u>	BUILDING/LEASED SQUARE FEET: <u>1,200</u>
PARCEL NUMBER(S): <u>4320040</u>	ACREAGE: <u>1.314</u>
ADDRESS OF PROPERTY: <u>4407 Alpine Ct</u>	
SPECIAL USE REQUESTED: <u>Accessory Building, Metal construction</u> <u>with above ground hoist for car</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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BK54161 PG0776

O'Kelley & Sorohan, Attorneys at Law, LLC  
6470 East Johns Crossing, Suite 240  
Johns Creek, GA 30097  
Attn: Marianna Ainos  
File No.: 09-052466-KF

FILED AND RECORDED  
CLERK SUPERIOR COURT  
GWINNETT COUNTY GA

16 MAR 17 PM 2:00

RICHARD ALEXANDER, CLERK

Return TO:

O'KELLEY & SOROHAN  
ATTORNEYS AT LAW, LLC  
3630 EAST JONES BRIDGE RD, SUITE 170  
NORCROSS, GA 30092

PT-61 # 067-2016-001010  
GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ 0  
RICHARD T. ALEXANDER, JR. CLERK OF  
SUPERIOR COURT

STATE OF GEORGIA  
COUNTY OF FULTON

WARRANTY DEED

THIS INDENTURE made this 15th day of January, 2016, between

Robert R. Lawrence, III

as party or parties of the first part, hereinafter called Grantor, and

Robert R. Lawrence, III and Kimberly Lawrence  
As Joint Tenants with Rights of Survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" 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 DOLLARS and other good and valuable consideration (\$10.00) 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, the following described property

All that tract or parcel of land lying and being in Land Lot 320, 4th District, Gwinnett County, Georgia, being Lot 10, Block B, Unit One, Inns Brook Subdivision, as per plat recorded in Plat Book 9, Page 47, Gwinnett County, Georgia Records, which plat is hereby referred to and made a part of this description.

This conveyance is made subject to a security deed from Grantor to Fairway Independent Mortgage Corporation dated January 15, 2016 in the amount of \$160,200.00.

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.

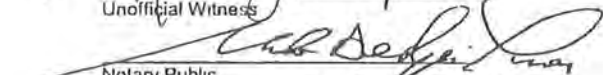
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed this 15 day of  
January 2016 in the  
presence of:

