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10/07/2021 3:00PM

SPECIAL USE PERMIT APPLICATION

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

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Monica Arredondo Elias</u> <u>Guadalupe Berenice Ramirez</u>	NAME: <u>Monica Arredondo Elias</u>
ADDRESS: <u>152 Lake Dr</u>	ADDRESS: <u>152 Lake Dr</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30340</u>	STATE: <u>GA</u> ZIP: <u>30340</u>
PHONE: <u>404-707-7606</u>	PHONE: <u>404-707-7606</u>
CONTACT PERSON: <u>Monica Arredondo</u> PHONE: <u>404-707-7606</u>	
CONTACT'S E-MAIL: <u>monikitaael15@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-75</u> BUILDING/LEASED SQUARE FEET: <u>1650.7 SF</u>	
PARCEL NUMBER(S): <u>R6247035</u> ACREAGE: <u>0.26</u>	
ADDRESS OF PROPERTY: <u>152 Lake Dr Atlanta GA 30340</u>	
SPECIAL USE REQUESTED: <u>child care</u>	

PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

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Legal Description

All that tract of property being Lot 9 Block B of the Lake Windsor Heights Subdivision,

Being in Land Lot 247 of the 6th District of Gwinnett County, Georgia,

And being more particularly described as:

Commencing at the Southern Right of Way of Buford Highway and the North Eastern Right of Way of Lake Drive;

Thence South Easterly along the North Eastern Right of Way of Lake Drive 975 feet to a #4 Rebar found at the corner

of Lot 9 Block B, Being the Point of Beginning;

Thence, Leaving said Right of Way, North 54 degrees 52 minutes 42 seconds East a distance of 139.90 feet to a point;

Thence, South 34 degrees 55 minutes 42 seconds East a distance of 80.00 feet to a point;

Thence, South 54 degrees 50 minutes 05 seconds West a distance of 139.80 feet to a #4 Rebar found on the North Eastern Right of Way of Lake Drive;

Thence, along the North Eastern Right of Way of Lake Drive, North 35 degrees 00 minutes 00 seconds East a distance of 80.11 feet to a #4 Rebar Found being the Point of Beginning.

SITE PLAN SURVEY FOR MONICA ARREDONDO ELIAS

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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11/1/2021 10:13AM

Of the property located at
152 Lake Drive
Being Lot 9 Block B
The Lake Windsor Heights Subdivision
Being in Land Lot 247 of the 6th District
Gwinnett County, Georgia

Prepared by:
NESBITT LAND SURVEYING, INC.
2239 Peachtree North Court
Dunwoody, Georgia 30338
770-458-4369

Date of field survey: 25 September 2021
Date of map preparation: 29 September 2021



The references used in preparation of this survey included:
Deed Book 56544 Pages 65, and Plat Book F Page 140A.
Monuments found were honored as being in their correct locations.

Dimensions shown reflect the relative positions of the monuments found.

Dimensions shown in parentheses are from the Ref Plat and are added for clarity.

The wood fence is owned by the subject property.
The wood fence is across the property line as indicated.
There are no other encroachments onto or off of the property.
The chain link fence shown is on Lot 10

The Property is Zoned as "R-75"
The Building Setbacks per Muni Code are:
Front = 35'
Side = 10'
Rear = 30'

The existing Impervious areas are:
Building: 1650.7 SF
Driveway: 1700.4 SF (includes areas in R/W & Walk, excludes planter)
Shed: 150.7 SF
Patios/walls: 602.1 SF

Existing Total : 4103.9 SF± = 36.7% of Lot Area

Proposed Drive Addition : 284.4 SF± = 2.5% of Lot Area

Proposed Total: 4388.3 SF± = 39.2% of Lot Area
The field data upon which this plat is based has a closure recession of one foot in 44,059 feet and an angular error of 02" per angle point, and was adjusted using compass rule.

This map has been calculated for error and is found to be accurate within one foot in 113,627 feet.

The area of this property is 0.257 acres (11,195.4 SF±).

The equipment used to obtain the linear and angular measurements used in the preparation of this map was a LEICA TCA 1100.

975' along R/W of Lake Drive to R/W of Buford Hwy

IPF #4RR

S 34°15'49" E
74.67' (75')

SSMH 1060.5
Site Bench Mark

N/F Thompson
DB 13826 P 65
Lot 9 Blk B
PB F P 140A

IPF #4RR

CMF

LAKE DRIVE
50' R/W

N 35°00'00" W
80.17' (80')

Concrete Drive

Concrete Drive

Concrete Drive

Concrete Drive

Concrete Drive

Concrete Drive

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Concrete Drive

Concrete Drive

N/F Nguyen
DB 28878 P 173
Lot 10 Blk B
PB F P 140A

N 24°15'15" W
100.27' (100.0')

To IPF #4RR at
corner of Lot 10

N/F Property Leasing Atlanta, LLC
DB 55783 P 957

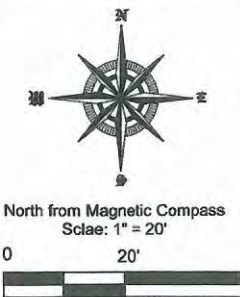
IPF #4RR
Fence NE 2.6'±

Fence for Subject Property
Across Property Line as
Indicated
30'± (Per Plat)
S 34°52'42" E

N/F Property Leasing IV, Inc
DB 5587 P 88

Fence NE 2.1'±
COMP

LEGEND	
○	#4 Rebar Found
⊠	Gas Meter
⊚	Electric Meter
⊙	Sanitary Sewer Cleanout
●	Sanitary Sewer Manhole
⊕	Finished Floor Elevation
■	Air Conditioner
■	Concrete Monument
○	Power Pole
⊠	Water Meter
⊚	Deciduous
⊙	2Port Hydrant



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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 my neighbors will have a trust and nearby option for their children.
- (B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:
The proposed use will not adversely affect the use of the surrounding properties
- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:
The applicant believes that the subject property does not have a reasonable economic use without the special use permit
- (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:
The proposed use should not affect traffic or parking in in any meaningful manner.
- (E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:
Yes I am the owner and I am more than agree with do my bussiness in my home and welcome it positively
- (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:
There are no conditions in wich their should be a disapproval for this permit.
*please also see 3 attached letter of intent.

