

**SPECIAL USE PERMIT APPLICATION**

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Carla Ortiz</u>	NAME: <u>Carla + Jose Ortiz</u>
ADDRESS: <u>3445 Johnson Dr.</u>	ADDRESS: <u>3445 Johnson Drive</u>
CITY: <u>Snellville</u>	CITY: <u>Snellville</u>
STATE: <u>GA</u> ZIP: <u>30039</u>	STATE: <u>GA</u> ZIP: <u>30039</u>
PHONE: <u>404.957.5237</u>	PHONE: <u>404.957.5237</u>
CONTACT PERSON: <u>LaChandra Mackey</u> PHONE: <u>404 271 4195</u>	
CONTACT'S E-MAIL: <u>lachandra@creativeprofessionalservice.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>R100</u> BUILDING/LEASED SQUARE FEET: <u>42" x 30"</u>	
PARCEL NUMBER(S): <u>R6021202</u> ACREAGE: <u>3.74</u>	
ADDRESS OF PROPERTY: <u>3445 Johnson Drive, Snellville GA 30039</u>	
SPECIAL USE REQUESTED: <u>To keep storage garage on side of property for storing personal vehicles</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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PROPERTY DESCRIPTION  
3433 Johnson Drive

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 21 OF THE 6<sup>th</sup> DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED P.O.B. (POINT OF BEGINNING), WHICH POINT IS LOCATED AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SPAIN ROAD (80' RIGHT-OF-WAY) AND SOUTHWESTERLY RIGHT-OF-WAY OF JOHNSON DRIVE (60' RIGHT-OF-WAY).

THENCE South 59 degrees 37 minutes 42 seconds West for a distance of 587.00' along the 80' R/W of Spain Road to an iron pin found (#4rebar with cap);

THENCE North 24 degrees 15 minutes 07 seconds West for a distance of 329.55' to an iron pin found (1½" open top pipe);

THENCE North 69 degrees 43 minutes 04 seconds East for a distance of 588.60' to an iron pin found (#4rebar with cap) on the 60' R/W of Johnson Drive;

THENCE South 24 degrees 05 minutes 05 seconds East for a distance of 184.57' along the 60' R/W of Johnson Drive to a point;

THENCE South 20 degrees 08 minutes 22 seconds East for a distance of 41.77' along the 60' R/W of Johnson Drive to an iron pin found (#4rebar with cap) and the Point of Beginning (P.O.B.).

Together with and subject to covenants, easements, and restrictions of record.

Said tract containing 3.74 acres more or less.

