

**ZONING BOARD OF APPEALS  
GWINNETT JUSTICE & ADMINISTRATION CENTER  
75 Langley Drive, Lawrenceville, GA 30046  
HEARING DATE: January 10, 2012  
PUBLIC HEARING AT 6:30 P.M.**

<b>CASE NUMBER</b>	<b>ZVR2011-00082</b>
<b>APPLICANT</b>	MARK KILBY
<b>LOCATION</b>	5515 TRIANGLE PKWY, NORCROSS
<b>ZIP CODE</b>	30092
<b>ZONING</b>	M1
<b>MRN (DIST,LL,PARCEL)</b>	R6302 121
<b>PROPOSED DEVELOPMENT</b>	SCHOOL
<b>VARIANCE TYPE</b>	PARKING QUANTITY
<b>VARIANCE REQUEST</b>	INCREASE MAXIMUM NUMBER OF PARKING SPACES FROM 199 TO 328
<b>COMMISSION DISTRICT</b>	2
<b>CASE NUMBER</b>	<b>ZVR2011-00086</b>
<b>APPLICANT</b>	ALSTON & BIRD LLP
<b>LOCATION</b>	2442 PLEASANT HILL RD, DULUTH
<b>ZIP CODE</b>	30096
<b>ZONING</b>	C2
<b>MRN (DIST,LL,PARCEL)</b>	R6236 212
<b>PROPOSED DEVELOPMENT</b>	GROUND SIGN
<b>VARIANCE TYPE</b>	GROUND SIGN QUANTITY INCREASE
<b>VARIANCE REQUEST</b>	ALLOW TWO GROUND SIGNS ON A SINGLE ROAD FRONTAGE
<b>COMMISSION DISTRICT</b>	1
<b>CASE NUMBER</b>	<b>ZVR2011-00087</b>
<b>APPLICANT</b>	ALSTON & BIRD LLP
<b>LOCATION</b>	2442 PLEASANT HILL RD, DULUTH
<b>ZIP CODE</b>	30096
<b>ZONING</b>	C2
<b>MRN (DIST,LL,PARCEL)</b>	R6236 212
<b>PROPOSED DEVELOPMENT</b>	GROUND SIGN
<b>VARIANCE TYPE</b>	GROUND SIGN AREA/SIZE INCREASE
<b>VARIANCE REQUEST</b>	INCREASE GROUND SIZE AREA FROM 100 SQ FT TO 156.8 SQ FT
<b>COMMISSION DISTRICT</b>	1
<b>CASE NUMBER</b>	<b>ZVR2012-00001</b>
<b>APPLICANT</b>	SHERRI GROOVER
<b>LOCATION</b>	761 COLLINGSWORTH LN, LAWRENCEVILLE
<b>ZIP CODE</b>	30043
<b>ZONING</b>	R100CSO
<b>MRN (DIST,LL,PARCEL)</b>	R7023 491
<b>PROPOSED DEVELOPMENT</b>	FENCE

<b>VARIANCE TYPE</b>	FENCE HEIGHT INCREASE (FRONT/SIDE FRONT)
<b>VARIANCE REQUEST</b>	INCREASE FENCE HEIGHT IN FRONT YARD FROM 4 FT TO 6 FT
<b>COMMISSION DISTRICT</b>	3
<b>CASE NUMBER</b>	<b>ZVR2012-00002</b>
<b>APPLICANT</b>	PARAGON TOWN CENTER
<b>LOCATION</b>	4500 SATELLITE BLVD, DULUTH
<b>ZIP CODE</b>	30096
<b>ZONING</b>	C2
<b>MRN (DIST,LL,PARCEL)</b>	R6211 223
<b>PROPOSED DEVELOPMENT</b>	GROUND SIGN
<b>VARIANCE TYPE</b>	GROUND SIGN AREA/SIZE INCREASE
<b>VARIANCE REQUEST</b>	INCREASE GROUND SIGN AREA FROM 200 SQ FT TO 359 SQ FT
<b>COMMISSION DISTRICT</b>	1
<b>CASE NUMBER</b>	<b>ZVR2012-00003</b>
<b>APPLICANT</b>	PARAGON TOWN CENTER
<b>LOCATION</b>	4500 SATELLITE BLVD, DULUTH
<b>ZIP CODE</b>	30096
<b>ZONING</b>	C2
<b>MRN (DIST,LL,PARCEL)</b>	R6211 223
<b>PROPOSED DEVELOPMENT</b>	GROUND SIGN
<b>VARIANCE TYPE</b>	GROUND SIGN QUANTITY INCREASE
<b>VARIANCE REQUEST</b>	ALLOW TWO GROUND SIGNS ON A SINGLE ROAD FRONTAGE
<b>COMMISSION DISTRICT</b>	1
<b>CASE NUMBER</b>	<b>ZVR2012-00004</b>
<b>APPLICANT</b>	MARY PUCKETT
<b>LOCATION</b>	4086 NORTH PUCKETT RD, BUFORD
<b>ZIP CODE</b>	30519
<b>ZONING</b>	RA200
<b>MRN (DIST,LL,PARCEL)</b>	R1003 005
<b>PROPOSED DEVELOPMENT</b>	SINGLE FAMILY DWELLING
<b>VARIANCE TYPE</b>	LOT WIDTH REDUCTION
<b>VARIANCE REQUEST</b>	REDUCTION OF REQUIRED LOT WIDTH FROM 200 FT TO 156.86 FT
<b>COMMISSION DISTRICT</b>	4
<b>CASE NUMBER</b>	<b>ZVR2012-00005</b>
<b>APPLICANT</b>	ROBERT J. PIXLER
<b>LOCATION</b>	3809 COURTSIDE TER, NORCROSS
<b>ZIP CODE</b>	30092
<b>ZONING</b>	R100
<b>MRN (DIST,LL,PARCEL)</b>	R6304 101
<b>PROPOSED DEVELOPMENT</b>	BUILDING ADDITION
<b>VARIANCE TYPE</b>	SIDE SETBACK ENCROACHMENT

**VARIANCE REQUEST** ENCROACHMENT OF 2.1 FT INTO THE 5 FT SIDE  
YARD SETBACK  
**COMMISSION DISTRICT** 2

**CASE NUMBER** **ZVR2012-00006**  
**APPLICANT** DALE JONES  
**LOCATION** 4175 THOMPSON MILL RD, BUFORD  
**ZIP CODE** 30519  
**ZONING** R100  
**MRN (DIST,LL,PARCEL)** R7224 015  
**PROPOSED DEVELOPMENT** GARAGE  
**VARIANCE TYPE** ACCESSORY STRUCTURE OR USE YARD  
LOCATION

**VARIANCE REQUEST** ALLOW AN ACCESSORY STRUCTURE  
(DETACHED GARAGE) TO BE LOCATED IN A  
SIDE YARD

**COMMISSION DISTRICT** 4

**CASE NUMBER** **ZVR2012-00007**  
**APPLICANT** MALIK INVESTMENTS, INC  
**LOCATION** 1790 EAST PARK PLACE BLVD, STONE  
MOUNTAIN  
**ZIP CODE** 30087  
**ZONING** C2  
**MRN (DIST,LL,PARCEL)** R6061 228  
**PROPOSED DEVELOPMENT** GROUND SIGN  
**VARIANCE TYPE** GROUND SIGN HEIGHT INCREASE  
**VARIANCE REQUEST** INCREASE GROUND SIGN HEIGHT FROM 10 FT  
TO 20 FT AT A 15 FT SETBACK FROM RIGHT OF  
WAY

**COMMISSION DISTRICT** 3

**CASE NUMBER** **ZVR2012-00009**  
**APPLICANT** BET INVESTMENTS  
**LOCATION** 5295 STONE MOUNTAIN HWY, STONE  
MOUNTAIN  
**ZIP CODE** 30087  
**ZONING** C2  
**MRN (DIST,LL,PARCEL)** R6061 009  
**PROPOSED DEVELOPMENT** WALL SIGN  
**VARIANCE TYPE** WALL SIGN AGGREGATE AREA INCREASE  
**VARIANCE REQUEST** ALLOW 14% INCREASE IN TOTAL AGGREGATE  
SIGN SQUARE FOOTAGE

**COMMISSION DISTRICT** 3

**CASE NUMBER** **ZVR2012-00010**  
**APPLICANT** BET INVESTMENTS  
**LOCATION** 5295 STONE MOUNTAIN HWY, STONE  
MOUNTAIN  
**ZIP CODE** 30087  
**ZONING** C2

**MRN (DIST,LL,PARCEL)**  
**PROPOSED DEVELOPMENT**  
**VARIANCE TYPE**  
**VARIANCE REQUEST**

R6061 009  
WALL SIGN  
WALL SIGN AREA INCREASE  
INCREASE ALLOWABLE SIGN AREA ON FRONT  
ELEVATION FROM 100 SQ FT TO 228 SQ FT

**COMMISSION DISTRICT**

3

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00082**  
ZONING : M1  
LOCATION : 5515 TRIANGLE PKWY, NORCROSS  
MAP NUMBER : R6302 121  
PROPOSED DEVELOPMENT : SCHOOL  
VARIANCE REQUESTED : INCREASE MAXIMUM NUMBER OF PARKING  
SPACES FROM 199 TO 328  
COMMISSION DISTRICT : (2) HOWARD

APPLICANT: SU FACILITY #10, LLC  
1201 W. PEACHTREE STREET 14<sup>TH</sup> FLOOR  
ATLANTA, GA 30309

CONTACT: MARK KILBY PHONE: 404.201.6130

OWNER: LAND INVESTMENT PARTNERS, LLC, 7  
2300 CUMBERLAND PKWY  
ATLANTA, GA 30339

**ZONING HISTORY:**

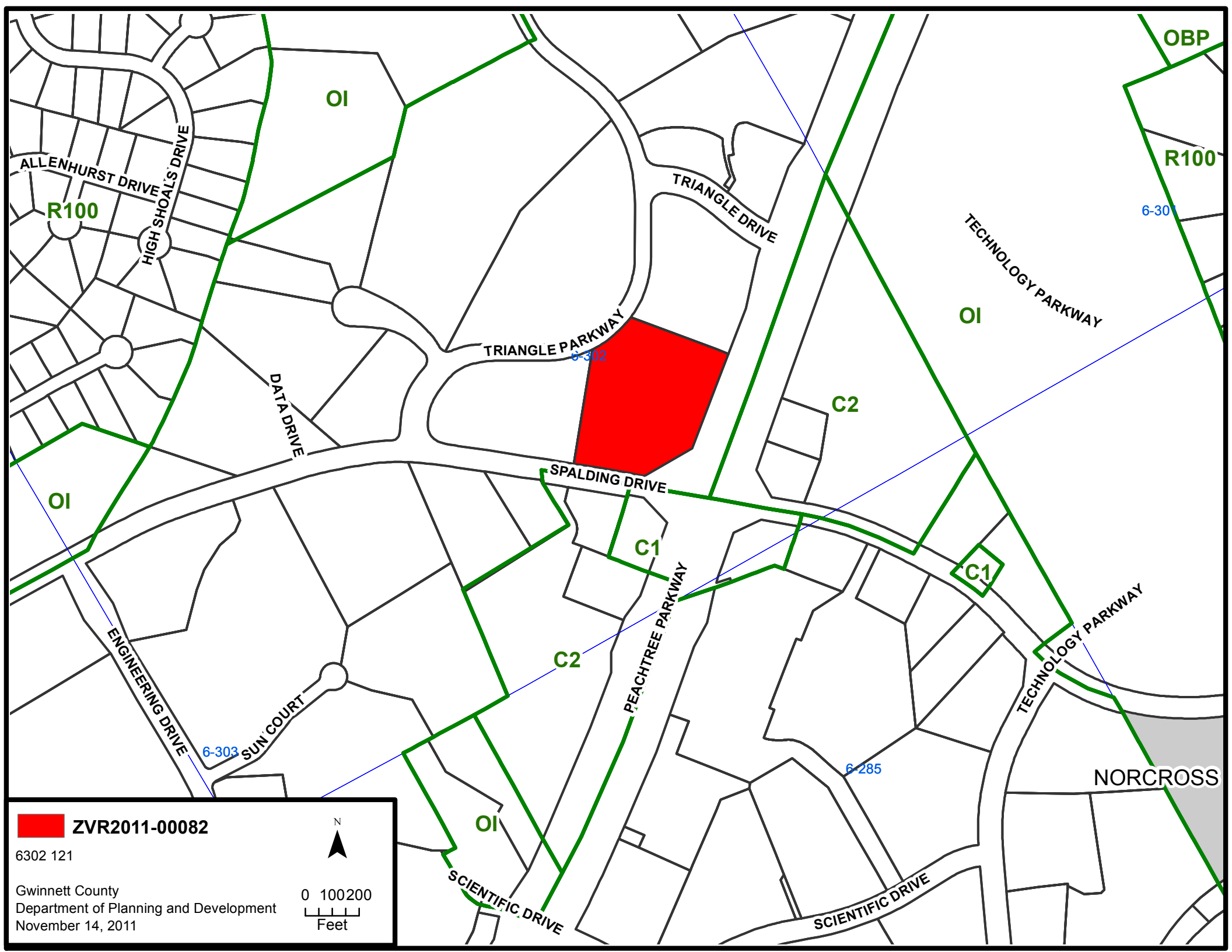
The subject property is a 5.24 acre M-1 zoned tract with an existing office building located within the Peachtree Corners Overlay District. There is a pending special use permit (SUP2011-00070) to allow a private school (college). The adjacent tracts are zoned M-1 with office buildings.

**DEPARTMENT ANALYSIS:**

The applicant is seeking approval of a variance to increase the maximum number of parking spaces from 199 to 328 spaces. This request is a 165% increase. Currently, the site consists of a 50,000 sq. ft. office building with surface parking and a loading dock. The proposed improvements include approximately 123 new parking spaces. The letter of intent states that the additional parking is needed to meet the anticipated student, teacher and staff demands of the University.

Should the Board consider approval of this request, staff would suggest the following conditions:

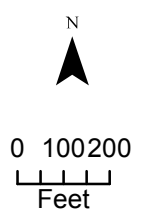
- I. The parking lot and site be constructed in general accordance with the approved site plan.**



 ZVR2011-00082

6302 121

Gwinnett County  
Department of Planning and Development  
November 14, 2011



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00086**  
ZONING : C2  
LOCATION : 2442 PLEASANT HILL RD, DULUTH  
MAP NUMBER : R6236 212  
PROPOSED DEVELOPMENT : GROUND SIGN  
VARIANCE REQUESTED : ALLOW TWO GROUND SIGNS ON A SINGLE  
ROAD FRONTAGE  
COMMISSION DISTRICT : (I) LASSETER

CASE NUMBER : **ZVR2011-00087**  
ZONING : C2  
LOCATION : 2442 PLEASANT HILL RD, DULUTH  
MAP NUMBER : R6236 212  
PROPOSED DEVELOPMENT : GROUND SIGN  
VARIANCE REQUESTED : INCREASE GROUND SIGN AREA FROM 100 SQ  
FT TO 156.8 SQ FT  
COMMISSION DISTRICT : (I) LASSETER

APPLICANT: COLONIAL PROPERTIES TRUST C/O  
ALSTON & BIRD LLP  
1201 W. PEACHTREE STREET, NE  
ATLANTA, GA 30309

CONTACT: HAROLD BUCKLEY PHONE: 404.881.7860

OWNER: BM REAL ESTATE, LLC  
50855 WASHINGTON STREET. STE C234  
LA QUINTA, CA 92253

**ZONING HISTORY:**

The subject property is a 2.53 acre C-2 zoned (per REZ1981-00123) tract with an existing retail shopping center located on the corner of Pleasant Hill Road and Fairlie Drive. The adjacent tracts are zoned C-2 and RM-13 with a retail business and a multi-family development.

**DEPARTMENT ANALYSIS:**

The applicant is seeking approval of two variances. The first variance request (ZVR2011-00086) is to allow two (2) ground signs on a single road frontage. The applicant is representing Colonial Properties, the owner of a 39-acre multi-family development with road frontage on Pleasant Hill Road and Davenport Road. Colonial Properties ground sign was originally permitted in 2006 (SLP2006-00839) and met all county requirements at that time. Due to the widening of Pleasant Hill Road and acquisition of additional right-of-way, the sign was removed.

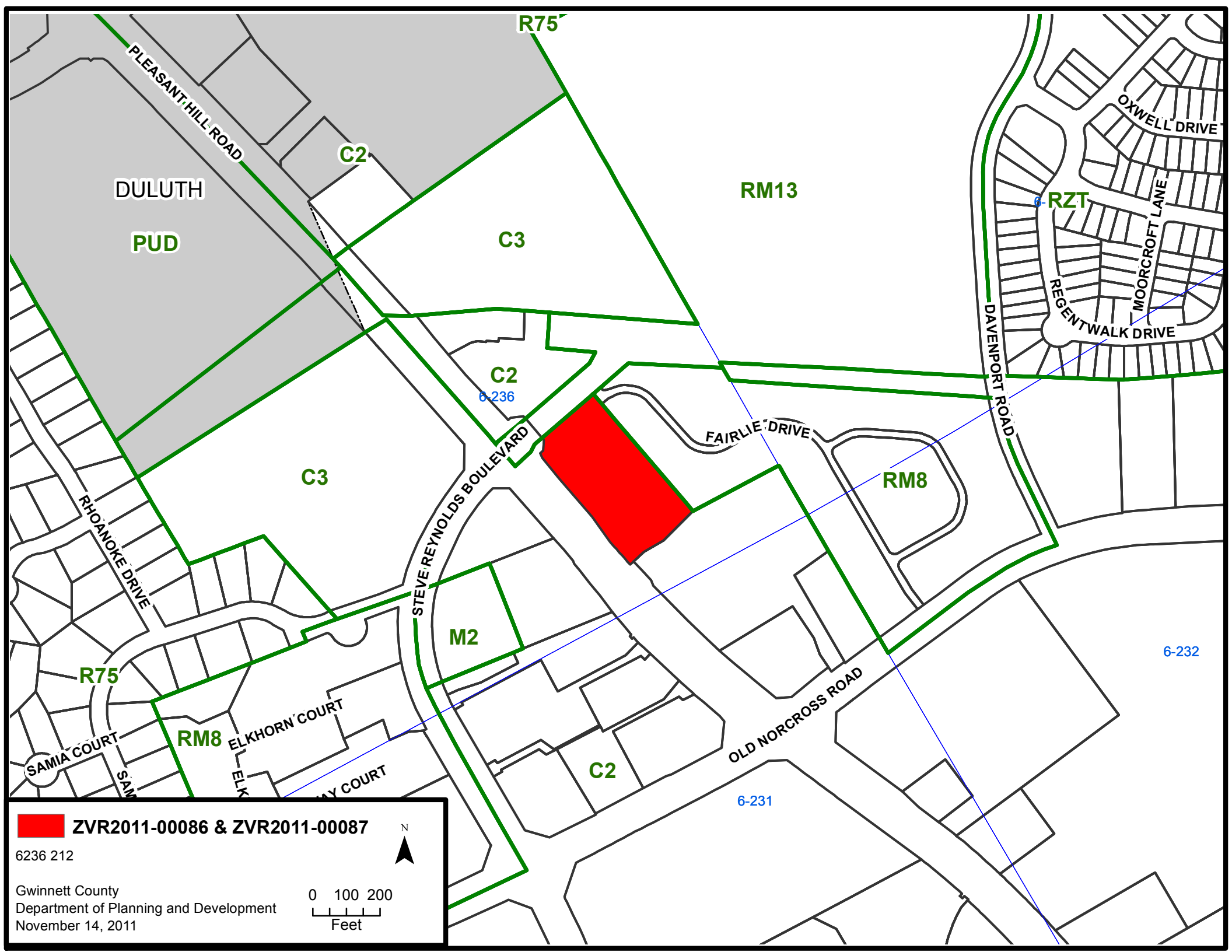
The letter of intent states that Colonial Properties proposes to install a new identification sign to be located in an easement on the adjacent retail center's property (Pleasant Hill Station).