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Letter of intent

The applicants request a special use permit to allow a Daycare at 152 Lake Dr Atlanta GA 30340 the house is located on 0.257 acres the site includes a 1650.7 SF of one-story house with a total of 4 bedrooms and 2 bathrooms, the drive way is capable for 4 to 6 parking spaces. The daycare will be serving children for 18 months – 12 yrs. This property is currently zoned as R-75 and it will continue to be used as R-75 with the special use permit to use as a Daycare. The daycare business is compatible with surrounding land use and zoning classification, the subject property is a thriving warehouse companies' locations and it is proximity to the people that works around the area that will need a closer daycare to their job. Having a daycare near or in the way to their jobs will compliment and economically benefit the patrons and many others businesses in the surrounding area. This daycare would provide a quality service to many of Gwinnett County's patrons. There will not be changes to the existing buffer. The daycare plans to operate Monday thru Saturday from 6:30am to 6:30pm.

Let introduce our selves; Our names are Monica Arredondo Elias and Guadalupe Berenice Ramirez Guzman two women of 35 and 28 years old who graduated with a bachelor degree in Early Education and been working in the childcare area for the past 14 and 10 years and we want to follow our passion and we are writing this letter of intent to inform Gwinnett County of our purpose for filling a Special Use Permit.

Our mission is to provide quality child care and afterschool enrichment program so they can have an educational experience, promoting a child's social, emotional, physical, and cognitive development all while being in a safe environment, also the purpose has a place where the parents can trust and make them feel they are in good hands. This place where we want to share our experience is a cozy house with a big green area and a sufficient parking lot. However, as you can notice it is our desire to obtain a child care with a special use permit to accept and enroll up to 18 children, that way we can provide to the community the ability to experience a reliable, safe, learning environment for the children.


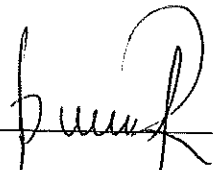
The applicants welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Special Use Permit Application filed herewith. The applicants respectfully request your approval of this application.

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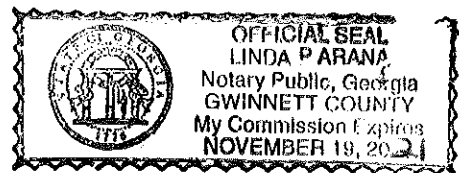
SPECIAL USE PERMIT APPLICANT'S CERTIFICATION

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 _____  _____ 10-01-21 _____
Date

Monica Arredondo Elias, Home Owner Guadalupe Berenice Ramirez
Type or Print Name and Title


Signature of Notary Public _____ 10/01/2021 _____
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.

10-01-21

Signature of Property Owner

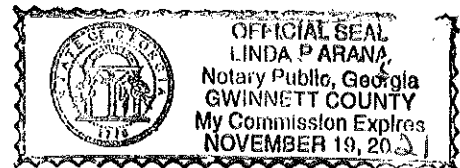
Date

Monica Arredondo Elias, Home owner Guadalupe Berenice Ramirez
Type or Print Name and Title

10/01/2021

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.

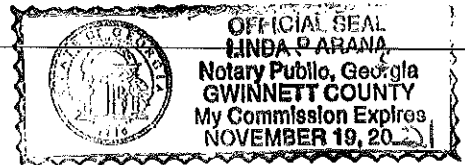


Signature of Applicant



Monica Arredondo Elias, Home owner Guadalupe Berenice Ramirez
Type or Print Name

10-01-21
Date



Signature of Notary Public

10/01/2021
Date

Date

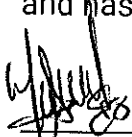
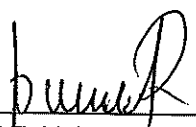
Notary Seal

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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.




 10-01-21

 SIGNATURE OF APPLICANT DATE TYPE OR PRINT NAME AND TITLE

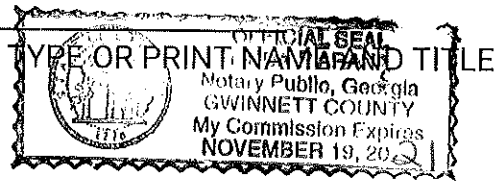
 Monica Arredondo Elias, Home Owner

 Guadalupe Berenice Ramirez

SIGNATURE OF APPLICANT'S DATE
 ATTORNEY OR REPRESENTATIVE


 10/01/2021

 SIGNATURE OF NOTARY PUBLIC DATE



NOTARY SEAL

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 Monica Arredondo Elias,

 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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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 - 247 - 6247035
(Map Reference Number) District Land Lot Parcel

[Signature] Signature of Applicant [Signature] Date 08/03/2021

Monica Arredondo
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 Umazgar NAME TSAT TITLE

8/3/2021
DATE