

CHANGE IN CONDITIONS APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>SATILMIS UZBEY</u>	NAME: <u>SATILMIS UZEY</u>
ADDRESS: <u>1936 BEAVER RUIN RD</u>	ADDRESS: <u>1936 BEAVER RUIN RD</u>
CITY: <u>NORCROSS</u>	CITY: <u>NORCROSS</u>
STATE: <u>GA</u> ZIP: <u>30071</u>	STATE: <u>GA</u> ZIP: <u>30071</u>
PHONE: <u>770-895-8106</u>	PHONE: <u>770-895-8106</u>
CONTACT PERSON: <u>SATILMIS UZBEY</u> PHONE: <u>770-895-8106</u>	
CONTACT'S E-MAIL: <u>SAUZBEY@GMAIL.COM</u>	

APPLICANT IS THE:

OWNER'S AGENT
 PROPERTY OWNER
 CONTRACT PURCHASER

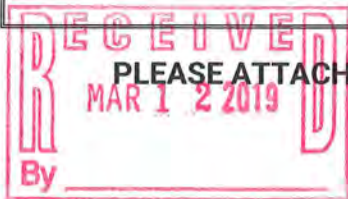
ZONING DISTRICTS(S): O-I PRIOR ZONING CASE: ^{PZ} SUP-99-104

PARCEL NUMBER(S): R6212A001 ACREAGE: 0.51

ADDRESS OF PROPERTY: 1936 Beaver Ruin Rd Norcross, GA 30071

PROPOSED CHANGE IN CONDITIONS: Glass Panel Door Condition 1-A

RESIDENTIAL DEVELOPMENT:	NON-RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLING UNITS: _____	NO. OF BUILDINGS/LOTS: _____
DWELLING UNIT SIZE (Sq. Ft.): _____	TOTAL GROSS SQUARE FEET: <u>1,898sqft</u>
GROSS DENSITY: _____	DENSITY: _____
NET DENSITY: _____	



PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

CIC '19 009

50623
00231

BK 50623 PB 0231

EXHIBIT A

LEGAL DESCRIPTION

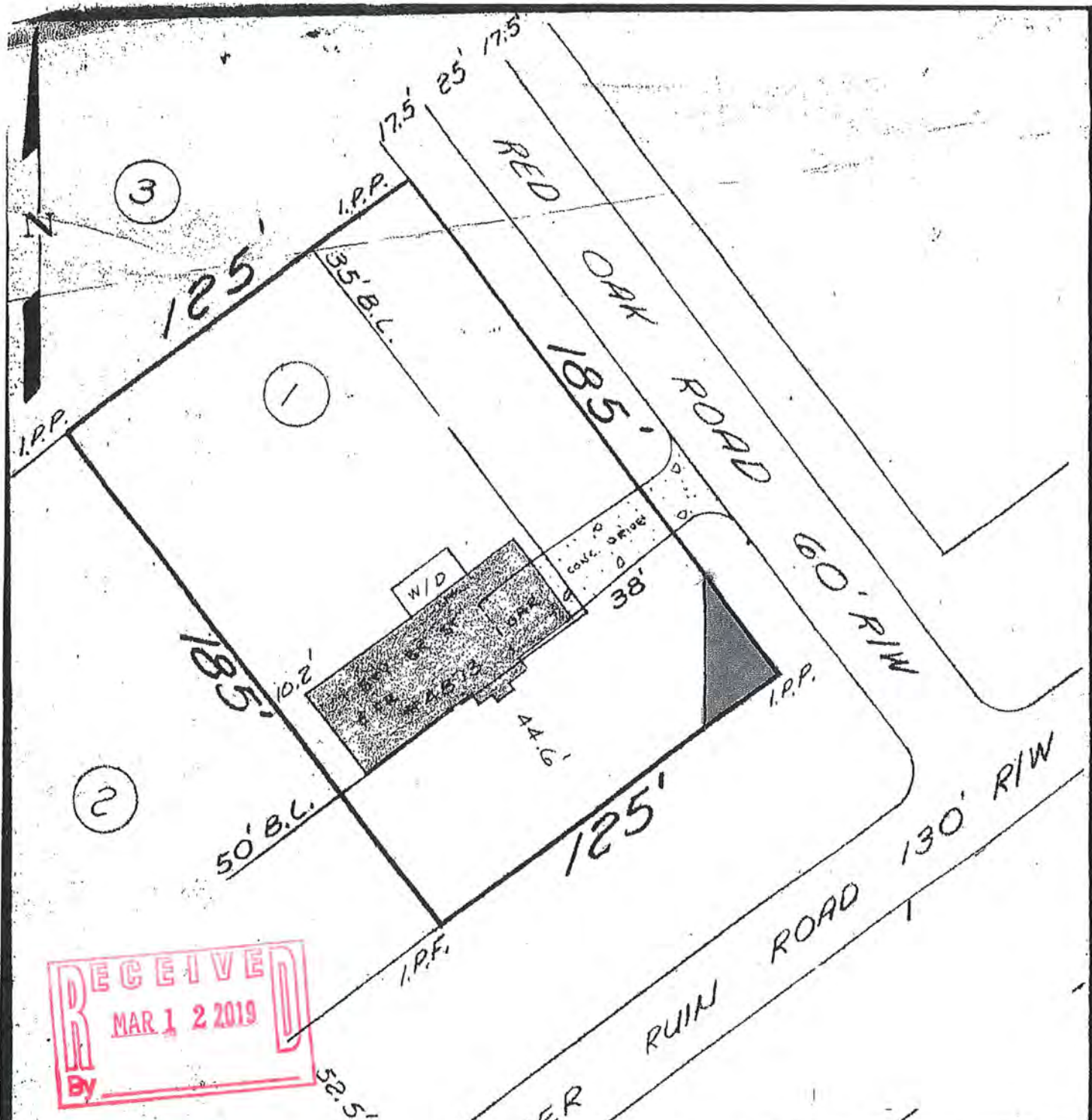
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 212 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING LOT 1, BLOCK C, BEAVER BEND ESTATE AS PER PLAT RECORDED IN PLAT BOOK N, PAGE 80, GWINNETT COUNTY RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