The second variance request (ZVR2011-00087) is to increase the allowable ground sign area from 100 square feet to 156.8 sq. ft. Pleasant Hill Station permitted a 100 sq. ft. (maximum allowable sign area) ground sign in 2005 (SLP2005-00138). Colonial Properties proposed sign is 56.8 sq. ft. The aggregated total of the combined signage is 156.8 sq. ft. The applicant's justification for these requests is to obtain visibility from Pleasant Hill Road.

This application is the result of a sign permit application (SLP2011-00447). These applications were tabled on December 14, 2011 to the January 10, 2011 meeting.

Should the Board consider approval of these requests, staff would suggest the following condition:

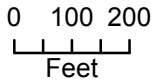
- I. The total aggregate sq. ft. for the ground sign(s) shall be 156.8 sq. ft.**



 **ZVR2011-00086 & ZVR2011-00087**

6236 212

Gwinnett County  
Department of Planning and Development  
November 14, 2011



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00001**  
ZONING : R100 CSO  
LOCATION : 761 COLLINGSWORTH LN, LAWRENCEVILLE  
MAP NUMBER : R7023 491  
PROPOSED DEVELOPMENT : FENCE  
VARIANCE REQUESTED : INCREASE FENCE HEIGHT IN FRONT YARD  
FROM 4 FT TO 6 FT  
COMMISSION DISTRICT : (3) BEAUDREAU

APPLICANT: SHERRI GROVER  
761 COLLINGSWORTH LN.  
LAWRENCEVILLE, GA 30043

CONTACT: SHERRI GROOVER PHONE: 770.338.0141

OWNER: SHERRI GROVER  
761 COLLINGSWORTH LN.  
LAWRENCEVILLE, GA 30043

**ZONING HISTORY:**

The subject property is a 0.17 acre R-100CSO zoned (per RZR2003-00028) lot with an existing single-family dwelling located in the Kensington Creek subdivision. The adjacent lots are zoned R-100 CSO with single family dwellings.

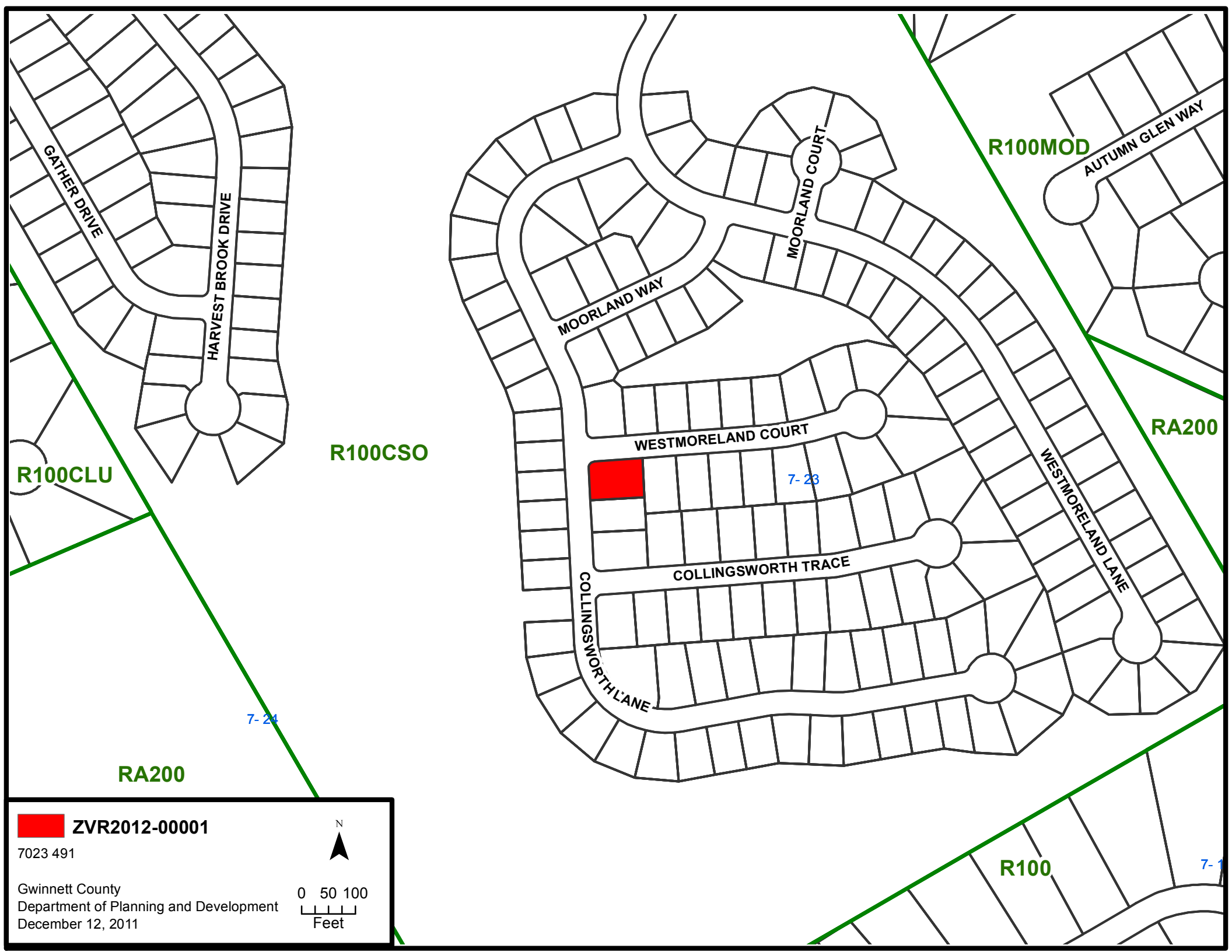
**DEPARTMENT ANALYSIS:**

The applicant is seeking approval of a variance to increase the fence height from 4 ft. to 6 ft. in the front yard. The subject property is a corner lot with two front yards. The applicant's letter of intent states that she was unaware of the county regulations. The applicant obtained approval from Kensington Creek Homeowners Association and has submitted letters of approval from neighbors for the fence height increase.

This application is the result of a citizen complaint with the Code Enforcement Unit (CEU2011-09288).

Should the Board consider approval of this request, staff would recommend the following condition:

- I. No portion of the fence shall extend into the public right of way.**



R100CLU

R100CSO

R100MOD

RA200

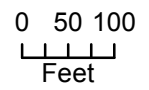
RA200

R100

 ZVR2012-00001

7023 491

Gwinnett County  
Department of Planning and Development  
December 12, 2011



7-23

7-24

7-1

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00002**  
ZONING : C2  
LOCATION : 4500 SATELLITE BLVD, DULUTH  
MAP NUMBER : R6211 223  
PROPOSED DEVELOPMENT : GROUND SIGN  
VARIANCE REQUESTED : INCREASE GROUND SIGN AREA FROM 200 SQ  
FT TO 359 SQ FT  
COMMISSION DISTRICT : (I) LASSETER

CASE NUMBER : **ZVR2012-00003**  
ZONING : C2  
LOCATION : 4500 SATELLITE BLVD, DULUTH  
MAP NUMBER : R6211 223  
PROPOSED DEVELOPMENT : GROUND SIGN  
VARIANCE REQUESTED : ALLOW TWO GROUND SIGNS ON A SINGLE  
ROAD FRONTAGE  
COMMISSION DISTRICT : (I) LASSETER

APPLICANT: PARAGON TOWN CENTER  
4864 JIMMY CARTER BLVD, STE 203  
NORCROSS, GA 30093

CONTACT: LISA REEVES PHONE: 770.638.0247

OWNER: PARAGON TOWN CENTER  
4864 JIMMY CARTER BLVD, STE 203  
NORCROSS, GA 30093

**ZONING HISTORY:**

The subject property is a 10.56 acre C-2 zoned tract located in the Paragon at Satellite development with an existing retail center. The adjacent tract are zoned C-2 with a commercial retail center and undeveloped property, and R-TH with existing single-family homes.

**DEPARTMENT ANALYSIS:**

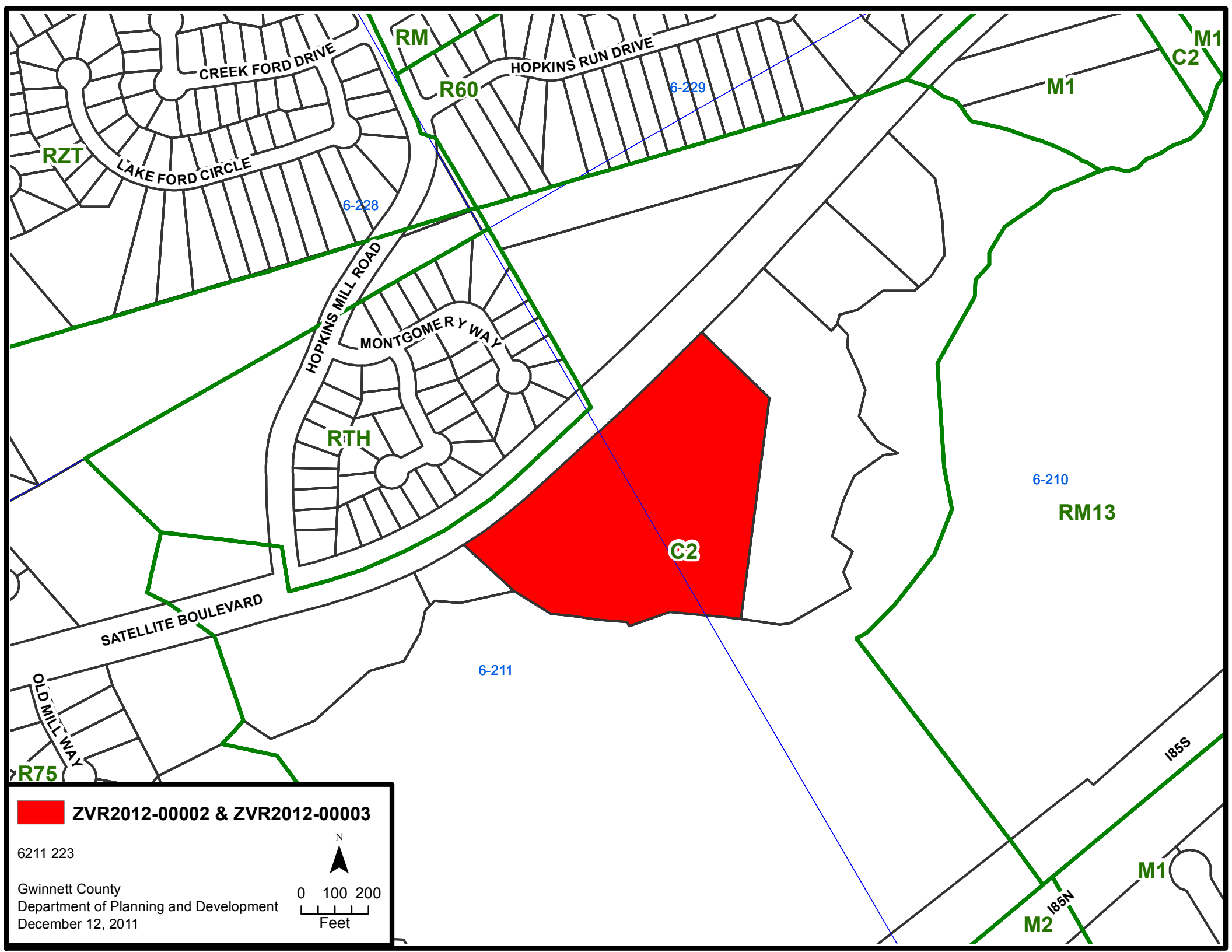
The applicant is seeking approval of two variances. The first variance (ZVR2012-00002) is to increase the allowable ground sign area from 200 sq. ft. to 359 sq. ft. The second variance (ZVR2012-00003) is to allow two ground signs on a single road frontage. The applicant proposes to construct two identical new ground signs. The letter of intent states that due to size of the shopping center the additional signage will help guide customers to the appropriate

location and improve visibility. The proposed signs will meet the current height and setback guidelines of the Gwinnett County Sign Ordinance.

The Gwinnett County Sign Ordinance allows one ground sign per single road frontage with a maximum 200 sq. ft. allowed for a commercial center with 177,000 sq. ft.

Should the Board consider approval of this request, staff would suggest the following conditions:

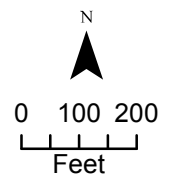
- I. Signs shall be consistent with the architectural features of the buildings.**



 ZVR2012-00002 & ZVR2012-00003

6211 223

Gwinnett County  
Department of Planning and Development  
December 12, 2011



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00004**  
ZONING : RA200  
LOCATION : 4086 NORTH PUCKETT RD, BUFORD  
MAP NUMBER : R1003 005  
PROPOSED DEVELOPMENT : SINGLE FAMILY DWELLING  
VARIANCE REQUESTED : REDUCTION OF REQUIRED LOT WIDTH FROM  
200 FT TO 156.86 FT  
COMMISSION DISTRICT : (4) HEARD

APPLICANT: MARY PUCKETT  
3595 THOMPSON MILL RD  
BUFORD, GA 30519

CONTACT: RONNIE RODRIQUEZ PHONE: 770.527.1241

OWNER: V.C. PUCKETT MARY PUCKETT  
3595 THOMPSON MILL RD  
BUFORD, GA 30519

**ZONING HISTORY:**

The subject property is a 32.46 acre RA-200 zoned tract with an existing single-family dwelling. The adjacent lots are zoned R-75 CSO (Old Friendship Place subdivision) and RA-200 acreage tracts with single-family dwellings.

**DEPARTMENT ANALYSIS:**

The applicant is seeking approval of a variance to reduce the required lot width from 200 ft. to 156.86 ft. The applicant intends to submit an exemption plat and subdivide the property into two tracts to construct a dwelling for a family member.

Should the Board consider approval of this request, staff would suggest the following condition:

- I. An exemption plat shall be submitted and approved.**

Hall County

R75CSO

FELLOWSHIP DRIVE

RA200

7-3

NORTH PUCKETT ROAD

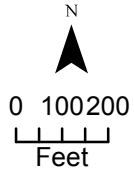
OLD THOMPSON MILL ROAD

R100M

 ZVR2012-00004

1003 005

Gwinnett County  
Department of Planning and Development  
December 12, 2011



LL ROAD

R140

R140

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00005**  
ZONING : R100  
LOCATION : 3809 COURTSIDE TER, NORCROSS  
MAP NUMBER : R6304 101  
PROPOSED DEVELOPMENT : SINGLE FAMILY DWELLING  
VARIANCE REQUESTED : ENCROACHMENT 2.1 FT INTO THE 5 FT SIDE  
YARD SETBACK  
COMMISSION DISTRICT : (2) HOWARD

APPLICANT: ROBERT J. PIXLER  
2031 BAKER CT  
KENNESAW, GA 30144

CONTACT: BOB PIXLER PHONE: 770.514.7019

OWNER: JACK RUBAN  
3809 COURTSIDE TER  
NORCROSS, GA 30092

**ZONING HISTORY:**

The subject property is a 0.22 acre R-100 zoned lot with an existing single-family dwelling located in the Courtside subdivision and is part of the Peachtree World of Tennis Planned Unit Development (PUD). The adjacent lots are zoned R-100 with single-family dwellings.

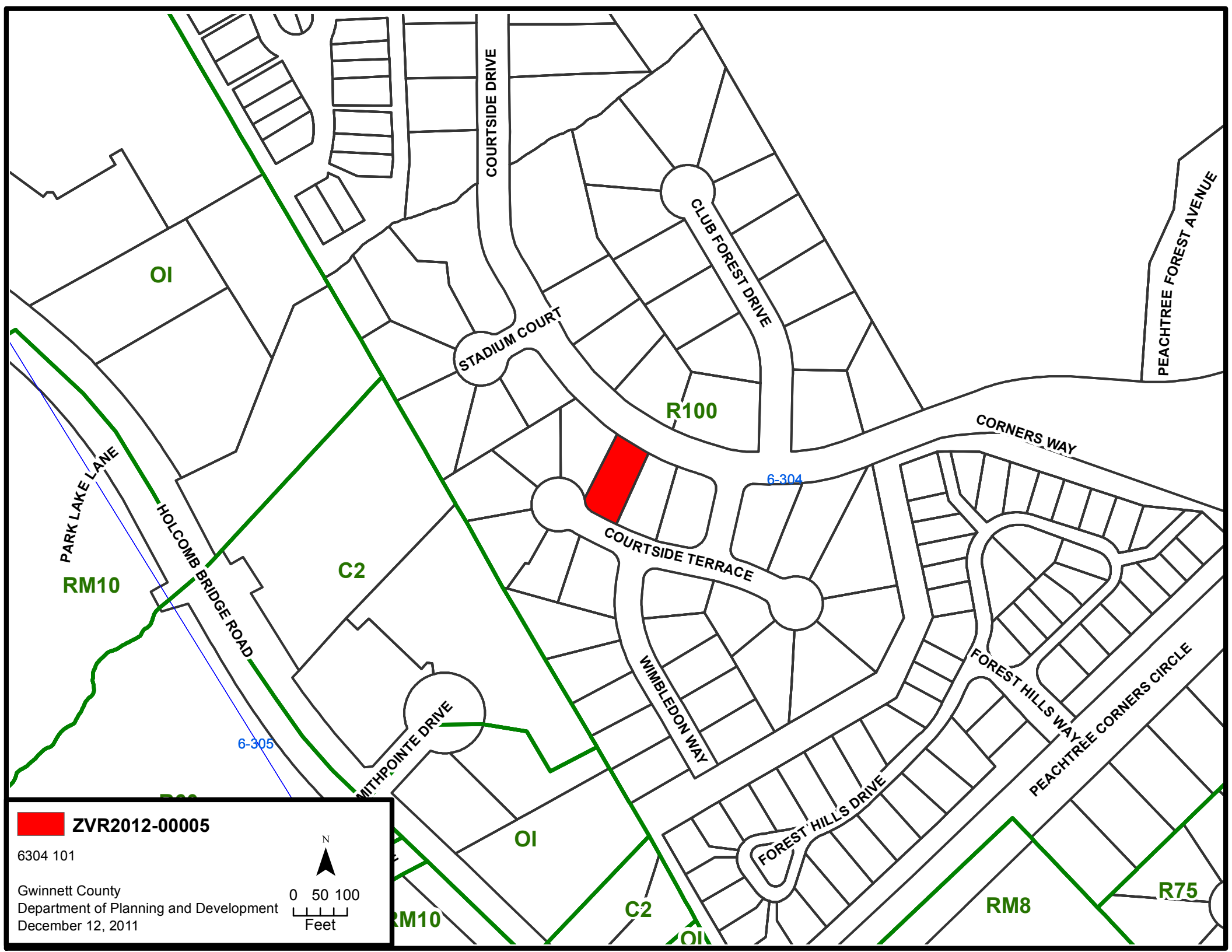
**DEPARTMENT ANALYSIS:**

The applicant is seeking approval of a variance to allow a 2.1 ft. encroachment into the 5 ft. side setback. The applicant's letter of intent states that the dwelling was originally built in 1982 and they would like to construct a sunroom on the existing deck. The survey submitted with the application indicates that existing dwelling was constructed encroaching in the side yard setback. Letters have been submitted from adjacent neighbors stating that they have no objection to the addition.

