

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>JP Alfonso Studios LLC</u>	NAME: <u>Levinson LLC</u>
ADDRESS: <u>5054 Jimmy Carter Blvd</u>	ADDRESS: <u>5055 Jimmy Carter Blvd</u>
CITY: <u>Norcross</u>	CITY: <u>Norcross</u>
STATE: <u>GA</u> ZIP: <u>30093</u>	STATE: <u>GA</u> ZIP: <u>30093</u>
PHONE: <u>470-299-4213</u> <u>770-876-4552</u>	PHONE: <u>770-309-3915</u>
CONTACT PERSON: <u>Samantha Alfonso</u> PHONE: <u>770-876-4552</u>	
CONTACT'S E-MAIL: <u>alfonso-samantha@hotmail.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 type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/> <u>Tenant</u> CONTRACT PURCHASER
EXISTING/PROPOSED ZONING: <u>SUP</u>	BUILDING/LEASED SQUARE FEET: <u>2250</u>
PARCEL NUMBER(S): <u>R6190-185</u>	ACREAGE: <u>.28</u>
ADDRESS OF PROPERTY: <u>5054 Jimmy Carter Blvd Norcross GA 30093</u>	
SPECIAL USE REQUESTED: <u>continued use for tattoo studio</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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11/25/2013 10:10 FAX

T-368 P.008/008 F-522

Jun-03-2006 10:48am From

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 190 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA, AS SHOWN ON A SURVEY FOR RAINER D. SCOTT PREPARED BY CHARLES E. RUPPE, G.R.L.S., DATED NOVEMBER 4, 1992, SAID TRACT BEING MORE PARTICULARLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHEASTERLY SIDE OF JIMMY CARTER BOULEVARD 188.47 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE NORTHEASTERLY SIDE OF JIMMY CARTER BOULEVARD WITH THE NORTHWESTERLY SIDE OF ROCKBRIDGE SCHOOL ROAD, RUN THENCE NORTH 61 DEGREES 03 MINUTES 06 SECONDS WEST ALONG THE NORTHEASTERLY SIDE OF JIMMY CARTER BOULEVARD A DISTANCE OF 60.38 FEET TO AN IRON PIN; RUN THENCE NORTH 53 DEGREES 02 MINUTES 34 SECONDS EAST A DISTANCE OF 59.92 FEET TO AN IRON PIN; RUN THENCE SOUTH 53 DEGREES 02 MINUTES 34 SECONDS WEST A DISTANCE OF 164.09 FEET TO AN IRON PIN LOCATED AT THE POINT OF BEGINNING.

1. EASEMENT FROM J.L. GRAVES, SR. TO GEORGIA POWER COMPANY DATED AUGUST 2, 1965, RECORDED IN DEED BOOK 238, PAGE 334, GWINNETT COUNTY, GEORGIA RECORDS.
2. EASEMENT FROM J.L. GRAVES, SR. TO GEORGIA POWER COMPANY DATED APRIL 15, 1968, RECORDED IN DEED BOOK 292, PAGE 600, AFORESAID RECORDS.
3. EASEMENT CONTAINED IN WARRANTY DEED FROM J.L. GRAVES TO STANDARD OIL COMPANY DATED OCTOBER 12, 1970, RECORDED IN DEED BOOK 365, PAGE 382, AFORESAID RECORDS.
4. RIGHT OF WAY DEED FROM B & C ENTERPRISES, INC. TO DEPARTMENT OF TRANSPORTATION DATED MARCH 27, 1991, RECORDED IN DEED BOOK 6455, PAGE 107, AFORESAID RECORDS.

Being that parcel of land conveyed to LEVINSON, LLC from RAINER D. SCOTT by that deed dated 08/20/1999 and recorded 08/23/1999 in deed book 19040, at page 257 of the GWINNETT County, GA Public Registry.

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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:

yes - we have been profitable for 2 years under our current SUP 2016-02061

- (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. We have made significant improvements to the building. all in line with current and future city development.

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Jp Alfonso Studios

5059 Jimmy Carter Blvd. Norcross, GA 30093

To Whom it May Concern,

I am writing this letter of intent to ask for the continued use of our zoning at 5059 Jimmy Carter Blvd., Norcross GA 30093. For the last 2 years, we have run a successful tattoo studio in compliance with all ordinances and requirements asked of us. We are mostly, by appointment only and cater to a higher level customer, in search of custom work in a relaxed setting. So far, we have received over 300, 5 star reviews on Google and Facebook and won Best of Gwinnett after only being business for 6 months. We employ 6 artists full time, and host guest artists from all over the country. We have always followed Health Department guidelines and take tremendous pride in the cleanliness and appearance of our studio. In addition to the previous, we have maintained an excellent relationship with our neighboring businesses, and refer many customers to other local stores and restaurants.

We hope that we are allowed to continue growing our studio and our reputation as one of the country's top tattoo studios. Please feel free to stop by anytime and take a look for yourselves. Thank you in advance for your consideration.

Sincerely,

Samantha Alfonso, Owner

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Levinson, LLC

To whom it may concern,

My name is Ben Levinson and I am the managing member of Levinson, LLC which owns 5059 Jimmy Carter Blvd. Norcross, GA 30093

This letter is in reference to my tenant- JP Alfonso Studios. JP and Samantha have been ideal tenants. They have invested a small fortune in the building and actually made it one of the nicest buildings on Jimmy Carter Boulevard. If you have not seen it or been inside it you will be amazed how beautiful this tattoo studio is. Whatever perceptions or prejudices you may have about a tattoo studio, just throw that out the window. It is absolutely beautiful and well run.

This operation is clean, abides by all health laws, and county ordinances. They run it the right way and I am proud to have them as a tenant. If you would like to reach me for further discussion, please feel free to call me at 770.300.0099 or email me at ben.levinson65@gmail.com



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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

9/22/18

Date

Samantha Alberso owner

Type or Print Name and Title



Signature of Notary Public

9/22/18

Date



Notary Seal

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SPECIAL USE PERMIT PROPERTY OWNER'S CERTIFICATION

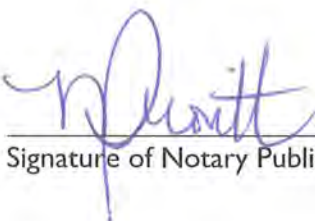
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE 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.

 LEVINSON LLC 9/20/18


Signature of Property Owner Date

Ben LEVINSON MGR Member

Type or Print Name and Title

 9/20/18

Signature of Notary Public Date



Notary Public

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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] 9/22/18 Samantha Al Russo
 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

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

[Signature] 9/22/18
 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 Samantha Al Russo
 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: 6 - 190 - R6190-185
(Map Reference Number) District Land Lot Parcel

[Signature] _____ 9/22/18 _____
Signature of Applicant Date

Samantha Albano owner _____
Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

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)

Vickie Schuby _____ TSA II _____
NAME TITLE
9/27/18 _____
DATE

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