PROPERTY COMMONLY KNOWN AS: 1936 BEAVER RUIN ROAD, NORCROSS, GA 30071

PARCEL R6212A-001



CIC '19 009



RECEIVED
 MAR 1 2 2019
 By _____

CIC 19009

I certify that this plat
 is true and correct.

A.S. Giometti
 L.S. #1125

Dwn: F.R.A. Ckd: _____ LG

LAWRENCE L. HURLESON
 LOT 1 BLOCK C
 BEAVER BEND ESTATES
 LAND LOT 212 6 TH DISTRICT
 GWINNETT COUNTY GEORGIA
 SCALE: 1" = 40' DATE: 10-17-74

A. S. GIOMETTI & ASSOC. INC.
 #1816 ATLANTA, GEORGIA

CHANGE IN CONDITIONS APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

PURSUANT TO REQUIREMENTS 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 CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Replace of Garage Door to Installation of Glass Exterior

YES

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

NO

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

YES

- (D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

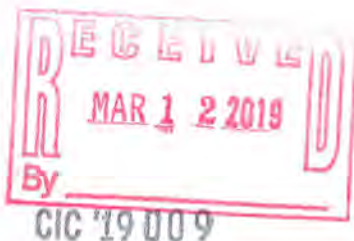
NO

- (E) WHETHER THE PROPOSED CHANGE IN CONDITIONS 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 CHANGE IN CONDITIONS:

NO



Date: March 10, 2019.

Dear Board of Directors

To Whom It May Concern:

My name is Satilmis Uzbey, I bought the property located at 1936 Beaver Ruin Road Norcross, GA 30071 in 2011 and has been vacant since the purchase. The taxes have been paid yearly on this property and never missed a deadline. I began renovating the property's exterior and there are upgrades I would like to complete for the better of the property's appearance. I have installed a glass exterior panel to replace the wooden garage door not knowing the restrictions for the exteriors conditions that is listed on the current resolution that I recently took a possession. I have spent \$5,000.00 for the glass panel that Officer Julie Carter is stating that currently Condition 1-A is being violated. Because this an O-I, commercial property, I had installed the glass panel so it's more suitable for a business. Also, I would like to pour down concrete that's 70ft in length and 30ft width that is mandatory due to the regulation requiring parking lines for cars in the front of the building. This space will be big enough for 4 parking lines through the main entrance. This property will be used for either: Health/Home/Auto Insurance Companies, Medical Offices, Attorney or Law Offices. It is currently unknown at the time being. Before the property was in really bad condition, I have replaced all the exterior to the property. I would be gratefully appreciative of the approval of this amendment requested. I present this letter to propose these amendments to the current Resolution.