This variance request is the result of a building permit application for the proposed sunroom addition.

Should the Board consider approval of this request, staff would suggest the following conditions:

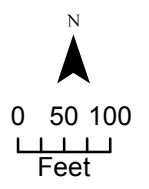
- 1. The encroachment shall include all roof overhangs.**
- 2. The applicant shall obtain all required permits prior to any construction.**



 ZVR2012-00005

6304 101

Gwinnett County  
Department of Planning and Development  
December 12, 2011



RM10

OI

C2

OI

RM8

R75

R100

RM10

C2

OI

6-304

6-305

PARK LAKE LANE

HOLCOMB BRIDGE ROAD

STADIUM COURT

COURTSIDE DRIVE

CLUB FOREST DRIVE

PEACHTREE FOREST AVENUE

CORNERS WAY

COURTSIDE TERRACE

WIMBLEDON WAY

FOREST HILLS WAY

PEACHTREE CORNERS CIRCLE

FOREST HILLS DRIVE

WITHPOINTE DRIVE

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00006**  
ZONING : R100  
LOCATION : 4175 THOMPSON MILL RD, BUFORD  
MAP NUMBER : R7224 015  
PROPOSED DEVELOPMENT : GARAGE  
VARIANCE REQUESTED : ALLOW AN ACCESSORY STRUCTURE  
(DETACHED GARAGE) TO BE LOCATED IN A  
SIDE YARD  
COMMISSION DISTRICT : (4) HEARD

APPLICANT: DALE JONES  
6258 JONES RD  
FLOWERY BRANCH, GA 30542

CONTACT: DALE JONES PHONE: 770.967.6948

OWNER: DALE JONES  
4175 THOMPSON MILL RD  
BUFORD, GA 30519

**ZONING HISTORY:**

The subject property is a 1.40 acre R-100 zoned lot with an existing single-family dwelling. The adjacent tracts are zoned R-100 and RA-200 with existing single-family structures.

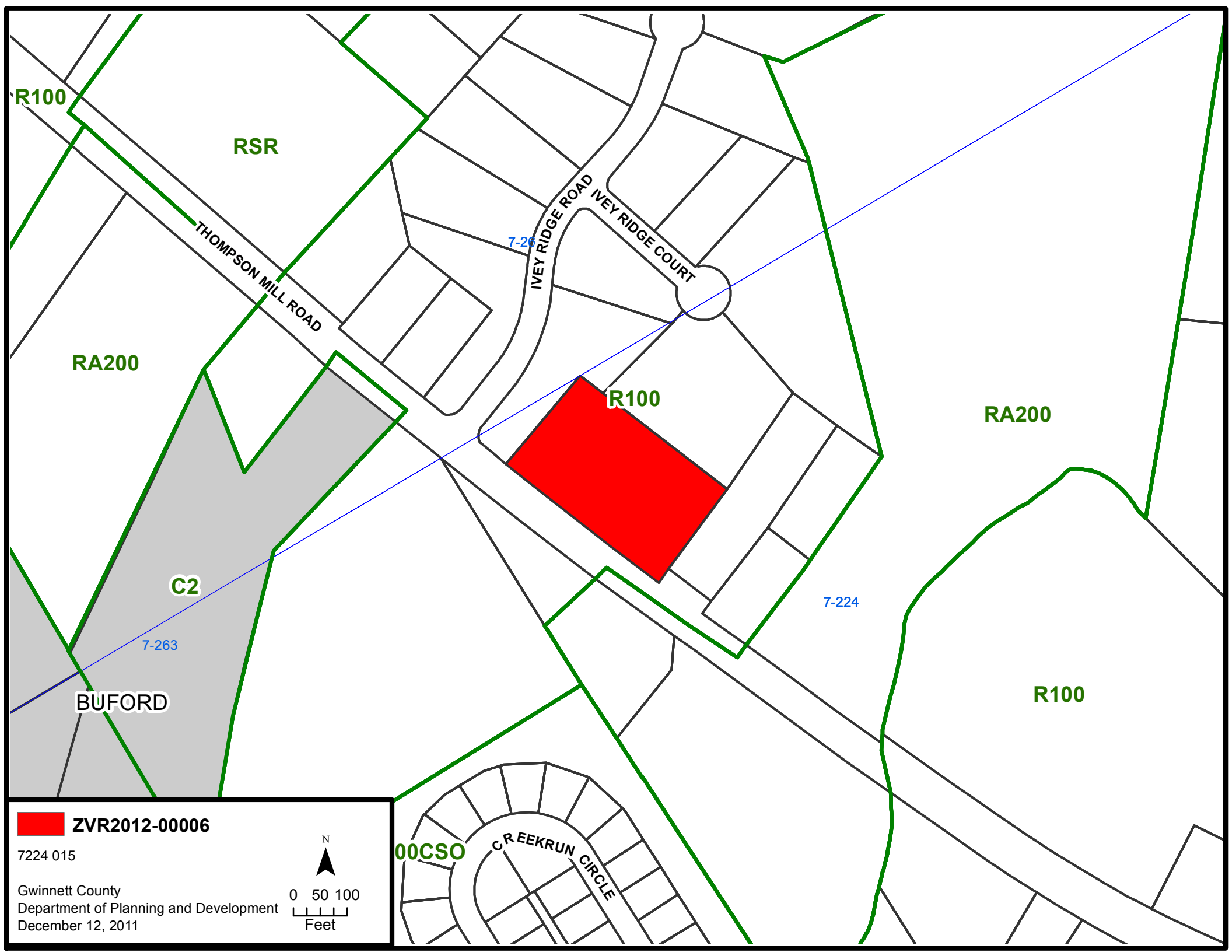
**DEPARTMENT ANALYSIS:**

The applicant is seeking approval of a variance to allow an accessory structure to be located in a side yard. The applicant's letter of intent states that the detached garage was constructed in 1995 on his mother's property and that until recently he was unaware that it had never been permitted.

This variance request is a result of Quality of Life case CEU2011-09405.

Should the Board consider approval of this request, staff would suggest the following conditions:

- 1. The encroachment shall include all roof overhangs.**
- 2. The applicant shall obtain all required permits within 30 days of the variance action and all construction/inspections shall be completed within 60 days of the issuance of the building permit.**



R100

RSR

RA200

R100

RA200

C2

BUFORD

R100

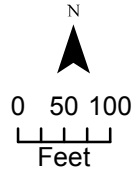
00CSO

GREEKRUN CIRCLE

**ZVR2012-00006**

7224 015

Gwinnett County  
Department of Planning and Development  
December 12, 2011



7-224

7-224

7-263

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00007**  
 ZONING : C2  
 LOCATION : 1790 EAST PARK PLACE BLVD, STONE  
 MOUNTAIN  
 MAP NUMBER : R6061 228  
 PROPOSED DEVELOPMENT : GROUND SIGN  
 VARIANCE REQUESTED : INCREASE GROUND SIGN HEIGHT FROM 10 FT  
 TO 20 FT AT A 15FT SETBACK FROM RIGHT OF  
 WAY  
 COMMISSION DISTRICT : (3) BEAUDREAU

APPLICANT: MALIK INVESTMENTS, INC  
 1790 EAST PARK PLACE BLVD  
 STONE MOUNTAIN, GA 30087

CONTACT: STEVE SAPPINGTON PHONE: 770.338.8149

OWNER: MALIK INVESTMENTS, INC  
 1790 EAST PARK PLACE BLVD  
 STONE MOUNTAIN, GA 30087

**ZONING HISTORY:**

The subject property is a 2.14 acre C-2 zoned tract with an existing hotel on the corner of East Park Place Boulevard and Parke Plaza Circle. The site is located within the US Highway 78 Overlay District. Adjacent tracts are zoned C-2 with an existing daycare, assisted living facility and a retail shopping center.

**DEPARTMENT ANALYSIS:**

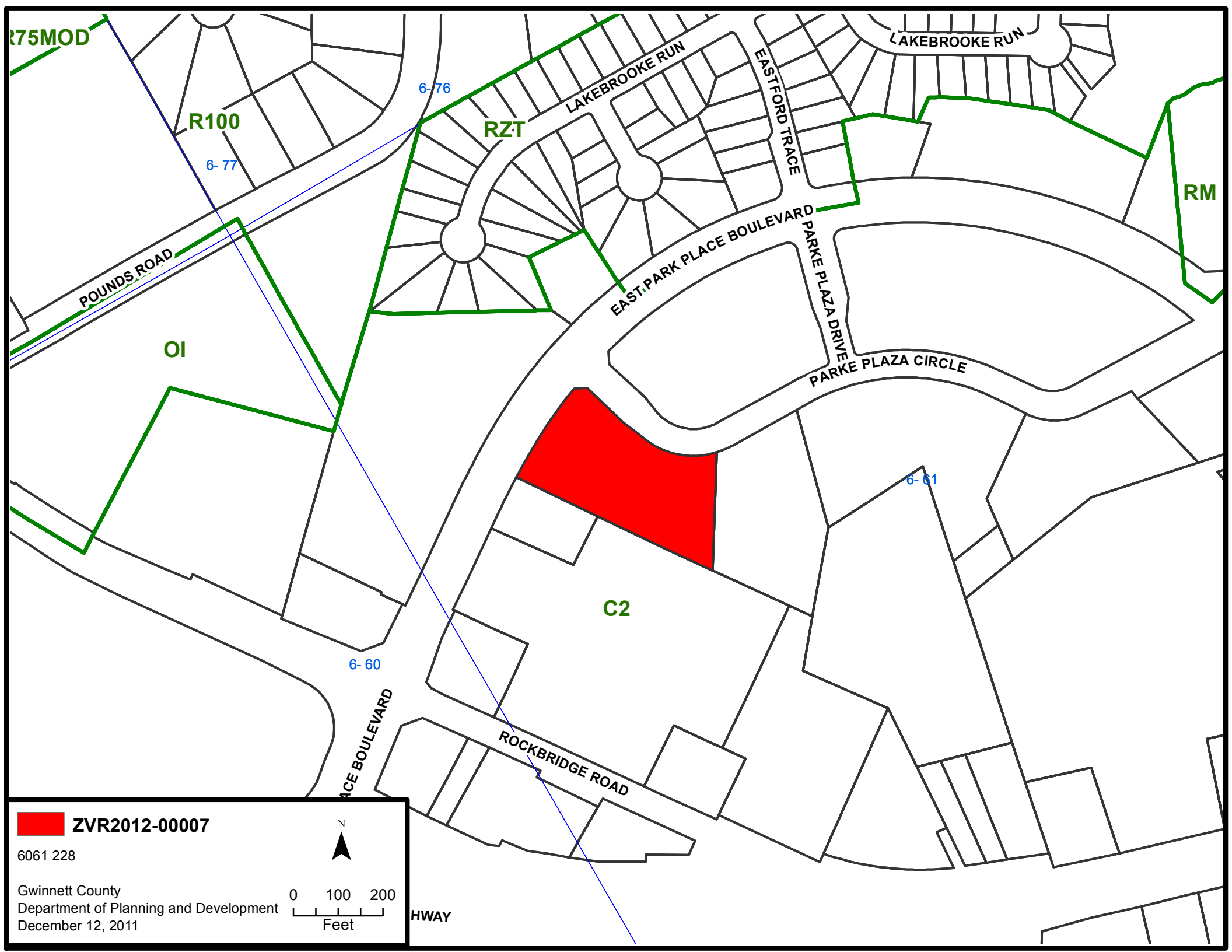
The applicant is seeking approval of a variance to increase ground sign height from 10 ft. to 20 ft. at 15 ft. setback from the right-of-way. The letter of intent states that the property is currently undergoing interior and exterior renovations. As part of the renovations, the applicant is proposing to replace the existing hotel sign with a new sign utilizing the existing base and footings. The letter of intent states that the location of the sign is the best possible place due to the topography of the lot. The original ground sign was permitted in 1996 and met all county codes at that time.

The Gwinnett County Sign Ordinance allows a ground sign to have a maximum height of 10 ft. at a 5 ft. setback from the right-of-way.

This request is the result of a sign permit application (SLP2011-00518).

Should the Board consider approval of this request, staff would recommend the following condition:

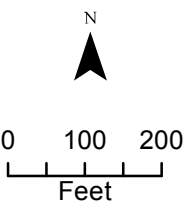
- I. The sign shall comply with overlay requirements and be consistent with the architectural features of the building.**



 ZVR2012-00007

6061 228

Gwinnett County  
Department of Planning and Development  
December 12, 2011



HWAY

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2012-00009**  
ZONING : C2  
LOCATION : 5295 STONE MOUNTAIN HWY, STONE  
MOUNTAIN  
MAP NUMBER : R6061 009  
PROPOSED DEVELOPMENT : WALL SIGN  
VARIANCE REQUESTED : ALLOW 14% INCREASE IN TOTAL AGGREGATE  
SIGN SQUARE FOOTAGE  
COMMISSION DISTRICT : (3) BEAUDREAU

CASE NUMBER : **ZVR2012-00010**  
ZONING : C2  
LOCATION : 5295 STONE MOUNTAIN HWY, STONE  
MOUNTAIN  
MAP NUMBER : R6061 009  
PROPOSED DEVELOPMENT : WALL SIGN  
VARIANCE REQUESTED : INCREASE ALLOWABLE SIGN AREA ON FRONT  
ELEVATION FROM 100 SQ FT TO 228 SQ FT  
COMMISSION DISTRICT : (3) BEAUDREAU

APPLICANT: BT INVESTMENTS, LLC  
C/O BET INVESTMENTS  
200 WITMER RD, STE 200  
HORSHAM, PA 19044

CONTACT: PETER CLELLAND PHONE: 215.938.7300

OWNER: BT INVESTMENTS, LLC  
C/O BET INVESTMENTS  
200 WITMER RD, STE 200  
HORSHAM, PA 19044

**ZONING HISTORY:**

The subject property is a 10.67 acre C-2 zoned tract with an existing retail center located within the U. S. Highway 78 Overlay District. The adjacent tracts are zoned C-2 with existing commercial businesses.

**DEPARTMENT ANALYSIS:**

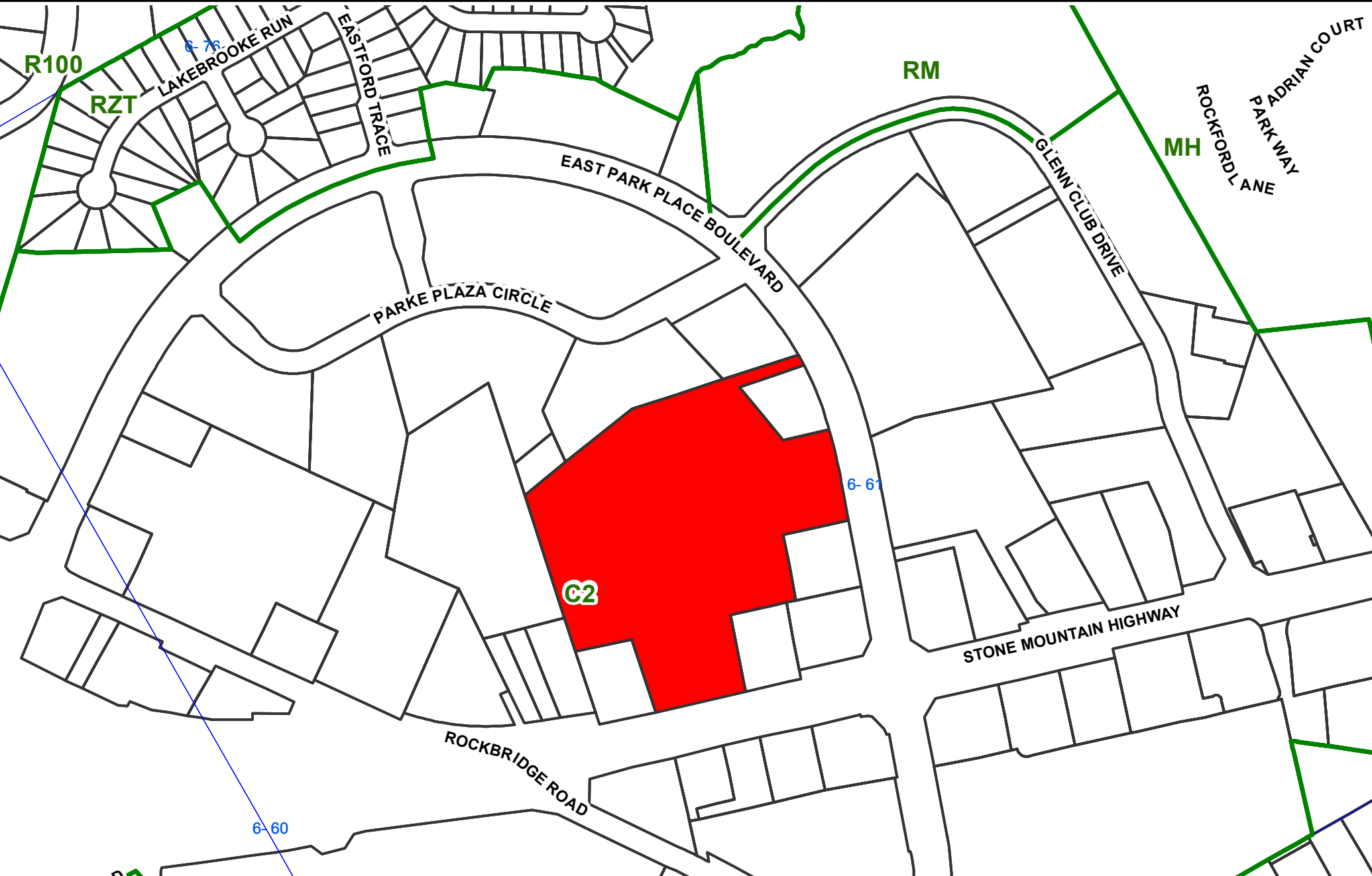
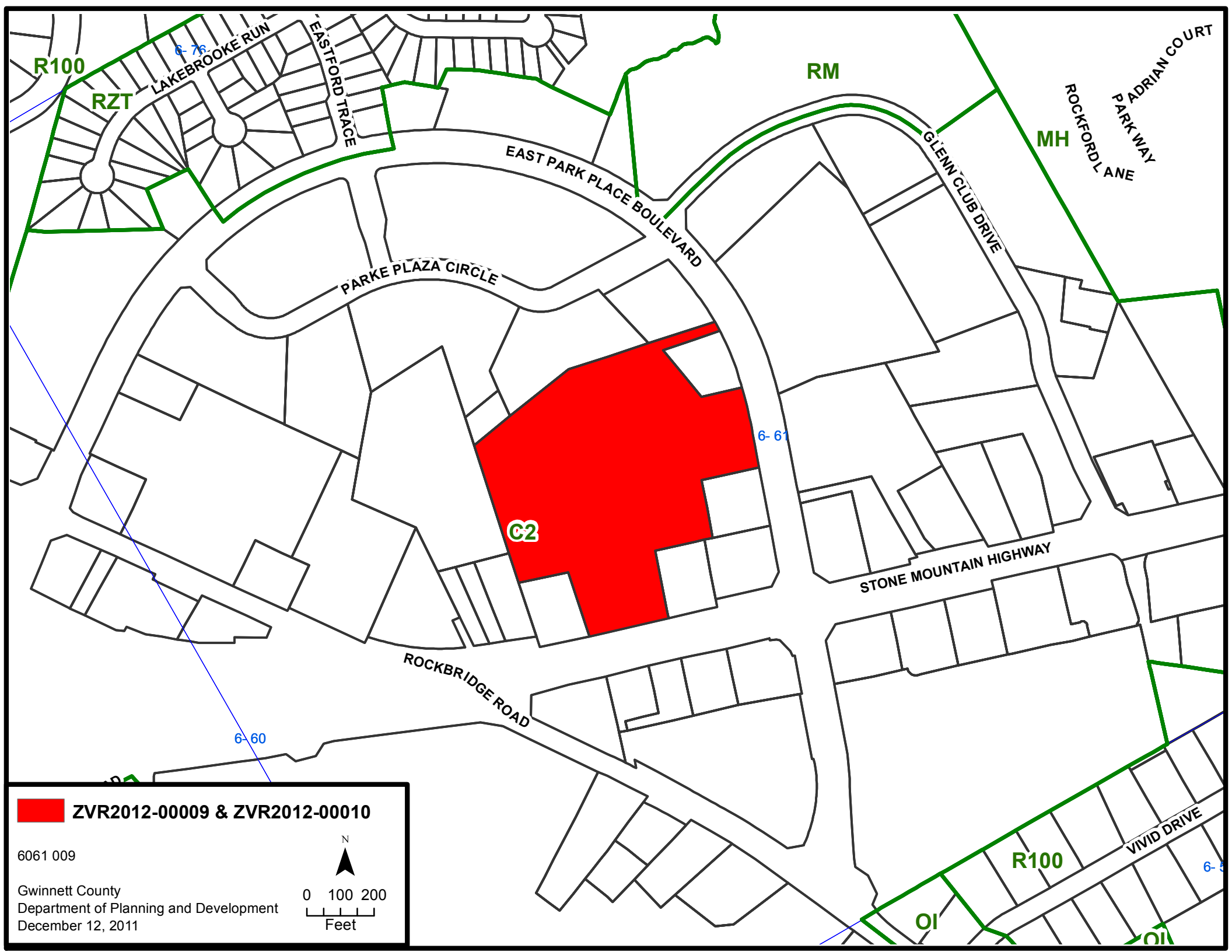
The applicant is seeking approval of two variances. The first variance (ZVR2012-00009) is to increase aggregate total of wall signage from 200 sq. ft. to 228 sq. ft. The second variance (ZVR2012-00010) is to increase allowable sign area on a front elevation from 100 sq. ft. to 228 sq. ft. The applicant's letter of intent states that they are redeveloping a portion of the retail

center for a new L.A. Fitness athletic club and that due to the distance the building is setback from the right of way this increase will allow the sign optimal visibility while maintaining the architectural scale of the building design. The applicant is not proposing signage on any other elevation.

