

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>QUYEN TONNU.</u>	NAME: <u>QUYEN TONNU.</u>
ADDRESS: <u>1242 Cooper Rd</u>	ADDRESS: <u>1242 cooper Rd</u>
CITY: <u>Snellville GA 3007</u>	CITY: <u>Snellville.</u>
STATE: <u>GA</u> ZIP: <u>30078</u>	STATE: <u>GA</u> ZIP: <u>30078.</u>
PHONE: <u>(678) 748-6884</u>	PHONE: <u>(678) 748-6884</u>
CONTACT PERSON: <u>QUYEN TONNU.</u> PHONE: <u>(678) 748-6884</u>	
CONTACT'S E-MAIL: <u>quyentonnu 71@gmail.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-10^v</u>	BUILDING/LEASED SQUARE FEET: <u>1,100</u>
PARCEL NUMBER(S): <u>5-092-005A</u>	ACREAGE: <u>2.928</u>
ADDRESS OF PROPERTY: <u>1242 cooper Rd Snellville GA 30078</u>	
SPECIAL USE REQUESTED: <u>Accessory building over 1000square feet total is 2135sf</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

RECEIVED BY

OCT 28 2019

LEGAL DESCRIPTION
1242 Cooper Road, Snellville, Georgia 30078

All that tract or parcel of land lying and being in Land Lot 92, of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a ½ inch rebar set on the Southeasterly right-of-way of Cooper Road, said point being 715.77 feet as measured in a Northeasterly direction from the intersection of said right-of-way and the Northerly right-of-way of Brooks Drive; thence continuing along said right-of-way of Cooper Road the following courses and distances: North 26°20'00" East a distance of 41.68 feet to a calculated point; thence North 29°02'00" East a distance of 341.49 feet to a calculated point; thence following a curve to the right, said curve having an arc distance of 8.29 feet and a radius of 2834.79 feet and being subtended by a chord bearing North 29°07'02" East a distance of 8.29 feet to a calculated point; thence following a curve to the left, said curve having an arc distance of 209.51 feet and a radius of 2834.79 feet and being subtended by a chord bearing North 31°19'05" East a distance of 209.46 feet to a ½ inch rebar found; thence leaving said right-of-way South 29°51'43" East a distance of 275.47 feet to a ½ inch rebar set; thence South 29°14'00" West a distance of 447.05 feet to a ½ inch rebar found; thence North 63°40'00" West a distance of 240.97 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 2.928.

RECEIVED BY 7

OCT 28 2019

Planning & Development

SUP '20 00 1

AREA
2.928 ACRES
127,546 SQ. FEET

LEGAL REFERENCES:
D.B. 56809, PG. 71
P.B. 34, PG. 296 (TRACTS 2 & 3)
SURVEY FOR: FINLEY ESTATE
BY: HANCOCK, MEERS & BARNELL, INC.
DATED: 10-29-1985

UTILITY PROTECTION CENTER
IF YOU DIG GEORGIA...
CALL US FIRST!
811
IT'S THE LAW
THREE WORKING DAYS BEFORE YOU DIG.

LEGEND

A	ARC
R	RADIUS
C	CHORD
A/C	AIR CONDITIONING
R/W	RIGHT-OF-WAY
N/F	ADJOINING OWNERSHIP
BC	BACK OF CURB
CLF	CHAIN LINK FENCE
BLC	BUILDING CORNER
BSL	BUILDING SETBACK LINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
C&G	CURB & GUTTER
CP	CALCULATED POINT
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
IPF	1/2" REBAR
IPS	1/2" REBAR W/ CAP
PL	PROPERTY LINE
PP	POWER POLE
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.C.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
SRF	SPLIT-RAIL FENCE
WB	REBAR
WF	WOOD FENCE
TYP	TYPICAL
W	WATER
WM	WATER METER
WW	WATER VALVE
— z —	OVERHEAD UTILITY LINES

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGAL DESCRIPTION
1242 Cooper Road, Snellville, Georgia 30078

All that tract or parcel of land lying and being in Land Lot 92, of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a 1/2 inch rebar set on the Southeasterly right-of-way of Cooper Road, said point being 715.77 feet as measured in a Northeasterly direction from the intersection of said right-of-way and the Northerly right-of-way of Brooks Drive, thence continuing along said right-of-way of Cooper Road the following courses and distances:
North 26°20'00" East a distance of 41.68 feet to a calculated point; thence North 29°02'00" East a distance of 341.49 feet to a calculated point; thence following a curve to the right, said curve having an arc distance of 8.29 feet and a radius of 2834.79 feet and being subtended by a chord bearing North 29°07'02" East a distance of 8.29 feet to a calculated point; thence following a curve to the left, said curve having an arc distance of 209.51 feet and a radius of 2834.79 feet and being subtended by a chord bearing North 31°19'05" East a distance of 209.46 feet to a 1/2 inch rebar found; thence leaving said right-of-way South 29°51'43" East a distance of 275.47 feet to a 1/2 inch rebar set; thence South 29°14'00" West a distance of 447.05 feet to a 1/2 inch rebar found; thence North 63°40'00" West a distance of 240.97 feet to THE TRUE POINT OR PLACE OF BEGINNING.

Said tract or parcel of land containing 2.928.

ZONING INFORMATION:
ZONING PER GWINNETT COUNTY, GA.
ZONED R-100 (RESIDENTIAL)
BUILDING SETBACK REQUIREMENTS:
FRONT - 35'
SIDE - 10' ONE YARD / 25' TWO YARDS
REAR - 40'

NOTE:
ZONING INFORMATION SHOWN HEREON
TAKEN FROM ZONING MAPS AND
MUNICODICE.COM ONLINE LIBRARY.
NO ZONING REPORT PROVIDED FOR
THIS SURVEY.