3-12-19

Sevil A. Avci
[Handwritten signature]

Thank You,
Satilmis Uzbey

[Handwritten signature]



CIC '19 009

CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

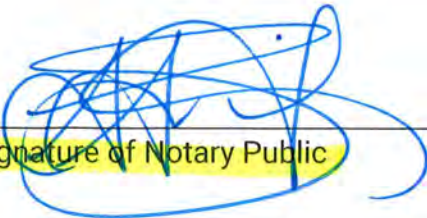
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL 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

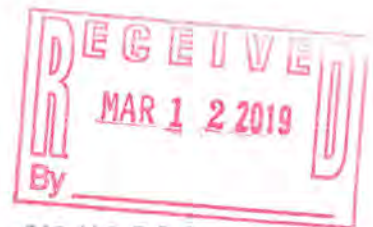
3-12-19
Date

SATILMIS UZEY-OWNER

Type or Print Name and Title


Signature of Notary Public

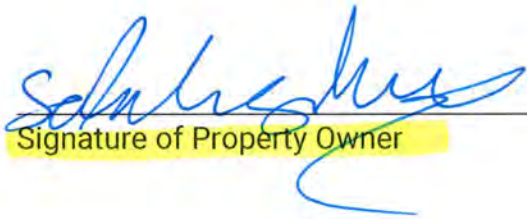
3-12-19
Date



GIC 19 009

CHANGE IN CONDITIONS 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.



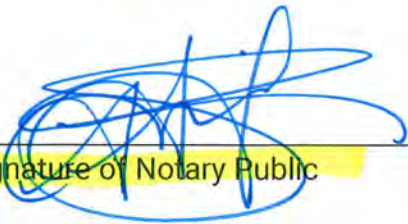
Signature of Property Owner

3-12-19

Date

SATILMIS UZBEY-OWNER

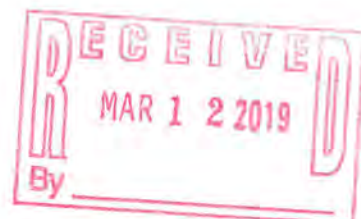
Type or Print Name and Title



Signature of Notary Public

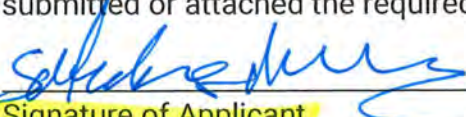
3-12-19

Date




CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, 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.

 3-12-19 Satilmis Uzbey-Owner
 Signature of Applicant Date Type of Print Name and Title

Signature of Applicant's Attorney or Representative Date Type or Print Name and Title


 Signature of Notary Public

3-12-19
 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?

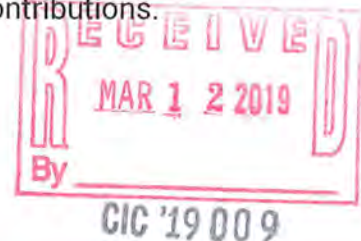
YES NO

Satilmis UZBEY
 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.



**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

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 REZONING REQUEST.**

PARCEL I.D. NUMBER: Gwinnett - 22,216 - R6212A-001
(Map Reference Number) District Land Lot Parcel

Satilmis Uzbey
Signature of Applicant

3-12-19
Date

SATILMIS UZBEY-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.*****

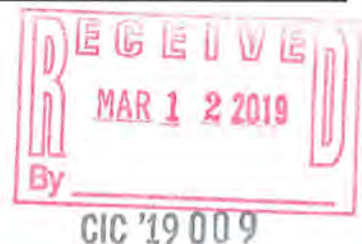
TAX COMMISSIONERS USE ONLY

(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)