The Gwinnett County Sign Ordinance allows a maximum total of 100 sq. ft. per any one elevation with an aggregate total of 200 sq. ft. for all building elevations.

Should the Board consider approval of this request, staff would recommend the following conditions:

- 1. The increase in wall sign square footage shall be for the front elevation only.**
- 2. The total aggregate square footage for all wall signage shall not exceed 228 sq. ft.**



 **ZVR2012-00009 & ZVR2012-00010**

6061 009

Gwinnett County  
Department of Planning and Development  
December 12, 2011

N

0 100 200  
Feet

gwinnettcounty

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440  
(tel) 678.518.6000  
www.gwinnettcounty.com



Variance Application from the Zoning Resolution  
(Both Zoning Board of Appeals & Administrative)

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Sherris Groover</u>	Name <u>Sherris Groover</u>
Address(all correspondence will be mailed to this address): <u>761 Collingsworth Ln.</u>	Address <u>761 Collingsworth Ln.</u>
City <u>Lawrenceville</u>	City <u>Lawrenceville</u>
State <u>GA.</u> Zip <u>30043</u>	State <u>GA.</u> Zip <u>30043</u>
Phone <u>770.338.0141</u>	Phone <u>770-338-0141</u>
Contact Person Name: <u>Sherris Groover</u> Phone: <u>770-338-0141</u>	
Email Address: <u>sagroover@Aol.com</u>	
Applicant is the (please check or circle one of the following):	
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 761 Collingsworth Lane

Subdivision or Project Name Kenniston Creek Lot & Block 97

District, Land Lot, & Parcel (MRN) \_\_\_\_\_

Proposed Development \_\_\_\_\_

Building Permit Number (if construction has begun) BLD \_\_\_\_\_

Variance Requested To keep fence as approved by Home Owners Association.

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR2012-00001

\*\*\*\*\*

**Applicant Certification**

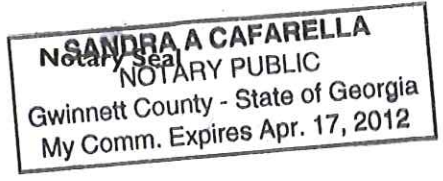
\*\*\*\*\*

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Charles [Signature] 11-23-11  
Signature of Applicant Date

Sandra A. Cafarella, Notary Public  
Typed or Printed Name & Title

Sandra A. Cafarella 11/23/11  
Signature of Notary Public Date



\*\*\*\*\*

**Property Owner Certification**

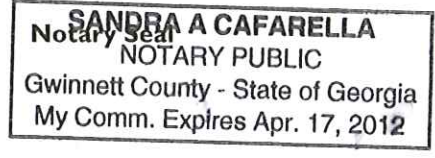
\*\*\*\*\*

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Sherry [Signature] 11-23-11  
Signature of Property Owner Date

Sandra A. Cafarella, Notary Public  
Typed or Printed Name & Title

Sandra A. Cafarella 11/23/11  
Signature of Notary Public Date



\*\*\*\*\*

**Planning & Development Use Below Only**

\*\*\*\*\*

Date Received: 12-6-11 Received By: SCook MRN: 7-023-491

Zoning District: R10000 Hearing Date (if applicable): 1/10/12 Commission District: 3

Variance Type: Fence Height increase (Front/sideyard) Code Section: ZR 700.02

Related Cases & Applicable Conditions: RZR 2003-0028, C.EU 2011-0028

Variance Description: Increase fence height in a front yard from 4 FT to 6 FT.



Department of Planning and Development

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(tel) 678.518.6000  
www.gwinnettcountry.com

gwinnettcountry

**VARIANCE CONSENT FORM**

PROPERTY OWNER: Sherril Groover

PROPERTY ADDRESS: 761 Collingsworth Lane

SUBDIVISION NAME: Kenniston Creek

LAND LOT(S): 1 DISTRICT: \_\_\_\_\_ SECTION/UNIT: \_\_\_\_\_

LOT NUMBER: 97 BLOCK: \_\_\_\_\_

BRIEF DESCRIPTION OF VARIANCE REQUEST: To keep fence that was approved by the Home Owners Association.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 214 Westmoreland Ct.

SUBDIVISION: Kenniston Ct.

AS OWNER OF LOT: 82, BLOCK: \_\_\_\_\_

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Wanda Johnson  
PRINTED NAME OF OWNER

[Signature]  
SIGNATURE OF OWNER

\_\_\_\_\_  
PRINTED NAME OF OWNER

\_\_\_\_\_  
SIGNATURE OF OWNER

12/5/11  
DATE

\*\*\*\*\*

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_

Department of Planning and Development

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www.gwinnettcountry.com



gwinnettcountry

**VARIANCE CONSENT FORM**

PROPERTY OWNER: Sherris Groover

PROPERTY ADDRESS: 761 Collingsworth Lane

SUBDIVISION NAME: Kenniston Creek

LAND LOT(S): 1 DISTRICT: \_\_\_\_\_ SECTION/UNIT: \_\_\_\_\_

LOT NUMBER: 97 BLOCK: \_\_\_\_\_

BRIEF DESCRIPTION OF VARIANCE REQUEST: To keep fence that was approved by the Home Owners Association.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 204 Westmoreland CT.

SUBDIVISION: Kenniston Creek

AS OWNER OF LOT: 104, BLOCK: \_\_\_\_\_

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Carla Defay  
PRINTED NAME OF OWNER

Carla Defay  
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

12-5-11  
DATE

\*\*\*\*\*

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_

Hello,

We applied through library management, our HOA. We sent them the layout and they approved. We had to get the approval through our neighbor also, which she also agreed. Since we have a corner lot, we were unaware that it was considered a front yard. All fences in our neighborhood are 6' - we included some corner lots with 6' fence. Pictures 1-4 are our fence. Our fence meets the right of way boundary line req.

HOA Approval



P.O. Box 2082 • Loganville, GA 30052  
Phone: 770-466-6331 • Fax: 770-466-6355

### Modification Request Form (MRF)

Complete in black ink only and submit via fax, postal mail or email. Today's Date

Community

Name

Address

City, State, Zip

Phone  Fax

Email

Desired format of return notice:  Fax  Email  Postal Mail

Is the change:  Structural  Cosmetic  A change to the property's ingress or egress

Short description of modification

Proposed Start Date  Proposed Finish Date

Please give a Detailed Description as to the nature and location of the requested modification

If requesting a fence:

What type of wood material?  How tall will the fence be?

What will the finish be? (Color paint, Shade of Stain, Natural, etc.)

Will the fence begin and end on the back corners of your home?

Will the fence have any chain link, chicken wire, split rail or plastic/PVC sections?

I have read and understand the attached conditions with regards to the submittal procedure of this Modification Request Form.

X  Date

Office Use Only

**RECEIVED**  
By Robin McKay at 1:31 pm, Jul 19, 2011

**APPROVED**  
By Robin McKay at 11:12 am, Jul 20, 2011

# Fence Works of Georgia, Inc.

1909 Mountain Industrial Blvd. Tucker, GA 30084 ~ (770) 452-9900 / Fax (770) 452-9998

Customer: <u>SHERELY GROOVER</u>	Home # <u>770-338-0141</u>	Date: <u>7-18-11</u>
Address: <u>761 COLLINGSWORTH LN</u>	Work # <u>678-336-8764</u>	Map #
City: <u>LAWVILLE</u>	Cell # <u>404-518-2984</u>	Fax#:
Utilities#:	By:	Exp:
Contact Name:		PH#

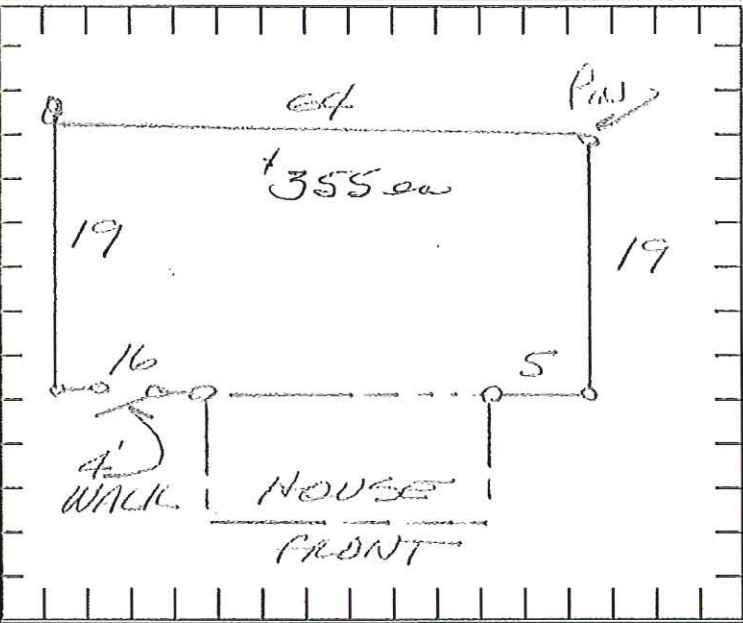
FOOTAGE	FENCE TYPE	Height
<u>123</u>	<u>PRIVACY</u>	<u>6'</u>
	<u>SMALL W/ RIG. POSTS</u>	

Email: sgroover@aol.com

ALL POSTS SET IN WET CONCRETE.  
 10 YEAR WARRANTY ON WORKMANSHIP.  
 WOOD FENCE COMPONENTS, WHEN EXPOSED TO THE ELEMENTS ARE SUBJECT TO WARPAGE, SHRINKAGE, CRACKING, ETC. NO WARRANTY IS OFFERED OR IMPLIED AGAINST THESE CONDITIONS.  
 FENCEWORKS WILL EXCHANGE UP TO 15% OF ALL PICKETS WITHIN 10 YEARS OF CONTRACT DATE.

Approximate Spacing (MAY VARY)  
 (0") (1") (1½") (2") (3½") (other \_\_\_\_\_)

GATES		
Qty.	Size	Type & Style
<u>1</u>	<u>4'</u>	<u>FRONT</u>



**WOOD SPECIFICATIONS**

1" X 4" Pickets				
1" X 6" Boards				
Cedar	Virginian	Gothic	Fr. Gothic	Dog-ear
PT Pine				
4" X 4" Posts				
4" X 6" Posts	Virginian	Dado	Fr. Gothic	Flat
6" X 6" Posts				
All posts Pine	Virginian	Dado	Fr. Gothic	Flat

2" x 4" Runners	Cedar	_____
(2) (3) (4)	PT Pine	_____

Billing Address:

1110/FT

**Panel Design**

			Other
Straight	Neg. Scallop	Pos. Scallop	

Construction Design	Top of Fence
Face	Slope with grade (less space)
Exposed	Straight (more space at bottom)
Between	Step (large spaces at bottom)

TENTATIVE INSTALLATION: Approx. \_\_\_\_\_ weeks from deposit and signed Contract

Total Price \$ 1,390 INCL TAX

1/2 Deposit \$ 695 AMEX

TERMS: 1/2 Deposit - Balance Due Upon Completion

**CHAIN LINK SPECIFICATIONS**

Fabric/Gauge	_____	Gate Posts	_____
Top Rail	_____	Gate Frame	_____
Line Posts	_____	Barbed Wire	_____
Terminal Posts	_____	Tension Wire	_____

**SUBJECT TO CONDITIONS ON REVERSE**

Cherie Stover  
 Accepted by Purchaser Date 7-18-11

Estimator EARL ENGEL Date 7-18-11

9711 Collinsworth Lane



971 Collinsworth Lane



House in Subdivision



House in Subdivision



House in subdivision



House in Subdivision



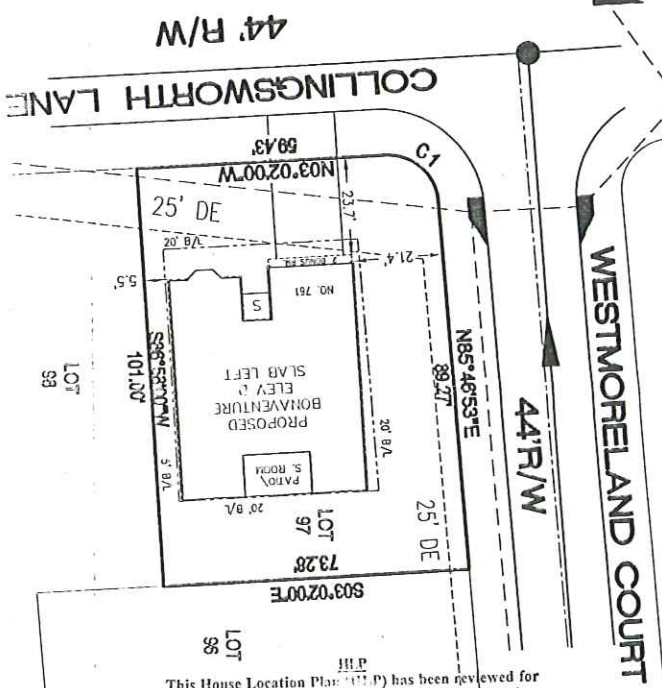
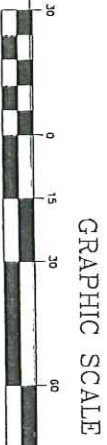
House in Subdivision



GENERAL NOTES:  
 - 20' FRONT BUILDING LINE  
 - 20' REAR BUILDING LINE  
 - MIN. SIDE YARD = 5 FEET



AREA  
 7,266 sq.ft.  
 0.17 acres




CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	18.60	12.00	16.79
			NA172227E

This House Location Plan (HLP) has been reviewed for general compliance with the Zoning Resolution and Development Regulations of Gwinnett County and, authorizes issuance of a Building Permit for the structure and other improvements shown hereon. Approval is granted with the provision that no Certificate of Occupancy shall be issued for completion of construction until conformance to this HLP has been verified by the Department or has been verified by a foundation survey prepared for the builder by a Registered Land Surveyor.

*Denys Chac* 2.23.10  
 Department of Planning & Development Date  
 R-100 CSO  
 Zoning District Zoning Case Number

NO FIELD WORK WAS PERFORMED TO PREPARE THIS DRAWING. THIS DRAWING IS NOT A SURVEY AND IS NOT TO BE USED FOR CONVEYANCE OF TITLE.

JOB NUMBER: 10-573 	HOUSE LOCATION PLAN PREPARED FOR:		DATE	02-15-2010
	<b>D.R. HORTON HOMES</b>		SCALE	1" = 30'
	LAND LOT 23	7th DISTRICT	SECTION	GWINNETT COUNTY, GEORGIA
	LOT 97	BLOCK "A"	UNIT TWO	AREA OF LOT: -
SUBDIVISION: KENSINGTON CREEK		ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ALL EASEMENTS DEPICTED PER PUBLIC RECORD UNLESS NOTED OTHERWISE		
		<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052		



**Gwinnett County GIS Map**

ZVR2012-00001

Contact

Name: Gwinnett County ITS - GIS

Telephone: 770-822-8036

Website: [www.gwinnettcounty.com](http://www.gwinnettcounty.com)

Email: [gisoffice@gwinnettcounty.com](mailto:gisoffice@gwinnettcounty.com)

Address: 75 Langley Drive, Lawrenceville, GA 30046



Map Printed On December 07, 2011

**Legend**

Administrative Area Layers	
<input type="checkbox"/>	City Limits
City	
CITY_NAME	
<input type="checkbox"/>	AUBURN
<input type="checkbox"/>	BERKELEY LAKE
<input type="checkbox"/>	BRASELTON
<input type="checkbox"/>	BUFORD
<input type="checkbox"/>	DACULA
<input type="checkbox"/>	DULUTH
<input type="checkbox"/>	GRAYSON
<input type="checkbox"/>	LAWRENCEVILLE
<input type="checkbox"/>	LILBURN
<input type="checkbox"/>	LOGANVILLE
<input type="checkbox"/>	NORCROSS
<input type="checkbox"/>	REST HAVEN
<input type="checkbox"/>	SNELLVILLE
<input type="checkbox"/>	SUGAR HILL
<input type="checkbox"/>	SUWANEE
Parcel Layers	
Land Parcels	
<input type="checkbox"/>	<all other values>
ParcelType	
<input type="checkbox"/>	Landlot District
<input type="checkbox"/>	County Boundary
<input type="checkbox"/>	Adjacent Counties
Main Layers	
<input type="checkbox"/>	Street Centerlines
<input checked="" type="checkbox"/>	Condo

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Disclaimer See Terms

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Department of Planning and Development



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 www.gwinnettcountry.com

gwinnettcountry.com

**Variance Application from the Zoning Resolution  
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Paragon Town Center</u>	Name <u>Paragon Town Center</u>
Address(all correspondence will be mailed to this address): <u>4864 Jimmy Carter Suite 203</u>	Address <u>4864 Jimmy Carter Suite 203</u>
City <u>Norcross</u>	City <u>Norcross</u>
State <u>GA</u> Zip <u>30093</u>	State <u>GA</u> Zip <u>30093</u>
Phone <u>(770) 638-0247</u>	Phone <u>(770) 638-0247</u>
Contact Person Name: <u>Lisa BAUVAS</u> Phone: <u>(770) 638-0247</u>	
Email Address: <u>Lisa@ndi.Developments.com</u>	
Applicant is the (please check or circle one of the following):	
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 4400 Satellite Blvd, Duluth, GA 30096

Subdivision or Project Name Paragon Lot & Block \_\_\_\_\_

District, Land Lot, & Parcel (MRN) 6211 223

Proposed Development \_\_\_\_\_

Building Permit Number (if construction has begun) BLD \_\_\_\_\_

Variance Requested INCREASE MAXIMUM ALLOWABLE SQUARE FOOTAGE FROM 200 TO 350.

