



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Aizaz Shaikh, LLC</u>	NAME: <u>MAW Promise, LLC</u>
ADDRESS: <u>284 Hurricane Shoals Rd NW</u>	ADDRESS: <u>284 Hurricane Shoals Rd NW</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Lawrenceville</u>
STATE: <u>GA</u> ZIP: <u>30046</u>	STATE: <u>GA</u> ZIP: <u>30046</u>
CONTACT PERSON: <u>Aizaz Shaikh</u> PHONE: <u>470-365-8565</u>	
* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.	
PRESENT ZONING DISTRICT(S): <u>RM-12</u> REQUESTED ZONING DISTRICT: <u>BG</u>	
PARCEL NUMBER(S): <u>7010 001</u> ACREAGE: <u>0.51</u>	
ADDRESS OF PROPERTY: <u>284 Hurricane Shoals Rd NW, Lawrenceville, GA 30046</u>	

[Signature] 3-4-2020
SIGNATURE OF APPLICANT DATE

[Signature] 03/03/2020
SIGNATURE OF OWNER DATE

Aizaz Shaikh
TYPED OR PRINTED NAME

Monica Woodard
TYPED OR PRINTED NAME

Melisa Bozic 3/4/2020
NOTARY PUBLIC DATE

[Signature]
NOTARY PUBLIC DATE



70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



RZR 2020. 00005

Legal Description

All that tract or parcel of land lying and being in Land Lot 10 of the 7th District, Gwinnett County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the Land Lot line common to Land Lots 145 and 10 and the District line common to the 7th District and 5th District, said County, 125.10 feet Northeasterly from the Southwest corner of Land Lot 10, as measured along said common Land Lot line and District line; thence leaving said common Land Lot line and District line and running North 17 degrees 14 minutes 33 seconds West, a distance of 218.73 feet to an iron pin found on the Southeasterly right-of-way line of Hurricane Shoals Road (100 foot right-of-way); thence running Northeasterly along the Southeasterly right-of-way line of Hurricane Shoals Road North 79 degrees 31 minutes 29 seconds East, a distance of 110.44 feet to an iron pin found; thence leaving the Southeasterly right-of-way line of Hurricane Shoals Road South 17 degrees 14 minutes 33 seconds East, a distance of 179.10 feet to an iron pin found on the Land Lot Line common to Land Lots 10 and 145, and the District line common to the 7th and 5th Districts, said County; thence running Southwesterly along said common Land Lot and District line South 59 degrees 8 minutes 48 seconds West, a distance of 112.85 feet to an iron pin found and the POINT OF BEGINNING, containing 0.501 acres, more or less, as shown on that certain survey for WACHOVIA BANK OF GEORGIA, N.A., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY and HOMEMART REALTY GROUP, INC., prepared by Alvin E. Vaughn & Assoc., Inc., dated July 27, 1995, and being the seal of A. E. Vaughn, GRLS No. 1829.

Subject Property Address: 284 Hurricane Shoals Rd NW, Lawrenceville, GA 30046

PARCEL NO.: R7010 001

RZR2020-00005

Aizaz Shaikh, LLC
284 Hurricane Shoals Rd NW. Lawrenceville, GA 30046
(470) 365-8565
aizaz.agent@gmail.com
aizazshaikh.atlantaareahomesearch.com

City of Lawrenceville Planning and Development
70 S Clayton St. Lawrenceville, GA 30046

To Whom It May Concern,

Since 1995, the property located at 284 Hurricane Shoals Rd NW has been licensed and used as a Real Estate Office. The zoning does not reflect the use nor does it reflect the county records. The CO from January 2000 issued by the City of Lawrenceville reflects BG zoning. Therefore, we are requesting that the zoning for Parcel R7010 001 be updated from RM-12 to BG in order to match the use and county records.