Ingrid Espinal
NAME

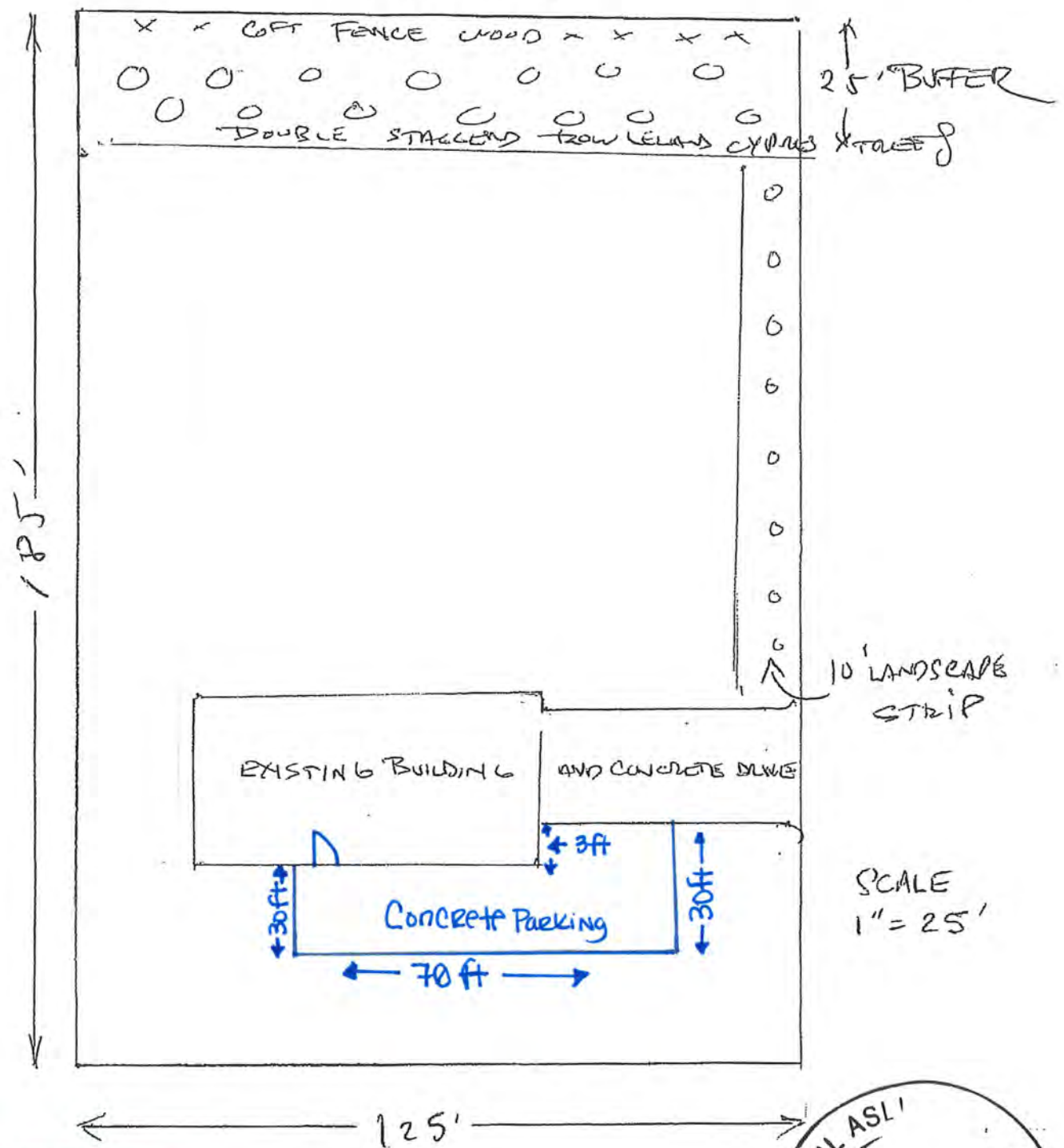
TSAI
TITLE

3/11/19
DATE



SITE PLAN
1936 BEAVER POINT ROAD
NORCROSS, GEORGIA 30096-0271
51 ACRES

[Signature]
5/4/2017



RECEIVED
MAR 12 2019
By _____

CIC '19 009

OWNER
Sattimis Uzbeny *[Signature]*

Notary
Serita A. Avca
[Signature]



EXP. 10.06.2022