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZR2012-00003

\*\*\*\*\*

**Applicant Certification**

\*\*\*\*\*

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Danielle V. Stanley  
Notary Public

Lisa Reeves 11/23/11  
Signature of Applicant Date

Notary Seal  
Gwinnett County, Georgia  
My Commission Expires  
05/26/2014

Lisa Reeves  
Typed or Printed Name & Title

Danielle V. Stanley 11/23/2011  
Signature of Notary Public Date

\*\*\*\*\*

**Property Owner Certification**

\*\*\*\*\*

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Danielle V. Stanley  
Notary Public

Lisa Reeves 11/23/11  
Signature of Property Owner Date

Notary Seal  
Gwinnett County, Georgia  
My Commission Expires  
05/26/2014

Lisa Reeves  
Typed or Printed Name & Title

Danielle V. Stanley 11/23/2011  
Signature of Notary Public Date

\*\*\*\*\*

**Planning & Development Use Below Only**

\*\*\*\*\*

Date Received: 12-5-11 Received By: SCook MRN: 6211-223

Zoning District: C2 Hearing Date (if applicable): 11/10/12 Commission District: 1

Variance Type: Ground Sign Area/size increase Code Section: SO 26-111A

Related Cases & Applicable Conditions: SUP 2008-00023, BRD 2008-00002  
ZUR 2008-00169 Thru ZUR 2008-00172

Variance Description: increase maximum Allowable Sign  
Square footage per road Frontage. From 200sq ft  
350 sq. Ft.

Case No. ZVR2012-00003

## **Letter of Intent for Installation of 2 Sign Towers at Paragon Center**

The purpose of this letter is to get approval to install a second sign tower at Paragon Center.

The shopping center known as Paragon Center was purchased from the bank due to a foreclosure. The original owners never installed signage for the tenants. New tenants have been installed. They need street signage to encourage business. Adequate signage is essential for the success of the mall's tenants. We want to install a sign tower using 175 square feet for the tower. We will follow the current set back restrictions as well as height restrictions.

Paragon Center is a strip mall that includes 177,000 square feet. It is a very long piece of property. One sign tower would not be effective advertising for all of the tenants. We want to install a second sign tower using 175 square feet to match. Again we will follow the current set back and height restrictions.

Thank you for your consideration.

Paragon Town Center  
Lisa Reeves  
770.638.0247

Proof 6  
 Monument Area Sq. Ft. = 260 Sq.Ft.  
 Sign Area Sq. Ft. = 175 Sq.Ft.



Sign Pros, Inc.  
 300 Shawnee N. Dr.  
 Suite 700  
 Suwanee, GA 30024

Ph. 770.945.4480  
 Fx. 770.945.2388  
 sales@signprosgeorgia.com

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Account Mgr: John Robinson  
 Designer: Tyler Gorzney

DATE: 12/02/11  
 ART VALUE: \$150  
 SCALE: 1:10

CLIENT:  
 NDI

COMMENTS:  
 XX

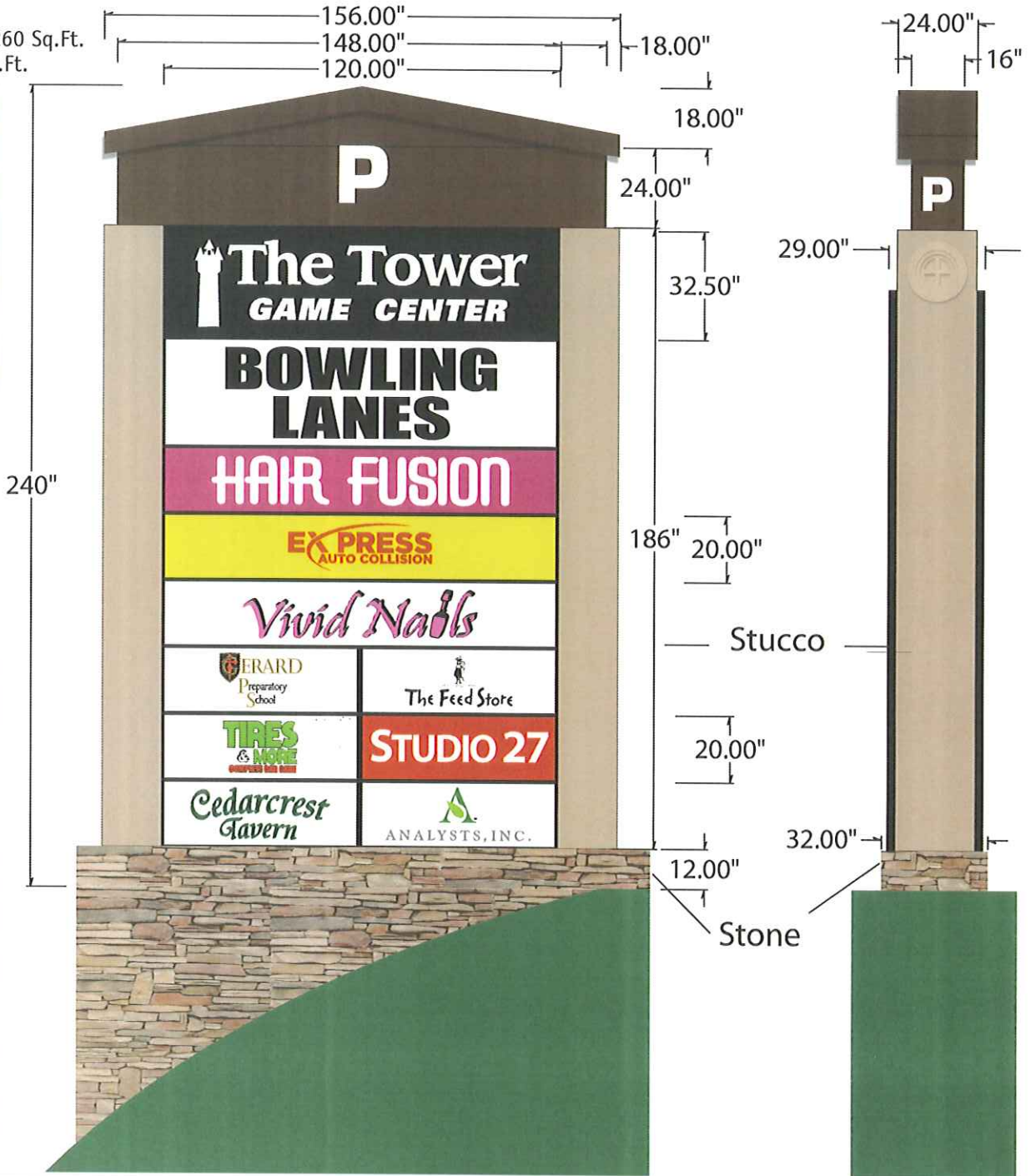
APPROVED BY:

\_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

©2009 Sign Pros, Inc.



Vinyl Colors

- Color 1
- Color 1
- Color 1

155 sq ft  
 420 sq ft  
 -----  
 159 sq ft

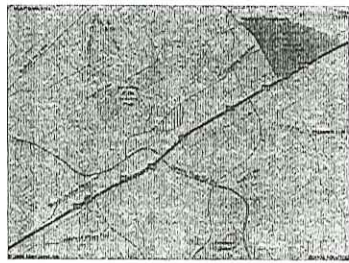
**SIGHT DISTANCE CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED DRIVEWAYS FOR PARAGON AT SATELLITE ARE DESIGNED WITH ADEQUATE SIGHT DISTANCE. THE REGULATED SPEED LIMIT OF SATELLITE BLVD. IS 45 MPH. THE MINIMUM SIGHT DISTANCE PROVIDED FOR EACH DRIVEWAY IS 200' LOOKING LEFT AND 200' LOOKING RIGHT. THE SIGHT DISTANCE PROVIDED FOR EACH DRIVEWAY MEETS THE MINIMUM REQUIREMENT. AS REQUIRED BY AASHTO, SIGHT DISTANCE IS MEASURED PARALLEL TO THE ROADWAY, 15' FROM THE EDGE OF THE TRAVEL WAY AT A HEIGHT OF 3.5' ABOVE THE SURFACE OF THE ROADWAY, AND ON OBJECTS ON THE CONTINENT OF THE ROAD 2' ABOVE THE SURFACE OF THE ROADWAY.

DRAWN AND SEALED: DATE:

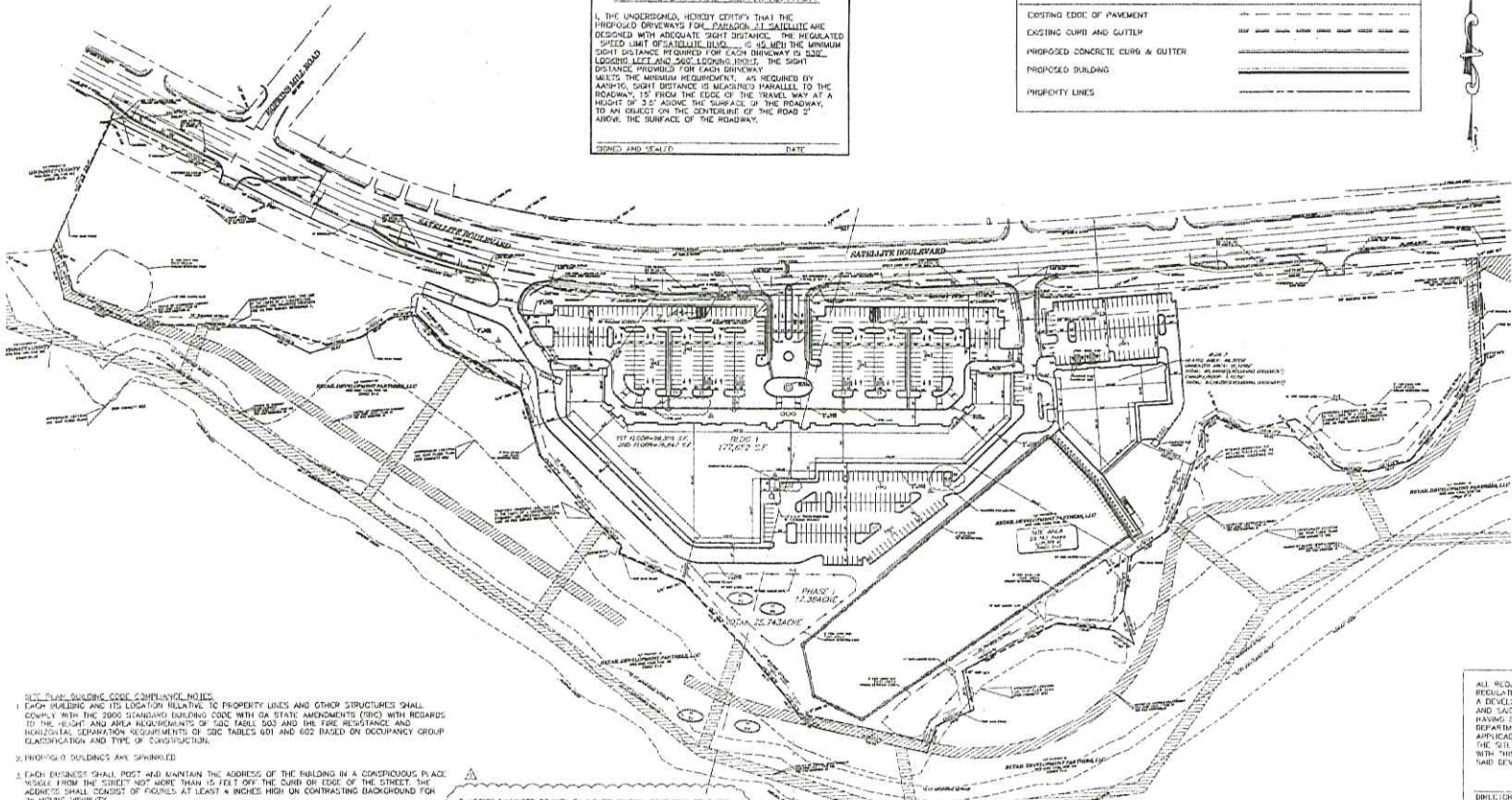
**LEGEND**

EXISTING EDGE OF PAVEMENT	---
EXISTING CURB AND GUTTER	---
PROPOSED CONCRETE CURB & GUTTER	---
PROPOSED BUILDING	---
PROPERTY LINES	---



**LOCATION MAP**  
NTS

- 1. SIGNMARKS SHALL BE INSTALLED ON ADJACENT STREETS (OUTSIDE EDGE) PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 2. INTERSECTION RADIUS CURB RAMP SHALL BE PROVIDED AT INTERSECTIONS. STRAIGHT RAMP MAY BE PROVIDED AT INTERSECTIONS OF CURBED DRIVEWAYS AND AT SIDELANE WITHOUT SIGNMARKS.
- 3. SIGNMARKS SHALL BE LOCATED AT LEAST 2 FEET FROM EDGE OF CURB. BRIDGES EXCEPTED. THE AREA BETWEEN THE CURB AND THE SIGNMARK SHALL CONSIST OF GRASS OR LANDSCAPING WHICH IS NOT LESS THAN 4" HIGH. IMPROVEMENTS ARE PROVIDED BY THE COUNTY. SIGNMARKS, INCLUDING APPROPRIATE DRAINAGE FACILITIES, SHALL BE CONSTRUCTED IN LOCATION INDICATED BY THE DEPARTMENT OF TRANSPORTATION.
- 4. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF PESTS, WEEDS, DUST, TRASH, AND DEBRIS.



**SITE PLAN BUILDING CODE COMPLIANCE NOTES**

1. EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2006 STANDARD BUILDING CODE WITH SIX STATIC AMENDMENTS (SBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF SDC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF SDC TABLE 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.
2. PROPOSED SIGNMARKS ANY SIGNMARKS
3. EACH BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN 15 FEET OFF THE CURB OR EDGE OF THE STREET. THE ADDRESS SHALL CONSIST OF NUMBERS AT LEAST 4 INCHES HIGH ON CONTRASTING BACKGROUND FOR 24 HOUR VISIBILITY.

**NOTES**

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, EXIT PORTALS, HAMPERS, TRUCK DOORS, FRIGID BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY DISCONNECT LOCATIONS.
2. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RECLAIMING WALLS GREATER THAN A FEET IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.
3. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND OCCUPANCY ACTIVITIES WITH IN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISBURSANCE.
4. LANDSCAPE PLANS WHICH CLEARLY INDICATE THE TYPES AND LOCATIONS OF ALL PROPOSED PLANTINGS SHOWN IMMEDIATELY IN FRONT OF OR ON THE BUILDING SHALL BE PROVIDED AT THE TIME OF SUBMISSION OF THE BUILDING ELEVATIONS TO DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE ACTIVITY CENTER/COMMERCIAL OVERLAY DISTRICT, SECTION 1315 OF THE 1995 ZONING RESOLUTION OF GWINNETT COUNTY.

GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL SYSTEM. CALL (770)922-7474 FOR CONSTRUCTION.



**CAUTION-NOTE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES ON THE SITE.

5. NOTIFY GWINNETT COUNTY 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (770-918-6070)
7. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL THE IMPROVEMENTS HAVE BEEN COMPLETED.
8. NO DRIVE-UP WINDOWS ARE TO BE INSTALLED.
9. HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE SOURCE OF LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
10. NO OUTSIDE STORAGE INCLUDING, BUT NOT LIMITED TO, SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
11. SIGN, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
12. ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
13. NO BILLBOARDS ARE PERMITTED.
14. IF NO CURB AND GUTTER EXIST ON EXISTING ROADWAY, THE SIDEWALK MUST BE FURNISHED SETBACK FROM THE EDGE OF PAVEMENT. LOCATION TO BE APPROVED BY DEPARTMENT OF TRANSPORTATION.
15. PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION FREE OF WEEDS, DUST, TRASH, AND DEBRIS.
16. NO GRASSMOWS WILL BE PERMITTED UNLESS A PERMIT IS OBTAINED.

**SITE PLAN**  
GRAPHIC SCALE



DECK 1 MAX HEIGHT = 74.33'  
TALL STRUCTURE PERMIT NO. 1030066

GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL SYSTEM. CALL (770)922-7474

PRIOR TO FINAL INSPECTION OF SITE LIGHTING, THE SITE LIGHTING DESIGN PROFESSIONAL OF RECORD FOR THE PROJECT SHALL SUBMIT TO THE CHIEF ELECTRICAL INSPECTOR A SIGNATURE LETTER WHICH STATES THAT I HAVE OBSERVED THE SITE LIGHTING FOR THIS PROJECT IN OPERATION AT NIGHT IN THE PRESENCE OF DARKNESS TO VERIFY THAT THE INSTALLED LIGHTING IS CONSISTENT WITH THE APPROVED SITE LIGHTING PLANS.

ALL REQUIREMENTS OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL APPLICABLE COUNTY DEPARTMENTS AS REQUIRED UNDER THESE REGULATIONS AND APPLICABLE REGULATORY APPROVAL IS HEREBY GRANTED OF THE SITE PLAN AND ALL OTHER DEVELOPMENT PLANS ASSOCIATE WITH THIS PROJECT SUBJECT TO ALL FUTURE PROVISIONS OF SAID DEVELOPMENT AND OTHER COUNTY REGULATIONS.

DRAWN: DATE:  
DEPARTMENT OF PLANNING AND DEVELOPMENT

THIS CERTIFICATE REMAINS VALID FOR 90 DAYS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

**PARKING DATA**

USE	SQ. FT. FOOTAGE	1 PER 200 SQ. FT. MAX. PARKING ALLOWED	1 PER 200 SQ. FT. MIN. PARKING ALLOWED	PARKING PROVIDED
RETAIL	217,868	1,089	432	1,521

THESE FUNDING MUST BE APPROVED PRIOR TO ANY CLEARING OR EXCAVATION.