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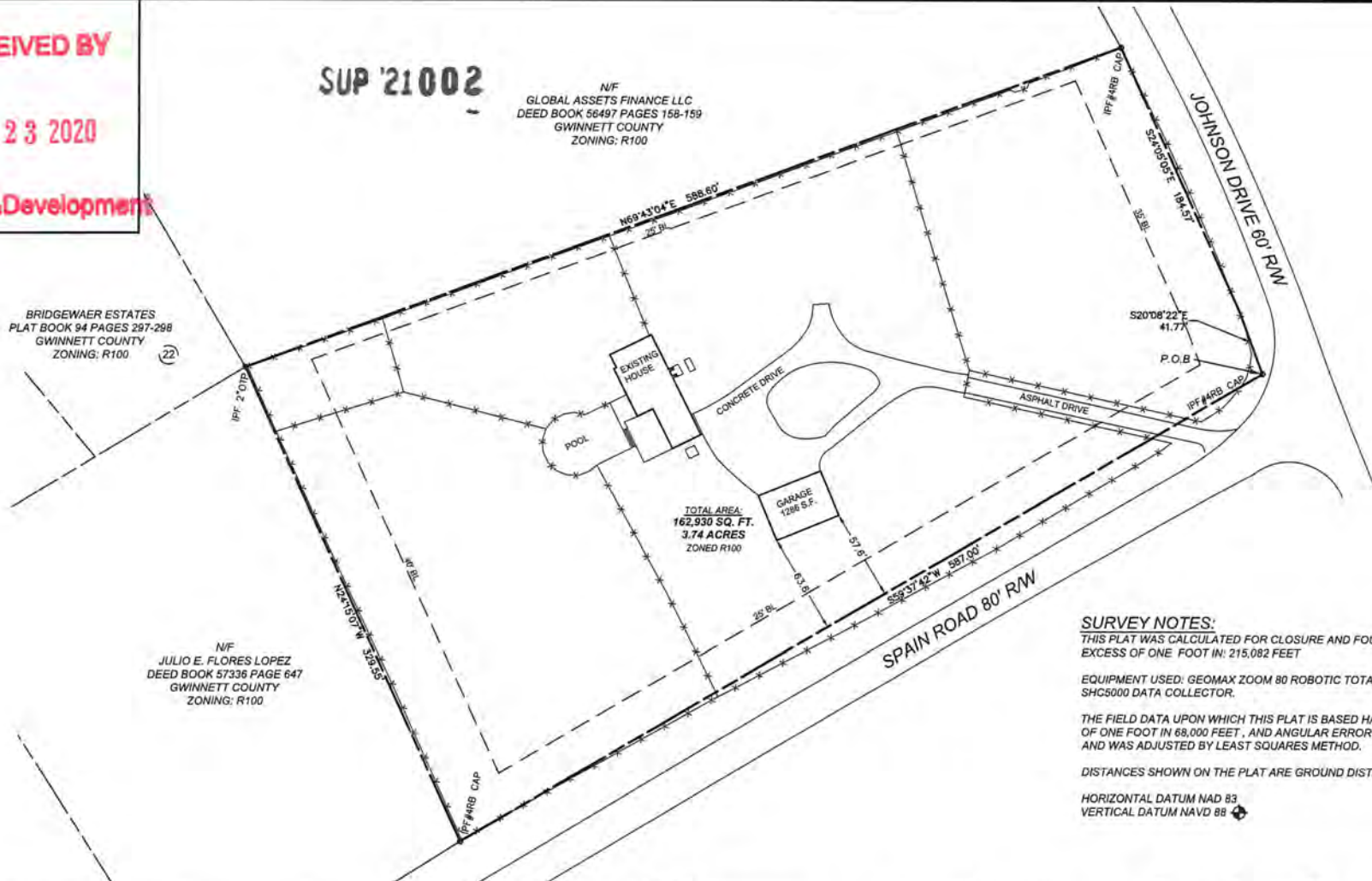
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N/F  
GLOBAL ASSETS FINANCE LLC  
DEED BOOK 56497 PAGES 158-159  
GWINNETT COUNTY  
ZONING: R100

BRIDGEWAER ESTATES  
PLAT BOOK 94 PAGES 297-298  
GWINNETT COUNTY  
ZONING: R100

N/F  
JULIO E. FLORES LOPEZ  
DEED BOOK 57336 PAGE 647  
GWINNETT COUNTY  
ZONING: R100



TOTAL AREA:  
162,930 SQ. FT.  
3.74 ACRES  
ZONED R100

SPAIN ROAD 80' RW

JOHNSON DRIVE 60' RW

**SURVEY NOTES:**

THIS PLAT WAS CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE IN EXCESS OF ONE FOOT IN: 215,082 FEET

EQUIPMENT USED: GEOMAX ZOOM 80 ROBOTIC TOTAL STATION W/ SOKKIA SHC5000 DATA COLLECTOR.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 68,000 FEET, AND ANGULAR ERROR OF 3" PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES METHOD.

DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.

HORIZONTAL DATUM NAD 83  
VERTICAL DATUM NAVD 88



**LEGEND**

These standard symbols will be found in the drawing.