FLOOD HAZARD STATEMENT:
THIS PROPERTY DOES NOT LIE WITHIN THE
1% ANNUAL FLOOD (100-YEAR FLOOD)
FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 13135C 0130F
DATE: SEPTEMBER 29, 2008

NOTES:
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,997 FEET AND AN ANGULAR ERROR OF 18 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 7,287,396 FEET.
ALL IRON PINS LABELED AS SET OR FOUND (PS OR IPF) ARE 1/2" REBAR RODS, UNLESS OTHERWISE NOTED.
(ALL 1/2" REBAR W/ CAP)

NOTES:
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
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 THE LAW.
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

RECEIVED BY
OCT 28 2019
Planning & Development



SCALE: 1" = 40'



SUP '2000 1

NOTES:
UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM MY CASUAL ABOVE GROUND VIEW OF THE PREMISES.
UNLESS STATED OTHERWISE HEREON, THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.
THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
ONLY ACTS OF POSSESSIONS, IF ANY, THAT ARE VISIBLE FROM CASUAL INSPECTION OF THE PROPERTY ARE SHOWN HEREON. NO WARRANTY OR GUARANTEE IS IMPLIED AS TO THE EXISTENCE OF ACTS OF POSSESSION BY THE ADJOINERS TO THE LANDS SHOWN AND DESCRIBED HEREON.
UNLESS STATED OTHERWISE, GOVERNMENTAL JURISDICTIONAL AREAS OR NEGATIVE EASEMENT, IF ANY, WHICH MIGHT IMPACT ON THE USE OF THE PREMISES WERE NOT LOCATED. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS RESULTING FROM THE EXERCISE OF ANY GOVERNMENTAL JURISDICTION AFFECTING THE USE OF THE PREMISES.
REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED, DATED, AND SEALED WITH A SURVEYOR'S SEAL.

3" x 3" FOR OFFICIAL USE ONLY

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DATE OF PLAT PREPARATION: 10/21/2019 BY: DMJ
DATE OF FIELD SURVEY: 10/11/2019 BY: WJ
SEE LEGAL REFERENCES
SCALE: 1"=40'
SHEET # 1 OF 1
19253

SURVEY FOR:
QUYEN TONNU
1242 COOPER ROAD, SNELLVILLE, GEORGIA 30078
COUNTY: GWINNETT DISTRICT: 5TH
LAND LOT: 92 SECTION:

ADAM & LEE LAND SURVEYING
5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995
www.adamandlee.com FAX:(770)554-8134



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:

N/A.

RECEIVED BY

OCT 28 2019

Letter of Intent

To: Planning Division
One Justice Square
446 West Crogan St, Lawrenceville, GA 30046

Project:
Accessory structure
1242 Cooper Rd
Snellville, GA 30078

Date
November 1, 2019

From:
Quyen Tonnu
1242 Cooper Rd
Snellville, GA 30078
(678)748-6884
quyentonnu71@gmail.com

We respectfully request a Special Use Permit for an accessory structure of 1,100 square feet. I did not realize that a permit was needed to construct the shed, and I apologize for this inconvenience. This request is in addition to the existing +/- 1,035 square feet of accessory structure present on the property at the time of purchase. This is a total of +/- 2,135 square feet of accessory structure.

This accessory structure is a 22' x 50' shed constructed of metal material with cardinal red roofing, white trim and pebble beige sidings. The structure has one door for primary entrance. We utilize this shed for storage.

A Special Use Permit is required in compliance with accessory building or cumulative total over 1,000 square feet. The subject site is currently zoned R-100 and is 2.928 acres. The proposed accessory structure is located approximately 200 feet from the property boundary.

I hope you allow us to keep the accessory structure on the property. Please let us know if you have any questions or concerns regarding the request. I hope to hear back from you.

Thank you,
Quyen Tonnu

RECEIVED BY PLANNING
AND DEVELOPMENT
NOVEMBER 1, 2019

SUP2020-00001



RECEIVED BY PLANNING AND
DEVELOPMENT
NOVEMBER 1, 2019

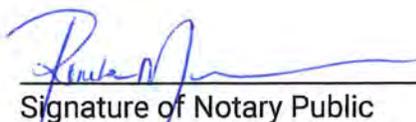
SUP2020-00001

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 _____ Date 10/22/19

QUYEN TO TONNU. _____ owner
Type or Print Name and Title


Signature of Notary Public _____ Date 10/22/19

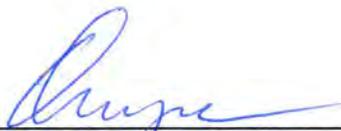

Notary Public

RECEIVED BY

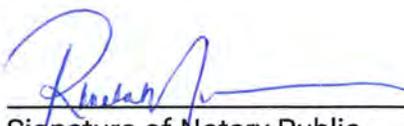
OCT 28 2019

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.

 10/22/19
Signature of Property Owner Date

QUYEN TO TONNU owner
Type or Print Name and Title

 10/22/19
Signature of Notary Public Date



RECEIVED BY

OCT 28 2019

Planning&Development

SUP '20 00 1

**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

104

QUYEN TO TONNU

Type or Print Name

10/22/19

Date

Signature of Notary Public

10/22/19

Date



RECEIVED BY

OCT 28 2019

Planning&Development

SUP '20 00 1

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.

Quyen To Tonnu 10/22/19 QUYEN TO TONNU 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

Reneta Motieram 10/22/19
 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 QUYEN TO TONNU
 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.

RECEIVED BY

OCT 28 2019