**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	WPC	GWINNETT COUNTY	11-17-09
2	WPC	CLERK COPY TO GWINNETT COUNTY	11-17-09
3	WPC	CLERK COPY TO GWINNETT COUNTY	11-17-09
4	WPC	CLERK COPY TO ARCHITECT	11-17-09
5	WPC	CLERK COPY TO ARCHITECT	11-17-09

**HAINES O'CONNOR & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
1115 NORTH BURNS RD., SUITE 100  
LAWRENCEVILLE, GEORGIA 30046  
PHONE: (770) 451-7550 FAX: (770) 451-7550

**PARAGON AT SATELLITE**

4520 SATELLITE BLVD., SUITE 100, LAWRENCEVILLE, GA 30046  
LAND OWNED BY THE CITY OF LAWRENCEVILLE, GEORGIA  
LOCAL GOVERNMENT PROJECT # 070004  
DATE: 11/17/09

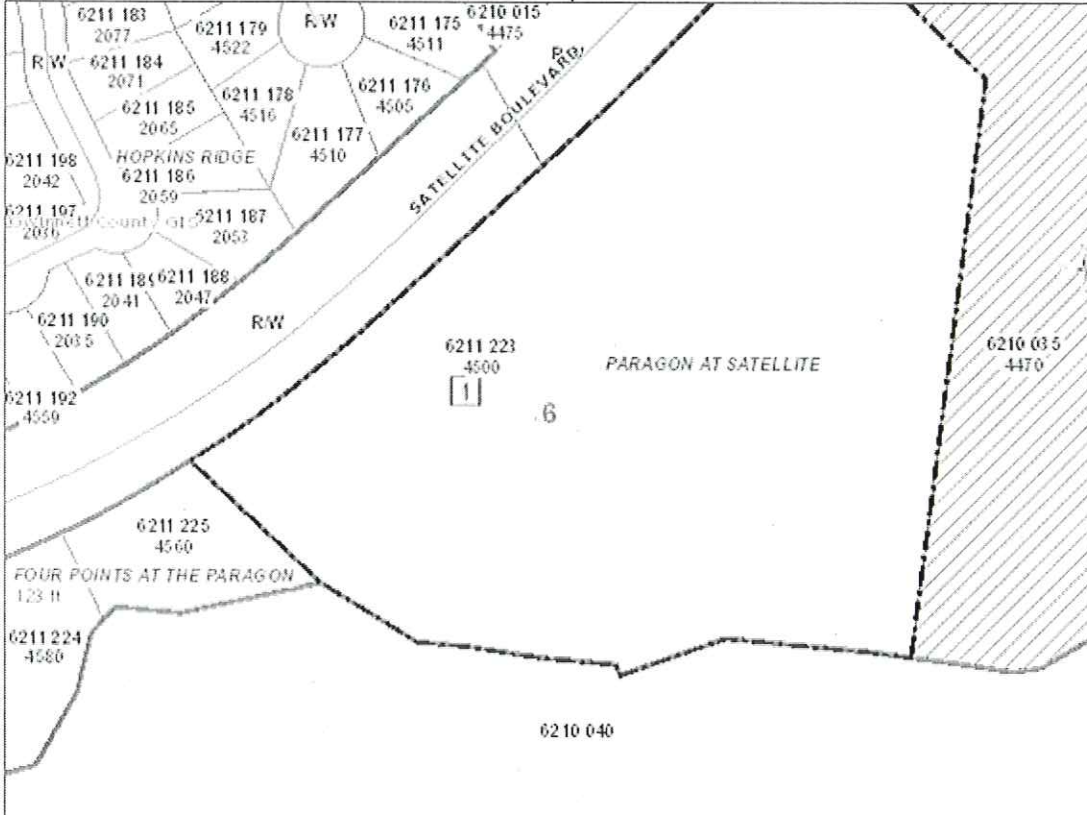


**Gwinnett County GIS Map**

ZVR2012-00002

Contact

Name: Gwinnett County ITS - GIS  
 Telephone: 770-822-8036  
 Website: www.gwinnettcounty.com  
 Email: gisoffice@gwinnettcounty.com  
 Address: 75 Langley Drive, Lawrenceville, GA 30046

Map Printed On December 07, 2011

**Legend**

**Administrative Area Layers**

- City Limits

**City**

CITY\_NAME

- AUBURN
- BERKELEY LAKE
- BRASELTON
- BUFORD
- DACULA
- DULUTH
- GRAYSON
- LAWRENCEVILLE
- LILBURN
- LOGANVILLE
- NORCROSS
- REST HAVEN
- SNELLVILLE
- SUGAR HILL
- SUWANEE

**Parcel Layers**

Land Parcels

- <all other values>

ParcelType

- Condo
- Subdivisions

**Main Layers**

- Street Centerlines
- Landlot District
- County Boundary
- Adjacent Counties

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Disclaimer See Terms

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**OnPoint**<sup>TM</sup>

gwinnettcounty

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440  
(tel) 678.518.6000  
www.gwinnettcounty.com



Variance Application from the Zoning Resolution  
(Both Zoning Board of Appeals & Administrative)

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Paragon Town Center</u>	Name <u>Paragon Town Center</u>
Address(all correspondence will be mailed to this address): <u>4864 Jimmy Carter Suite 203</u>	Address <u>4864 Jimmy Carter Suite 203</u>
City <u>Norcross</u>	City <u>Norcross</u>
State <u>GA</u> Zip <u>30093</u>	State <u>GA</u> Zip <u>30093</u>
Phone <u>(770) 638-0247</u>	Phone <u>(770) 638-0247</u>
Contact Person Name: <u>Lisa Praevas</u> Phone: <u>(770) 638-0247</u>	
Email Address: <u>LISA@ndidevelopment.com</u>	
Applicant is the (please check or circle one of the following):	
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 4500 Satellite Blvd, Duluth GA 30096

Subdivision or Project Name Paragon Lot & Block \_\_\_\_\_

District, Land Lot, & Parcel (MRN) 6211223

Proposed Development \_\_\_\_\_

Building Permit Number (if construction has begun) BLD \_\_\_\_\_

Variance Requested 2nd Sign on SAME ROAD FRONTAGE

\_\_\_\_\_

\_\_\_\_\_

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR2012-00003

\*\*\*\*\*

**Applicant Certification**

\*\*\*\*\*

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Danielle V. Stanley  
Notary Public

Lisa Reeves 11/23/11  
Signature of Applicant Date

Notary Seal  
Gwinnett County, Georgia  
My Commission Expires  
05/26/2014

Lisa Reeves  
Typed or Printed Name & Title

Danielle V. Stanley 11/23/2011  
Signature of Notary Public Date

\*\*\*\*\*

**Property Owner Certification**

\*\*\*\*\*

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Danielle V. Stanley  
Notary Public

Lisa Reeves 11/23/11  
Signature of Property Owner Date

Notary Seal  
Gwinnett County, Georgia  
My Commission Expires  
05/26/2014

Lisa Reeves  
Typed or Printed Name & Title

Danielle V. Stanley 11/23/2011  
Signature of Notary Public Date

\*\*\*\*\*

**Planning & Development Use Below Only**

\*\*\*\*\*

Date Received: 12-5-11 Received By: Sharon Cook MRN: 6-211-223

Zoning District: CZ Hearing Date (if applicable): 11/10/12 Commission District: 1

Variance Type: Ground Sign Quantity Increase Code Section: SO 86-111A

Related Cases & Applicable Conditions: ZUP2008-00023, BRD2004-00002, ZVR2008-00169 thru ZVR2008-00172

Variance Description: Allow two ground signs per a Single Road Frontage.

Case No. ZVPA012-00003

## **Letter of Intent for Installation of 2 Sign Towers at Paragon Center**

The purpose of this letter is to get approval to install a second sign tower at Paragon Center.

The shopping center known as Paragon Center was purchased from the bank due to a foreclosure. The original owners never installed signage for the tenants. New tenants have been installed. They need street signage to encourage business. Adequate signage is essential for the success of the mall's tenants. We want to install a sign tower using 175 square feet for the tower. We will follow the current set back restrictions as well as height restrictions.

Paragon Center is a strip mall that includes 177,000 square feet. It is a very long piece of property. One sign tower would not be effective advertising for all of the tenants. We want to install a second sign tower using 175 square feet to match. Again we will follow the current set back and height restrictions.

Thank you for your consideration.

Paragon Town Center  
Lisa Reeves  
770.638.0247

Proof 6  
 Monument Area Sq. Ft. = 260 Sq.Ft.  
 Sign Area Sq. Ft. = 175 Sq.Ft.



Sign Pros, Inc.  
 300 Shawnee N. Dr.  
 Suite 700  
 Suwanee, GA 30024

Ph. 770.945.4480  
 Fx. 770.945.2388  
 sales@signprosgeorgia.com

This document contains original, creative artwork and is the sole property of Sign Pros, Inc. Any unauthorized use or duplication of this artwork or derivative artwork will be considered initiative to purchase and will be billed accordingly.

Account Mgr: John Robinson  
 Designer: Tyler Gorzney

DATE: 12/02/11  
 ART VALUE: \$150  
 SCALE: 1:10

CLIENT:  
 NDI

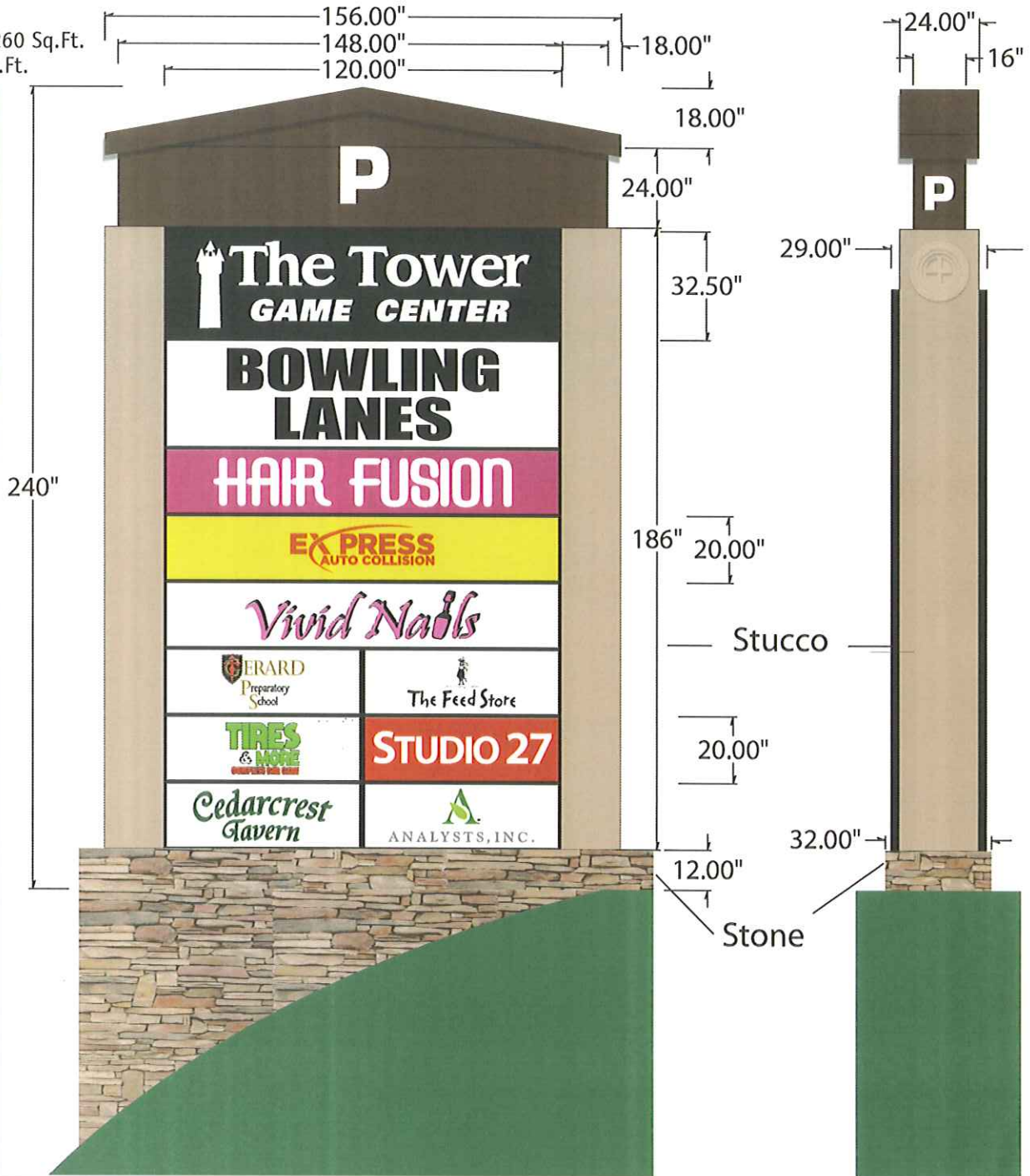
COMMENTS:  
 XX

APPROVED BY:

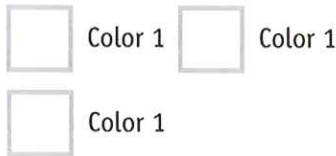
TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

©2009 Sign Pros, Inc.



Vinyl Colors



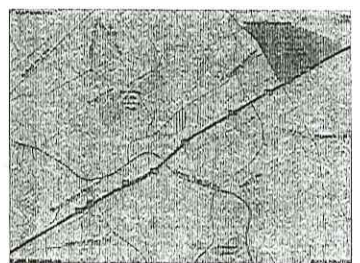
**SIGHT DISTANCE CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED DRIVEWAYS FOR PARAGON AT SATELLITE ARE DESIGNED WITH ADEQUATE SIGHT DISTANCE. THE REGULATED SPEED LIMIT OF SATELLITE BLVD. IS 45 MPH. THE MINIMUM SIGHT DISTANCE PROVIDED FOR EACH DRIVEWAY IS 200' LOOKING WEST AND 200' LOOKING EAST. THE SIGHT DISTANCE PROVIDED FOR EACH DRIVEWAY MEETS THE MINIMUM REQUIREMENT, AS REQUIRED BY AASHTO. SIGHT DISTANCE IS MEASURED PARALLEL TO THE ROADWAY, 15' FROM THE EDGE OF THE TRAVEL WAY AT A HEIGHT OF 3.5' ABOVE THE SURFACE OF THE ROADWAY TO AN OBJECT ON THE CENTERLINE OF THE ROAD 2' ABOVE THE SURFACE OF THE ROADWAY.

SIGNED AND SEALED: \_\_\_\_\_ DATE: \_\_\_\_\_

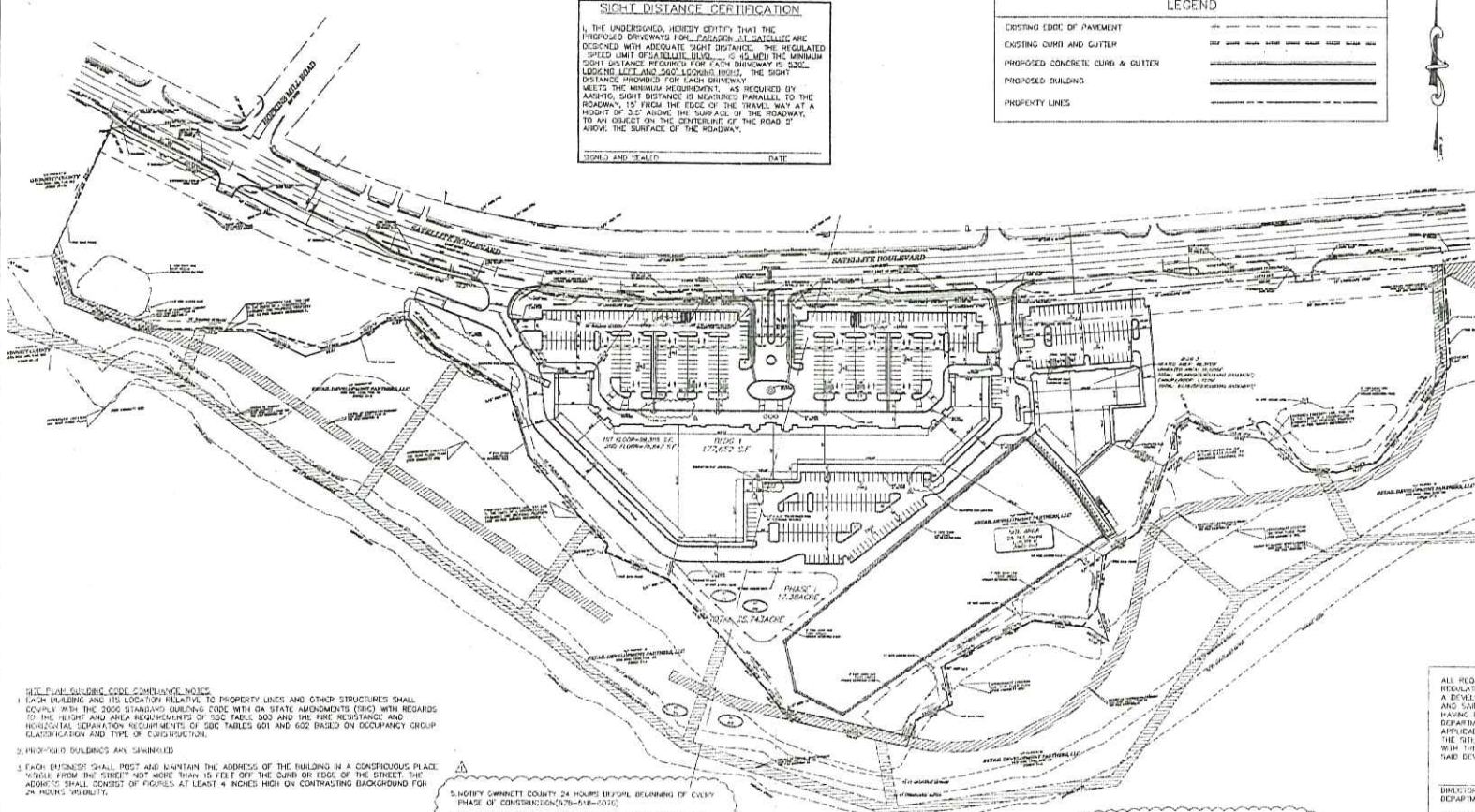
**LEGEND**

EXISTING EDGE OF PAVEMENT	---
EXISTING CURB AND GUTTER	---
PROPOSED CONCRETE CURB & GUTTER	---
PROPOSED BUILDING	---
PROPERTY LINES	---



**LOCATION MAP**  
NOTES

- SIDEWALKS SHALL BE INSTALLED ON BUILDING SIDEWALKS (OUTSIDE SIDE) PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- INTERSECTION RADIUS CURB RAMP SHALL BE PROVIDED AT INTERSECTIONS. STRAIGHT RAMP MAY BE PROVIDED AT INTERSECTIONS OF CURBED DRIVEWAYS AND AT STREET WITHIN SUBDIVISION.
- SIDEWALKS SHALL BE LOCATED AT LEAST 3 FEET FROM BACK OF CURB. BRIDGES EXISTED IN THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRADE OR LANDSCAPING WHERE NO CURB EXIST. ON PAVEMENT IMPROVEMENTS AND PROVIDED BY THE COUNTY. SIDEWALKS, INCLUDING APPROVED SIGNAGE FACILITIES, SHALL BE CONSTRUCTED IN LOCATION ACCEPTABLE TO THE DEPARTMENT OF TRANSPORTATION.
- PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DIRT, TRASH, AND DEBRIS.



**RELEVANT BUILDING CODE REQUIREMENTS**

1. EXISTING BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2000 INTERNATIONAL BUILDING CODE WITH GA STATE AMENDMENTS (IBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL PENETRATION REQUIREMENTS OF IBC TABLES 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.

2. PROPOSED BUILDINGS ARE SPRINKLERED.

3. EACH ENTRANCE SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE. SIGNS FROM THE STREET NOT MORE THAN 10 FEET OFF THE CURB OR EDGE OF THE STREET. THE ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4 INCHES HIGH ON CONTRASTING BACKGROUND FOR 24 HOURS VISIBILITY.