- ⊕ PROPERTY CORNER
- ⊕ FUTURE PROPERTY CORNER
- OTF OPEN TOP PIPE
- CTP CRIMPED TOP PIPE
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- N/F PRESENT OR FORMER OWNER
- N.T.S. NOT TO SCALE
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- L.L.L. LAND LOT LINE
- S/D SUBDIVISION
- P.O.B. POINT OF BEGINNING
- PP/S POWER POLE
- OVERHEAD POWER LINE
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- BL BUILDING LINE
- ⊙ SANITARY SEWER MANHOLE
- ⊕ CONCRETE MONUMENT
- LP LIGHT POLE
- ⊕ DROP INLET
- ⊕ DOUBLE-WING CATCH BASIN
- ⊕ SINGLE-WING CATCH BASIN
- ⊕ JUNCTION BOX
- ⊕ HEADWALL
- ⊕ FIRE HYDRANT
- ⊕ LOT NUMBERS
- ⊕ SANITARY SEWER CLEAN OUT
- ⊕ STORM DRAIN LINE
- ⊕ SANITARY SEWER LINE
- ⊕ ADDRESSES
- ⊕ TRANSFORMER PADS

**REFERENCE DEEDS:**  
DEED BOOK 56989 PAGES 693-694

**PROPERTY ADDRESS:**  
3433 JOHNSON DRIVE,  
SNELLVILLE, GEORGIA 30039

**FLOOD HAZARD NOTE:**  
THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD PER FIRM MAP 13135C0145F DATED 09/29/2006 GWINNETT COUNTY GA.

**NOTES:**  
THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE.

ALL MATTERS OF TITLE EXCEPTED.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON, EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

**SITE SUMMARY:**  
TOTAL SITE AREA: 3.74 ACRES  
ZONING: R-100  
BLDG. SETBACKS:  
FRONT LOCAL: 35'  
SIDE MAJOR: 25 FT.  
SIDE MINOR: 10 FT.  
REAR: 40'



**SURVEYOR CERTIFICATION:**

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. 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.

Edward G. Vickrey RLS 2563 / 10/13/20  
DATE



	<b>LAND SYSTEMS LLC</b> LAND SURVEYING SERVICES		JOB NO. 2020-71	SUBDIVISION: N/A
	Dallas Georgia 30157		DRAWN BY JV	DATE 10/20/20
	(404) 285-2563 Fax 770 445 7405		CHECKED BY EV	REVISIONS
			DATE 10/13/20	ADDED AREA OF GARAGE
			SCALE 1"=50'	FIELD DATE 10/09/20

<b>BOUNDARY SURVEY FOR:</b> JOSE I. ORTIZ MADRID CARLA ARACELY ORTIZ TOTAL AREA = 162,930 S.F. 3.74 ACRES			
LAND LOT 21	DISTRICT 8TH	SHEET NO.	
COUNTY GWINNETT	CITY	SHEET	1 of 1
STATE GEORGIA			

**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 - Storage garage only

- (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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October 23, 2020  
Letter of Intent for  
3445 Johnson Dr.  
Snellville, GA 30039

To Whom it may concern:  
Gwinnett County Planning

I Carla Ortiz have an existing garage storage unit on my property that will be used to store personal cars & trucks only. The garage is metal and is 1,286 sq. ft. The storage garage is well built and is not an eye sore.

Thank you,

Carla Ortiz

Carla Ortiz

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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.

Carla Ortiz  
Signature of Applicant

9/29/20  
Date

Carla Ortiz, Home Owner  
Type or Print Name and Title

Lachandra S. Mackey  
Signature of Notary Public

9/29/20  
Date



My commission expires  
May 23, 2022

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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.

Carla Ortiz  
Signature of Property Owner

9/29/20  
Date

Carla Ortiz, Home Owner  
Type or Print Name and Title

Lachandra S Mackey  
Signature of Notary Public

9/29/20  
Date



*My Commission expires  
May 23, 2022*

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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.

*Carla Ortiz*

Signature of Applicant

*Carla Ortiz, Home owner*

Type or Print Name

*9/29/20*

Date

*Andrea S. Mackey*

Signature of Notary Public

*9/29/20*

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.

Carla Ortiz                      10/23/20                      Carla Ortiz, Home 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

Richard S. Mackey                      10/23/20  
 SIGNATURE OF NOTARY PUBLIC                      DATE  
 My Commission expires May 23, 2022



**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    Carla Ortiz  
 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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