  
Robert R. Lawrence, III

X   
Unofficial Witness

  
Notary Public  
Commission expires 2-25-2019



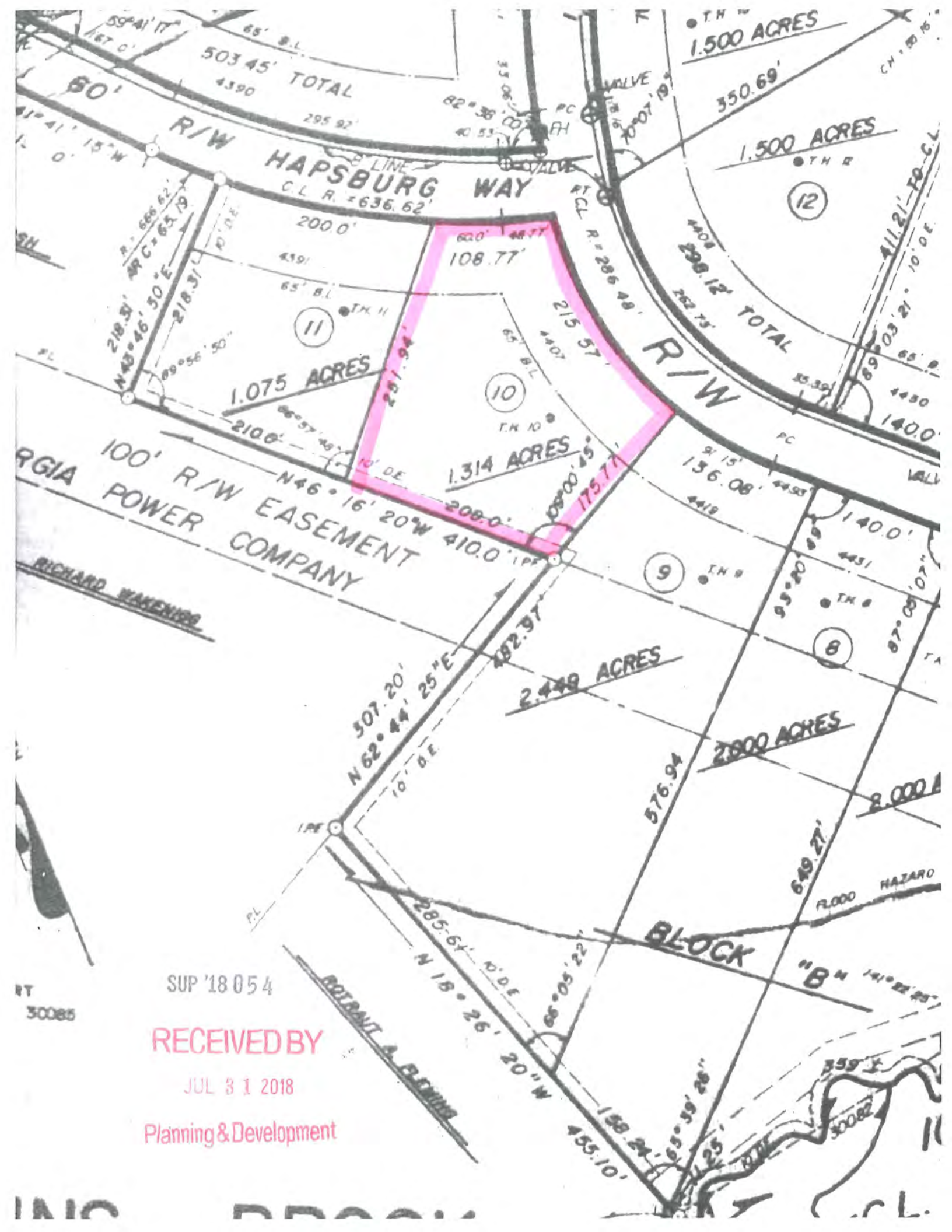
0022016

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RT  
30085

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INC

DEVELOPMENT

30082

# HAPSBURG WAY

C.L. R. = 636.62'

200.0'

620' 48.77'  
108.77'

PT. C.L. R. = 286.48'

65' B.L.

11

TR. 11

1.75 ACRES

251.94'

10

TR. 10

1.314 ACRES

216.57'

R/V

10' DE

N46° 16' 20" W 410.0'  
EASEMENT  
COMPANY

175.77'