- NOTES**
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, EXIT PROTECTOR, RAMP, TRUCK DOORS, INSIDE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY EQUIPMENT LOCATIONS.
  - A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL REINFORCING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL REINFORCING WALLS USED AS A SIGN MEDIUM TO CONSTRUCTION OF THE WALLS.
  - APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND AREA DISTURBANCE.
  - LANDSCAPE PLANS WHICH CLEARLY INDICATE THE TYPES AND LOCATIONS OF ALL PROPOSED PLANTINGS, GROUND UNDOUBTLY IN FRONT OR ON THE BUILDING SHALL BE PROVIDED AT THE TIME OF SUBMISSION OF THE BUILDING ELEVATIONS TO DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE ACTIVITY CENTER/COMMERCIAL OVERLAY DISTRICT, SECTION 1315 OF THE 1995 ZONING RESOLUTION OF GWINNETT COUNTY.

GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL SYSTEM. CALL (770) 422-7474 WHEN LOCATING UTILITIES FOR CONSTRUCTION.



**CAUTION-NOTE TO CONTRACTOR**

THE FORMER PERMITS CONTAINED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHEN POSSIBLE, MEASUREMENT TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BENEVOLENT OR CONSULTIVE. YOU ARE ADVISED THE CONTRACTOR TO CALL THE UTILITY PROVIDER OWNER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES TO AVOID THE RESPONSIBILITY OF ANY DAMAGE TO UTILITIES OR CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- NO GWINNETT COUNTY 24 HOUR BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION (770-422-7474).
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
- NO DRIVE-UP WINDOWS ARE TO BE INSTALLED.
- NO HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THE CORNER OF SIGHT IS CORRELATED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
- NO OUTSIDE STORAGE (INCLUDING, BUT NOT LIMITED TO, SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.)
- NO SIGN, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
- ALL CONSTRUCTION TO COMPLY WITH GWINNETT COUNTY STANDARDS.
- NO BILLBOARDS ARE PERMITTED.
- NO CURB AND GUTTER EXIST ON EXISTING ROADWAY. THE SIDEWALKS MUST BE FURNISH STRACK FROM THE CURB OF PARKING LOT LOCATION TO BE APPROVED BY DEPARTMENT OF TRANSPORTATION.
- PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION FREE OF POTHOLES, WEEDS, DIRT, TRASH, AND DEBRIS.
- NO QUADRANT WILL BE PROVIDED UNTIL WAREHOUSE IS REMOVED.

**SITE PLAN**  
GRAPHIC SCALE



PER ARTICLE 11, SECTION 5.08 OF THE DEVELOPMENT REGULATIONS, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY UTILITIES FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT OR BLOCKING.

GWINNETT COUNTY DOT IS NOT ON THE ONE-CALL SYSTEM. CALL (770) 422-7474.

PRIOR TO FINAL INSPECTION OF SITE LIGHTING, THE SITE LIGHTING DESIGN PROFESSIONAL OF RECORD FOR THE PROJECT SHALL SUBMIT TO THE CHIEF ELECTRICAL INSPECTOR A SIGNATURE WHICH STATES THAT THE DESIGNER HAS REVIEWED THE SITE LIGHTING FOR THE PROJECT IN OPERATION AT NIGHT IN THE PRESENCE OF DAYLIGHT TO VERIFY THAT THE INSTALLED LIGHTING IS CONSISTENT WITH THE APPROVED SITE LIGHTING PLANS.

ALL REQUIREMENTS OF THE GWINNETT COUNTY DEVELOPMENT REGULATIONS RELATIVE TO THE INFORMATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND THE APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED COUNTY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL IS HEREBY GRANTED BY THE PER PLAN AND ALL OTHER DEVELOPMENT PERMS ASSOCIATED WITH THIS PROJECT SUBJECT TO ALL OTHER PROVISIONS OF SAID DEVELOPMENT AND OTHER COUNTY REGULATIONS.

DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT  
DATE: \_\_\_\_\_  
THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

**PARKING DATA**

USE	SQUARE FOOTAGE	1 PER 200 SQ FT	1 PER 300 SQ FT	MINIMUM	MAXIMUM
OFFICE	212,868	1,064	709	1,064	1,064


SEE FENCING MUST BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.



NO.	REV.	REVISION	DATE
1	1	ISSUE	11-11-09
2	1	ISSUE	11-11-09
3	1	ISSUE	11-11-09
4	1	ISSUE	11-11-09
5	1	ISSUE	11-11-09

**HAINES GIPSON & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
1025 NORTH DEWEE BLVD., SUITE 100  
DUMMERSVILLE, GEORGIA 30045  
PHONE: (770) 451-9506 FAX: (770) 451-7750

**PARAGON AT SATELLITE**  
SATELLITE, GA 30151  
UNCLASIFIED AND NOT FOR DISSEMINATION, NO FOREIGN DISSEM  
UNCLASIFIED AND NOT FOR DISSEMINATION, NO FOREIGN DISSEM



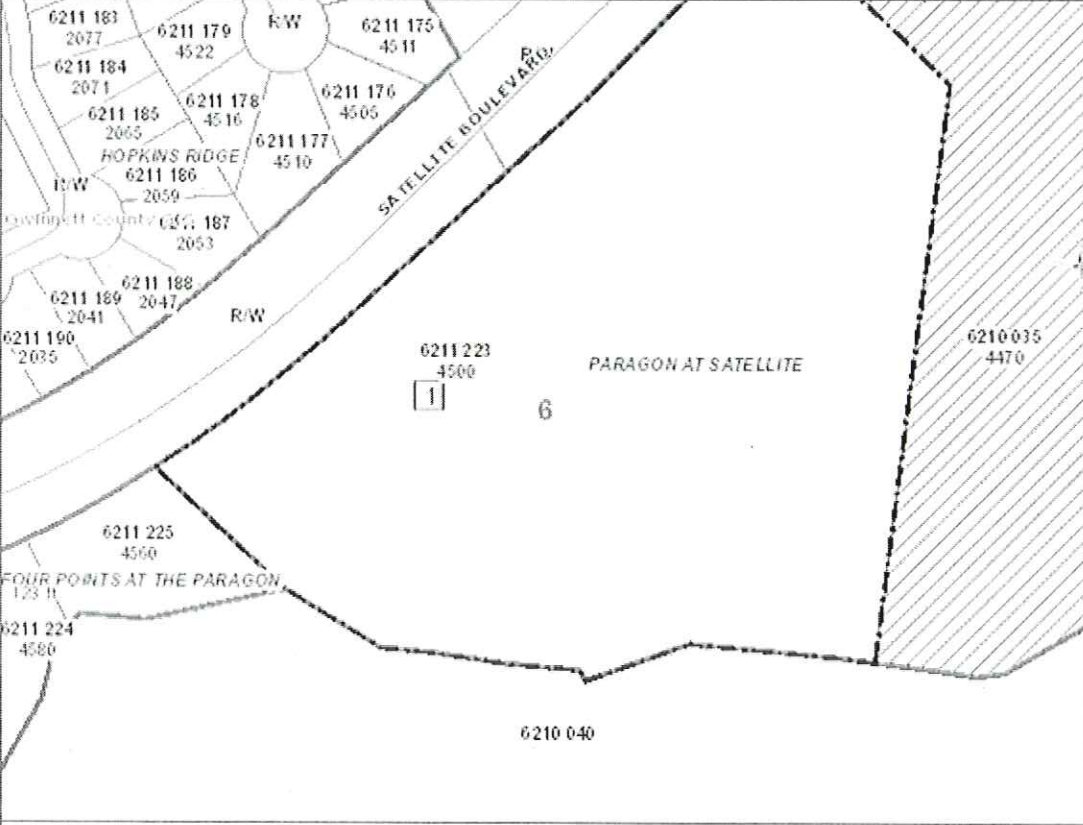
**Gwinnett County GIS Map**

ZVR2012-00003

Contact

Name: Gwinnett County ITS - GIS  
 Telephone: 770-822-8036  
 Website: www.gwinnettcounty.com  
 Email: gisoffice@gwinnettcounty.com  
 Address: 75 Langley Drive, Lawrenceville, GA 30046



Map Printed On December 07, 2011

Legend	
<b>Administrative Area Layers</b>	
<input type="checkbox"/>	City Limits
<b>City</b>	
CITY_NAME	
<input type="checkbox"/>	AUBURN
<input type="checkbox"/>	BERKELEY LAKE
<input type="checkbox"/>	BRASELTON
<input type="checkbox"/>	BUFORD
<input type="checkbox"/>	DACULA
<input type="checkbox"/>	DULUTH
<input type="checkbox"/>	GRAYSON
<input type="checkbox"/>	LAWRENCEVILLE
<input type="checkbox"/>	LILBURN
<input type="checkbox"/>	LOGANVILLE
<input type="checkbox"/>	NORCROSS
<input type="checkbox"/>	REST HAVEN
<input type="checkbox"/>	SNELLVILLE
<input type="checkbox"/>	SUGAR HILL
<input type="checkbox"/>	SUWANEE
<input type="checkbox"/>	Landlot District
<input type="checkbox"/>	County Boundary
<input type="checkbox"/>	Adjacent Counties
<b>Parcel Layers</b>	
Land Parcels	
<input type="checkbox"/>	<all other values>
ParcelType	
<input checked="" type="checkbox"/>	Condo
<input type="checkbox"/>	Subdivisions
<b>Main Layers</b>	
<input type="checkbox"/>	Street Centerlines

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Department of Planning and Development

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Variance Application from the Zoning Resolution  
 (Both Zoning Board of Appeals & Administrative)

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>MARY PUCKETT</u>	Name <u>V.C. PUCKETT MARY PUCKETT</u>
Address(all correspondence will be mailed to this address): <u>3595 Thompson Mill Rd</u>	Address <u>3595 Thompson Mill Rd</u>
City <u>Buford</u>	City <u>Buford</u>
State <u>GA</u> Zip <u>30519</u>	State <u>GA</u> Zip <u>30519</u>
Phone <u>(678) 646-7743</u>	Phone <u>(678) 646-7743</u>
Contact Person Name: <u>Bonnie Rodriguez</u> Phone: <u>(770) 527-1241</u>	
Email Address: <u>rr@gapremier.com</u>	
Applicant is the (please check or circle one of the following):	
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 4086 North PUCKETT Rd

Subdivision or Project Name n/a Lot & Block n/a

District, Land Lot, & Parcel (MRN) 1<sup>st</sup> Land District land Lot 3 1003005 PARCEL

Proposed Development Residential Lot

Building Permit Number (if construction has begun) BLD n/a

Variance Requested Lot width From 200' to 156.86'

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR201000004

\*\*\*\*\*

**Applicant Certification**

\*\*\*\*\*

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



V.C. Puckett Mary A. Puckett 11-22-11  
Signature of Applicant Date

V.C. Puckett & Mary A. Puckett, Owner  
Typed or Printed Name & Title

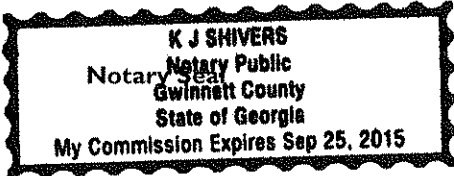
K J Shivers 11/22/11  
Signature of Notary Public Date

\*\*\*\*\*

**Property Owner Certification**

\*\*\*\*\*

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



V.C. Puckett Mary A. Puckett 11-22-11  
Signature of Property Owner Date

V.C. Puckett & Mary A. Puckett, Owner  
Typed or Printed Name & Title

K J Shivers 11/22/11  
Signature of Notary Public Date

\*\*\*\*\*

**Planning & Development Use Below Only**

\*\*\*\*\*

Date Received: 12.6.2011 Received By: L.TIDWELL MRN: 1.003.005

Zoning District: RA-200 Hearing Date (if applicable): 1.10.12 Commission District: 4

Variance Type: LOT WIDTH REDUCTION Code Section: ZR 1400 W

Related Cases & Applicable Conditions: \_\_\_\_\_

Variance Description: REDUCTION OF REQUIRED LOT WIDTH FROM 200 FT. TO 156.86 FT.

Case No. ZVR2011A.00004

## Letter of Intent

To Whom It May Concern:

I am writing to request a front yard variance reduced from 200 feet to 158.13 feet. I would like to deed of gift this property to my Brother & Brother in Law V.C. Puckett & V.C. Puckett. We would like to keep this property in the family.

Sincerely,

*Mary A. Puckett*

Mary Puckett / Owner of property

*V. C. Puckett*

V.C. Puckett / Owner of property

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**VARIANCE CONSENT FORM**

PROPERTY OWNER: MARY PUCKETT V.C. PUCKETT  
PROPERTY ADDRESS: 4086 NORTH PUCKETT RD.  
SUBDIVISION NAME: N/A  
LAND LOT(S): 3 DISTRICT: 1ST SECTION/UNIT: N/A  
LOT NUMBER: N/A BLOCK: N/A  
BRIEF DESCRIPTION OF VARIANCE REQUEST: Lot width  
From 200' to 158.13'

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 4141 North Puckett Road, Buford, Ga  
SUBDIVISION: \_\_\_\_\_  
AS OWNER OF LOT: \_\_\_\_\_, BLOCK: \_\_\_\_\_

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

HAROLD W. PUCKETT  
PRINTED NAME OF OWNER

Harold W. Puckett  
SIGNATURE OF OWNER

\_\_\_\_\_  
PRINTED NAME OF OWNER

\_\_\_\_\_  
SIGNATURE OF OWNER

12-04-11  
DATE

\*\*\*\*\*

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_

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**VARIANCE CONSENT FORM**

PROPERTY OWNER: MARY PUCKETT V.C. PUCKETT  
PROPERTY ADDRESS: 4086 NORTH PUCKETT RD.  
SUBDIVISION NAME: N/A  
LAND LOT(S): 3 DISTRICT: 1st SECTION/UNIT: N/A  
LOT NUMBER: N/A BLOCK: N/A  
BRIEF DESCRIPTION OF VARIANCE REQUEST: Lot width  
From 200' To 158.13'

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 4096 N. PUCKETT RD Buford, GA 30519  
SUBDIVISION: \_\_\_\_\_  
AS OWNER OF LOT: \_\_\_\_\_, BLOCK: \_\_\_\_\_

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Jimmy D. Puckett  
PRINTED NAME OF OWNER

[Signature]  
SIGNATURE OF OWNER

\_\_\_\_\_  
PRINTED NAME OF OWNER

\_\_\_\_\_  
SIGNATURE OF OWNER

11-21-11  
DATE

\*\*\*\*\*

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_

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**VARIANCE CONSENT FORM**

PROPERTY OWNER: V. C. Puckett  
PROPERTY ADDRESS: 4086 North Puckett Rd.  
SUBDIVISION NAME: N/A  
LAND LOT(S): 3 DISTRICT: 1st SECTION/UNIT: N/A  
LOT NUMBER: N/A BLOCK: N/A  
BRIEF DESCRIPTION OF VARIANCE REQUEST: Lot width  
From 200' to 158.13'

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 4150 N. Puckett Rd Buford, GA  
SUBDIVISION: \_\_\_\_\_ 30519  
AS OWNER OF LOT: \_\_\_\_\_, BLOCK: \_\_\_\_\_

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Paul S. Kudyba, Jr.  
PRINTED NAME OF OWNER

[Signature]  
SIGNATURE OF OWNER

\_\_\_\_\_  
PRINTED NAME OF OWNER

\_\_\_\_\_  
SIGNATURE OF OWNER

11-26-11  
DATE

\*\*\*\*\*

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_

**STORM WATER NOTES:**

1. THERE IS NO FLOOD PLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES.
2. THERE ARE NO WETLANDS ON THIS SITE.

**NOTES**

1. SIDE YARD SETBACK MIN. 15', 35' COMBINED. REAR SET BACK 40', FRONT SETBACK 35'.
2. THE LOTS SHOWN HEREON MAY NOT BE RESUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN EFFECT AT THAT TIME.
3. GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY.
4. ALL PINS SET WILL BE 1/2" REBAR.

**FINAL SURVEYOR'S CERTIFICATE**

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENT SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,455 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 156,409 FEET, AND CONTAINS A TOTAL OF 2.000 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TOPCON GT5 235.

BY: *B. Sutherland*  
 REGISTERED GEORGIA LAND SURVEYOR  
 REG. NO. 2900 DATE OF EXPIRATION: 12/31/11

THIS PLAT RECORDED IN BOOK \_\_\_\_\_  
 PAGE \_\_\_\_\_, GWINNETT COUNTY  
 RECORDS, DATED \_\_\_\_\_.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	220.66	63.43	63.21	S64°27'59"W
C2	743.90	107.71	107.61	S79°41'27"W

**LEGEND**

- OTF = CRIMP TOP PIPE
- ITF = IRON PIN FOUND
- OTF = OPEN TOP PIPE
- RBF = REBAR PIN FOUND
- IPF = 1/2" REBAR PIN SET
- RW = RIGHT OF WAY
- LL = LAND LOT
- LLL = LAND LOT LINE
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- PL = PROPERTY LINE
- B = BUILDING LINE
- C = CENTERLINE
- EP = EDGE OF PAVEMENT
- DOC = BACK OF CURB
- MH = MAN HOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- DI = DROP INLET
- HW = HEAD WALL
- PF = POWER POLE
- PH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FEE = FINISHED FLOOR ELEVATION
- S- = SANITARY SEWER LINE/PIPE
- SS = STORM SEWER LINE/PIPE
- X- = FENCE LINE
- 0000 = FLOOD HAZARD ZONE LINE
- NF = NOW OR FORMERLY

**REFERENCE:**

1. PLAT FOR V.H. PUCKETT PREPARED BY OWEN PATTON DATED 4/17/84
2. SUBJECT DEED BOOK 50290 PAGE 771
3. SURVEY FOR H.W. PUCKETT PREPARED BY PATTON-PATTON, INC. DATED 8/7/1989

NF  
 PAUL S. KUDYBA JR. & GEORJAN J.O. HUDYBA  
 D.B. 12096 P.G. 114  
 ZONED RA-200  
 PARCEL 1-003-009

**HEALTH DEPARTMENT CERTIFICATION**  
 (FOR SUBDIVISIONS SERVED BY SEPTIC TANKS)

THE LOT SHOWN HEREON HAVE BEEN REVIEWED BY THE ENVIRONMENTAL HEALTH DEPARTMENT AND WITH THE EXCEPTION OF LOTS ARE APPROVED FOR DEVELOPMENT. EACH LOT IS TO BE REVIEWED BY THE ENVIRONMENTAL HEALTH DEPARTMENT AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011  
 BY: \_\_\_\_\_

TITLE: ENVIRONMENTAL HEALTH DEPARTMENT

**FINAL PLAT APPROVAL:**

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING REGULATIONS AND THE DEVELOPMENT REGULATIONS, AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENTAL PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND GWINNETT COUNTY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

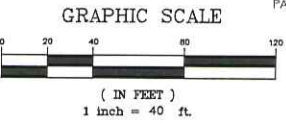
DIRECTOR  
 DEPARTMENT OF PLANNING & DEVELOPMENT

TAX PARCELS 1-003-005  
 PROPERTY ZONED RA-200  
 MINIMUM LOT SIZE TO BE 40,000 SQ. FT.  
 MINIMUM LOT WIDTH TO BE 200'.  
 SETBACKS: FRONT 35' SIDE 15' NEAR 40'



**OWNER / DEVELOPER**  
 MARY PUCKETT  
 3595 THOMPSON MILL ROAD  
 BUFORD, GEORGIA 30519  
 770-945-7789

NO PORTION OF SUBJECT PROPERTY LIES WITHIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL NO. 13135C0018F DATED SEPTEMBER 29, 2006