Warm regards,



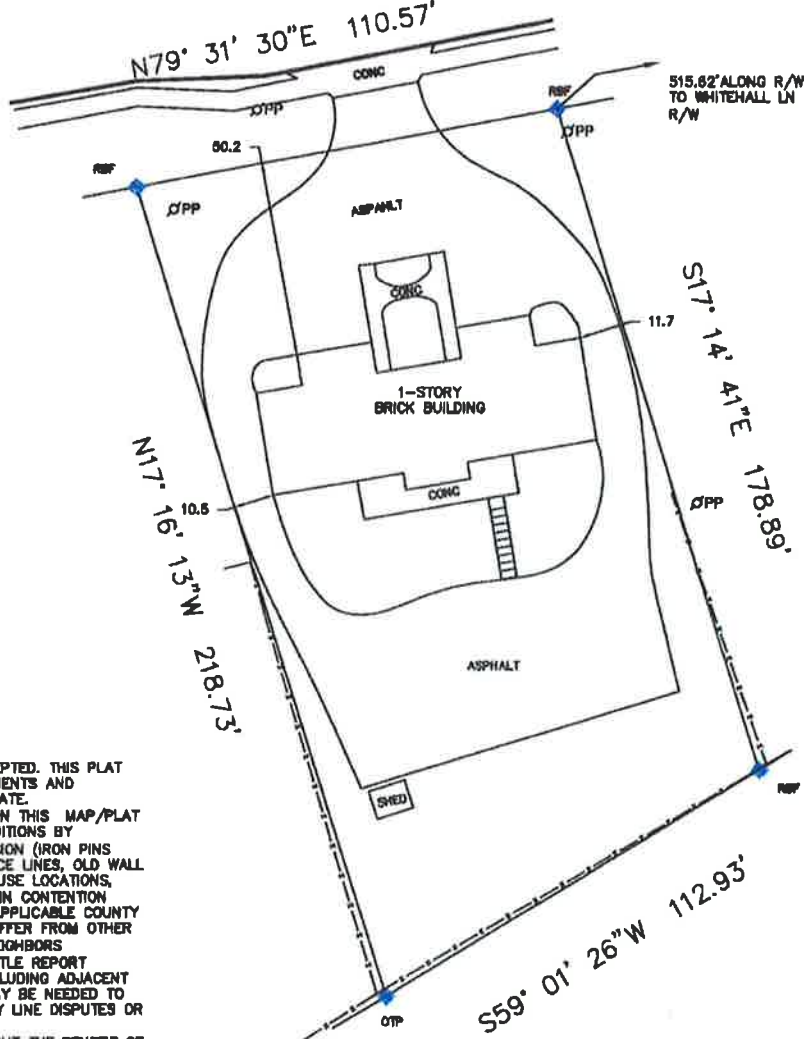
Aizaz Shaikh
Managing Member

• LEGEND •

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS
 APO AS PER DEED
 APP AS PER PLAT
 BL BUILDING (SETBACK) LINE
 CP COMPUTED POINT
 CTP CRIMP TOP PIPE FOUND
 D DEED (BOOK/PAGE)
 DW DRIVEWAY
 EP EDGE OF PAVEMENT
 FFE FINISH FLOOR ELEVATION
 FKA FORMERLY KNOWN AS
 HWD HARDWOOD TREE
 IPF IRON PIN FOUND
 L ARC LENGTH
 LL LAND LOT
 LLL LAND LOT LINE
 N NEIGHBOR'S
 N/F NOW OR FORMERLY
 NAIL NAIL FOUND
 P PLAT (BOOK/PAGE)
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R RADIUS LENGTH
 R/W RIGHT-OF-WAY
 RRF REINFORCING BAR FOUND
 RRS 1/2" REINFORCING BAR SET
 SW SIDEWALK
 UNO UNLESS NOTED OTHERWISE
 W/ WITH
 -X- FENCE LINE

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

HURRICANE SHOALS ROAD ~ VARIABLE R/W
 44'± BC/EP



ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
 NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.
 THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.
 BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.

PROPERTY ADDRESS:
 284 Hurricane Shoals Rd NW
 Lawrenceville, GA 30046

LAND AREA:
 21820 SF
 0.501 AC

PLAT PREPARED FOR:

284 Hurricane Shoals
 Rd NW

PARCEL ID: 7010 001

LAND LOT 10 7th DISTRICT

BY:

GWINNETT COUNTY, GEORGIA

FIELD DATE: 1-04-2020

NS

LOCATED IN LAWRENCEVILLE

DRAWN DATE: 1-08-2020

SS

REFERENCE: PLAT BOOK , PAGE
 REFERENCE: DEED BOOK , PAGE

ALL MATTERS OF TITLE ARE
 EXCEPTED. NOT TO BE RECORDED
 NOR LIAISON TO GOVERNMENT.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-8-67.



SURVEY SYSTEMS ATLANTA
 2156 W Park Ct, Ste D, Stone Mtn, GA 30087
 COA #LSF000867, info@SurveySystemsAtlanta.com
 Cell 678-591-6084 ~ Office 404-760-0010

0 30
 SCALE 1" = 30'

R2P 2020-00005




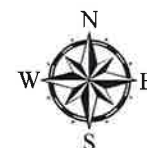
*The City of Lawrenceville
Planning & Development*

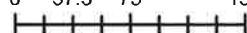
**Aerial Map and
Surrounding Area**
File # RZR2020-00005

Applicant:
Aizaz Shaikh

Legend

-  Subject Property
-  Roads
-  Parcels



0 37.5 75 150 Feet




*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning**
File # RZR2020-00005

Applicant:
Aizaz Shaikh


Legend


 Subject Property

 Roads

 Parcels

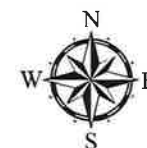
ZONING

 BG General Business

 OI Office Institutional

 RM-12 General Residence

 RS150 Single-Family Residence



0 37.5 75 150 Feet