9

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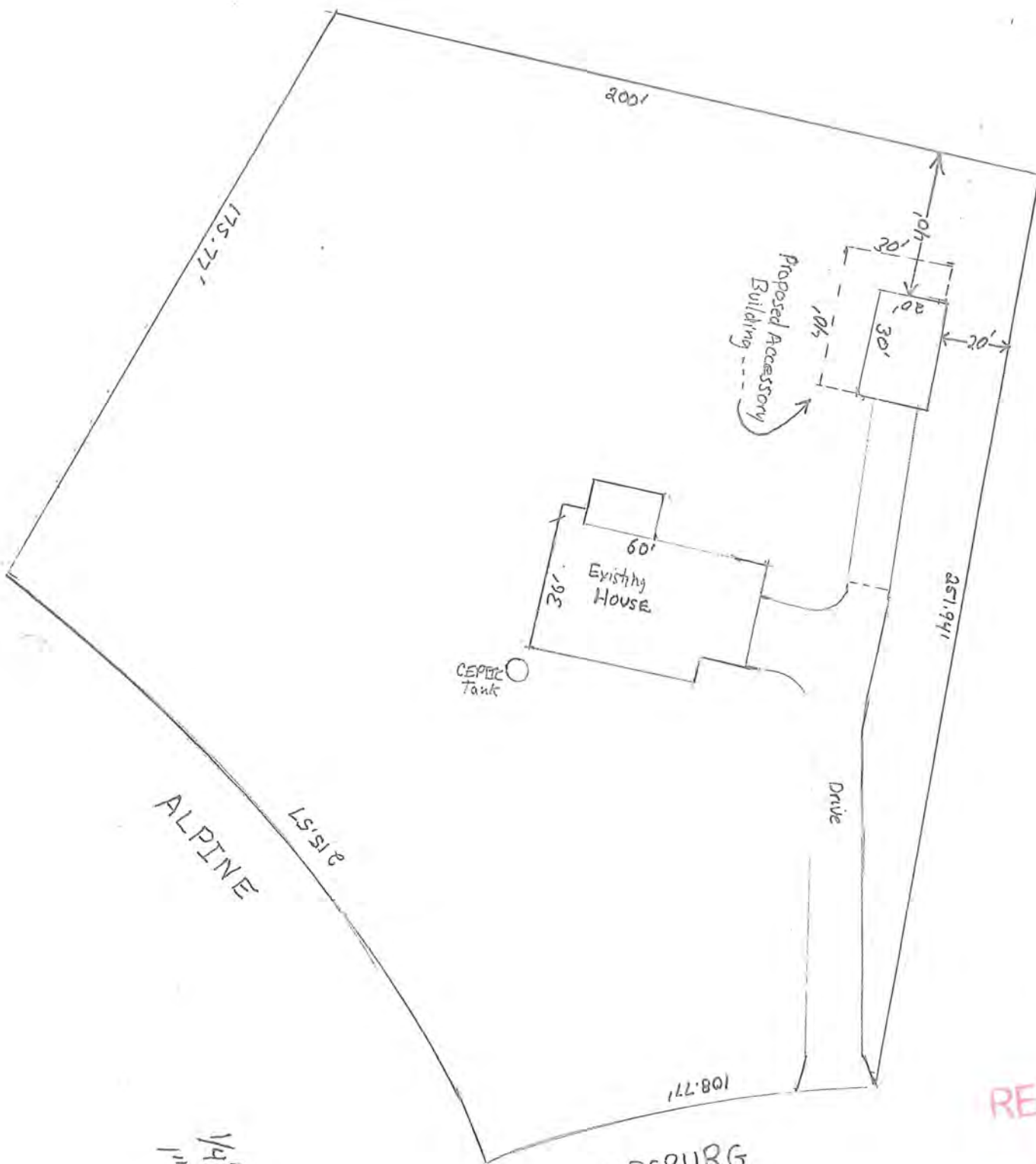
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2.449 ACRES

107.20'  
25° E

482.97'



$\frac{1}{4}'' = 10'$   
 $1'' = 40'$

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**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:

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:

Yes If allowed I will be able to work on the project cars I own.

July 22,2018

Robert Lawrence  
4407 Alpine CT  
Snellville , GA 30039

To Whom It May Concern:

I Robert Lawrence would like to make application for a special use permit.

During the past 55 years I have had the access to special work areas in order to more effectively work with my passion for many types of mechanical equipment. In short, I have college degree in Industrial Technology Education, and Automotive Technology. I am also a Master Certified Automotive Technician for more than 30 years.

This is why I am making application for an accessory building as to safely continue my passions for cars and other related mechanical projects.

I will like to propose to place a building size of 30x40 1,200sq. ft. and a ceiling height of 14ft. I am requesting building a made of steel in order to make the structure more maintenance free and tall enough in order for the use of a car hoist. I intend to have the building insulated to reduce noise and colored to match the main structure. I will be placing this building at the rear of my property. I own 1.3 acres of residential property in the Inns Brook subdivision Snellville. The construction will not encroach on any of my neighbor's property. This building will only be used for hobby interests not a business.

Thank you for your consideration.

Robert R. Lawrence III

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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.

Robert R Lawrence III July 30, 2018  
Signature of Applicant Date

Robert R Lawrence III owner  
Type or Print Name and Title

H N Mehta 30<sup>th</sup> July 18   
Signature of Notary Public Date 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.

Robert R. Lawrence III 7-30-18  
Signature of Property Owner Date

Robert R. Lawrence III owner  
Type or Print Name and Title

H N Mehta 30<sup>th</sup> July 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.

*Robert R Lawrence*

Signature of Applicant

Robert R Lawrence

Type or Print Name

7-30-18

Date

*H N Mehta*

Signature of Notary Public

30<sup>th</sup> July 18

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.

Robert R Lawrence III      7-30-18      Robert R Lawrence III      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

Linm...      30<sup>th</sup> July 18  
 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    Robert R Lawrence III  
 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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