**OWNER ACKNOWLEDGMENT AND DECLARATION**

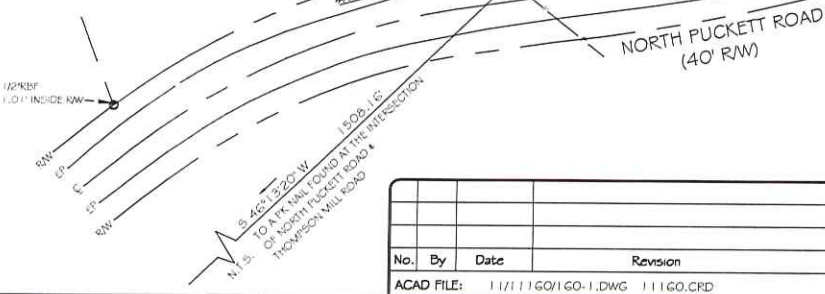
(STATE OF GEORGIA)  
 (COUNTY OF GWINNETT)  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS ACKNOWLEDGMENT AND DECLARATION FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER/OWNER \_\_\_\_\_ DATE SIGNED \_\_\_\_\_

PRINTED OR TYPED NAME OF SUBDIVIDER/OWNER \_\_\_\_\_

2.000 ACRES

NF  
 JIMMY D. PUCKETT  
 D.B. 50290 P.G. 771  
 ZONED RA-200  
 PARCEL 1-003-030



EXEMPTION PLAT FOR:  
**JIMMY D. PUCKETT**

**GEORGIA PREMIER LAND SURVEYING, INC.**  
 PROFESSIONAL LAND SURVEYING SERVICES  
 3010 HAMILTON MILL ROAD  
 BUFORD, GEORGIA 30519  
 (770) 614-3004 FAX (770) 614-3956

Date: 10/24/11 Land Lot: 3 Land Distinct: 1st Sheet No. \_\_\_\_\_  
 County: GWINNETT, GEORGIA Scale: 1" = 40'  
 Project: 11160 Drawn By: RR 1 OF 1

No.	By	Date	Revision
ACAD FILE:	1111160160-1.DWG	11160.CRD	



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Searches Data Sources

General Engineering/Developers Transportation Utilities Pictometry

Tools

Parcel Search (by PIN or Address)

Scale 1: 8,103.59 GO OnPoint Longitude : -83.924108 , Latitude : 34.114022

Results

Land Parcels Total:2 | Simple Report (CSV) | Simple Report (PDF) | More reports | Filter Results By | Use Results As Filter To

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Info	Tip	Parcel ID (PIN)	Address	Lot	Parceltype	Exemption Type	Area (sq ft)	Length (Perimeter)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1		1003 005	4086		Parcel	Conservation	1,414,093.88430339	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2		1003 005A	3595		Parcel	Conservation	2,593,082.97575145	

Department of Planning and Development

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**Variance Application from the Zoning Resolution  
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>ROBERT J. PIXLER</u>	Name <u>JACK RUBAN</u>
Address (all correspondence will be mailed to this address): <u>2031 BAKER CT</u>	Address <u>3809 COURTSIDE TERR</u>
City <u>KENNESAW</u>	City <u>NORCROSS</u>
State <u>GA</u> Zip <u>30144</u>	State <u>GA</u> Zip <u>30092</u>
Phone <u>770 514-7019</u>	Phone <u>770-446-1513</u>
Contact Person Name: <u>BOB PIXLER</u> Phone: <u>770 514-7019</u>	
Email Address: <u>SALES@DCENCLOSURES.COM</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 3809 COURTSIDE TERRACE

Subdivision or Project Name COURTSIDE Lot & Block \_\_\_\_\_

District, Land Lot, & Parcel (MRN) \_\_\_\_\_

Proposed Development LL 304 DIST 6 SEC 1 LOT 3 BLK B

Building Permit Number (if construction has begun) BLD \_\_\_\_\_

Variance Requested THE EXISTING RESID WAS CONSTRUCTED 1'3" OVER THE ~~B~~ THE HOME OWNER WANTS TO ADD A NEW SUN ROOM @ THE N/E CORNER OF THE RESID. REQ THE ~~B~~ BE ADJUSTED 2'3"

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVRA012-00005

\*\*\*\*\*

**Applicant Certification**

\*\*\*\*\*

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Robert J. Pixler 11/30/11  
Signature of Applicant Date

ROBERT J. PIXLER MGR  
Typed or Printed Name & Title

Anna Sheffield 11-30-2011  
Signature of Notary Public Date



\*\*\*\*\*

**Property Owner Certification**

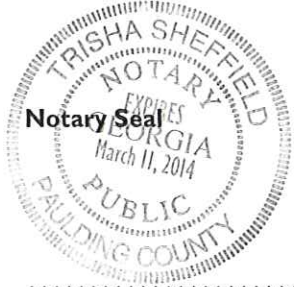
\*\*\*\*\*

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Jack Ruban 11/30/11  
Signature of Property Owner Date

JACK RUBAN  
Typed or Printed Name & Title

Anna Sheffield 11-30-2011  
Signature of Notary Public Date



\*\*\*\*\*

**Planning & Development Use Below Only**

\*\*\*\*\*

Date Received: 12-1-2011 Received By: L.TIDWELL MRN: 6-304-101

Zoning District: R-100 Hearing Date (if applicable): 1-10-12 Commission District: 2

Variance Type: SIDEYARD ENCROACHMENT Code Section: 22.1401

Related Cases & Applicable Conditions: \_\_\_\_\_

Variance Description: ENCROACH 2.3' INTO THE S' SIDE YARD SETBACK

**Jack Ruban**  
**3809 Courtside Terrace**  
**Norcross, GA 30092**  
**(770)446-1513**

**LETTER OF INTENT**

Department of Planning and Development  
446 West Crogan Street  
Lawrenceville, GA 30046-2440

RE: 3809 Courtside Terrace Variance Request

Dear Department of Planning and Development:

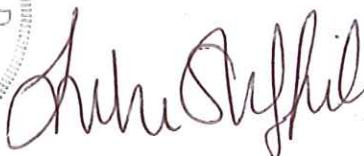
Recently, I was making an application for a building permit for a modification to my home. During the process I was told my home was originally built over the building set back on the right side when built in 1982. I was unable to obtain a new building permit due to this discrepancy.

It is my desire to seek a variance to change the side set back from 5' to 7'3" so my house is in compliance with the building setbacks of Gwinnett County. I had no knowledge that the house was not within the setbacks when I purchased my home. It has always been my intent to build a sunroom on the existing rear deck so I may enjoy my backyard, not granting this variance will cause our family a hardship.

Respectfully yours,



Jack Ruban



gwinnettcounty

Department of Planning and Development

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(tel) 678.518.6000  
www.gwinnettcounty.com



**VARIANCE CONSENT FORM**

PROPERTY OWNER: JACK & EILEEN RUBAN

PROPERTY ADDRESS: 3809 COURTSIDE TERRACE

SUBDIVISION NAME: COURT SIDE

LAND LOT(S): 304 DISTRICT: 6TH SECTION/UNIT: 1 PHASE III

LOT NUMBER: 3 BLOCK: B

BRIEF DESCRIPTION OF VARIANCE REQUEST: THE RESID CURRENTLY RESTS 1'3" OVER THE 5' SET BACK @ THE N/E CORNER, THE COUNTY REQUIRES A VARIANCE TO PROCEED WITH CONSTRUCTION OF A SWIMMING POOL

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 3799 COURTSIDE TER

SUBDIVISION: COURTSIDE

AS OWNER OF LOT: 2, BLOCK: B

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

ALEX GRANOT  
PRINTED NAME OF OWNER

[Signature]  
SIGNATURE OF OWNER

ALEX GRANOT  
PRINTED NAME OF OWNER

[Signature]  
SIGNATURE OF OWNER

DATE \_\_\_\_\_

\*\*\*\*\*

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_

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(tel) 678.518.6000  
www.gwinnettcounty.com



**VARIANCE CONSENT FORM**

PROPERTY OWNER: JACK & EILEEN RUBAN

PROPERTY ADDRESS: 3809 COURTSIDE TERRACE

SUBDIVISION NAME: COURT SIDE

LAND LOT(S): 304 DISTRICT: 6TH SECTION/UNIT: 1 PHASE III

LOT NUMBER: 3 BLOCK: B

BRIEF DESCRIPTION OF VARIANCE REQUEST: THE RESID CURRENTLY RESTS 1'3" OVER THE 5' SET BACK @ THE N/E CORNER, THE COUNTY REQUIRES A VARIANCE TO PROCEED WITH CONSTRUCTION OF A SWIMMING POOL

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 3815 COURTSIDE TER

SUBDIVISION: COURTSIDE

AS OWNER OF LOT: 4 BLOCK: B

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Rodney S Godwin  
PRINTED NAME OF OWNER

[Signature]  
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

DATE

\*\*\*\*\*

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_

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www.gwinnettcounty.com



**VARIANCE CONSENT FORM**

PROPERTY OWNER: JACK & EILEEN RUBAN

PROPERTY ADDRESS: 3809 COURTSIDE TERRACE

SUBDIVISION NAME: COURTSIDE

LAND LOT(S): 304 DISTRICT: GTH SECTION/UNIT: 1 PHASE III

LOT NUMBER: 3 BLOCK: B

BRIEF DESCRIPTION OF VARIANCE REQUEST: THE RESID CURRENTLY RESTS 1'3" OVER THE 5' SET BACK @ THE N/E CORNER, THE COUNTY REQUIRES A VARIANCE TO PROCEED WITH CONSTRUCTION OF A SWIMMING POOL

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 6306 COURTSIDE DRIVE

SUBDIVISION: PEACHTREE FOREST

AS OWNER OF LOT: \_\_\_\_\_, BLOCK: \_\_\_\_\_

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Mark Koehler  
PRINTED NAME OF OWNER

[Signature]  
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

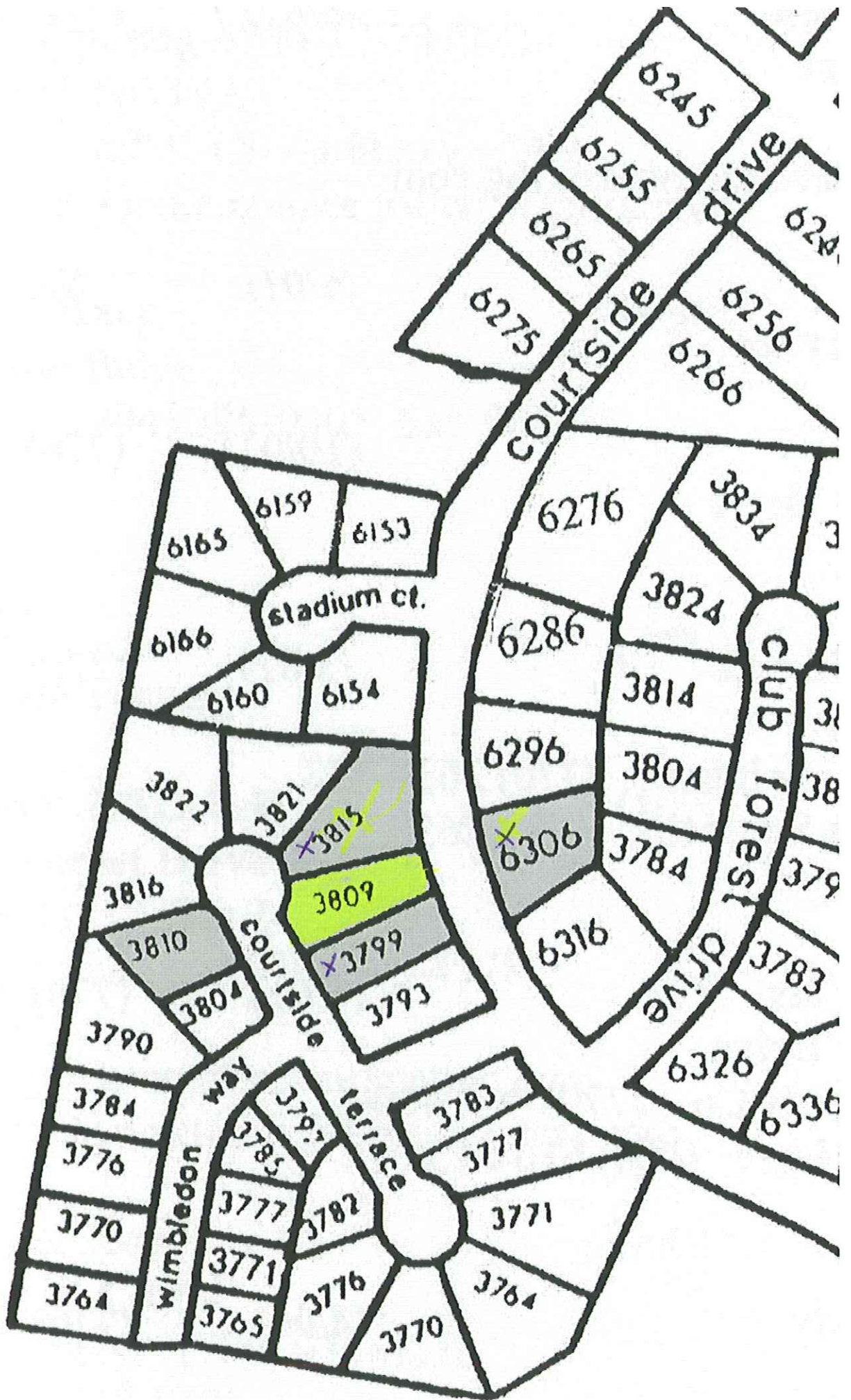
SIGNATURE OF OWNER

11/  
DATE

\*\*\*\*\*

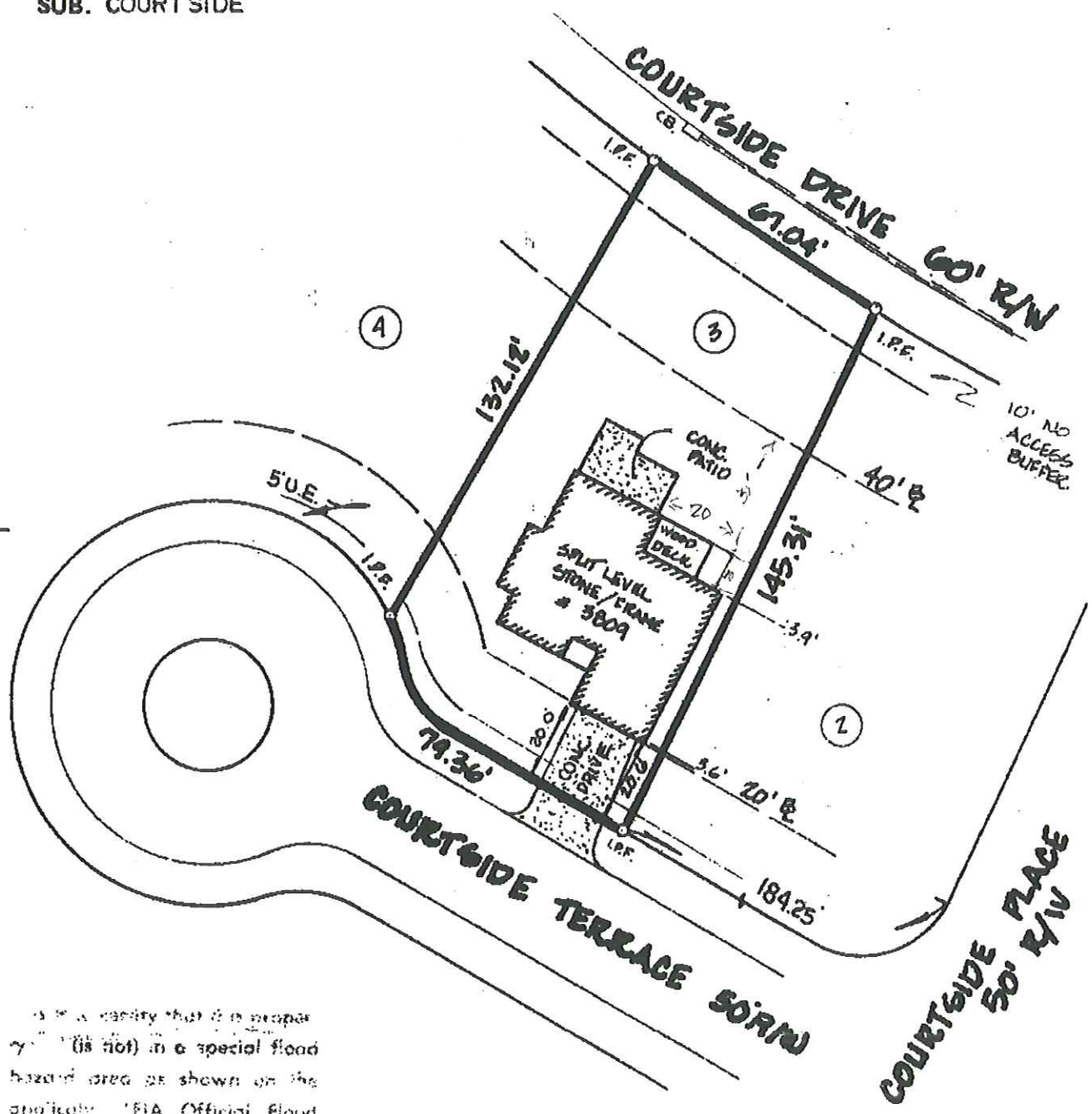
**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_



LOT 3  
 BLOCK B  
 UNIT 1 - PHASE THREE  
 SUB. COURTSIDE

MAG NORTH



It is a hereby that it is proper  
 (is not) in a special flood  
 hazard area as shown on the  
 applicable FIA Official Flood  
 Hazard Map.

PROPERTY OF  
**MIROSLAV RUBAN**  
 LAND LOT 304 , 6<sup>th</sup> DISTRICT  
 GWINNETT COUNTY, GEORGIA  
 SCALE 1" = 40' DATE: OCTOBER 18, 1982  
 REG. LAND SURVEYOR NO. 1999  
 CARTER LAND SURVEYING CO.  
 IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED



*James H. Carter*

NO. 210158





Searches Data Sources

General Engineering/Developers Transportation Utilities Pictometry

Tools Map Content Options

Parcel Search (by PIN or Address)

Scale 1: 1,000.00 Longitude : -84.247801 , Latitude : 33.962878

Results

Land Parcels Total: 1 | Simple Report (CSV) | Simple Report (PDF) | More reports | Filter Results By | Use Results As Filter To

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Info	Tip	Parcel ID (PIN)	Address	Lot	Parcels	type	Exemption Type	Area (sq ft)	Length (Perimeter)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1		6304101	3809	3	Parcel		Not Exempt	10,312.0646310517	

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440  
 (tel) 678.518.6000  
 www.gwinnettcountry.com



gwinnettcountry

**Variance Application from the Zoning Resolution  
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Dale Jones</u>	Name <u>Dale Jones</u>
Address(all correspondence will be mailed to this address): <u>6256 Jones Rd</u>	Address <u>4175 Thompson Mill Rd</u>
City <u>Flowery Branch</u>	City <u>Burford</u>
State <u>Ga.</u> Zip <u>30542</u>	State <u>Ga</u> Zip <u>30519</u>
Phone <u>770-718-7253</u>	Phone <u>770-718-7253 cell</u>
Contact Person Name: <u>Dale Jones</u> Phone: <u>770-967-6948</u>	
Email Address: _____ <u>770-718-7253</u>	
Applicant is the (please check or circle one of the following):	
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 4175 Thompson Mill Rd.

Subdivision or Project Name \_\_\_\_\_ Lot & Block \_\_\_\_\_

District, Land Lot, & Parcel (MRN) 7.224.015

Proposed Development detached garage

Building Permit Number (if construction has begun) BLD \_\_\_\_\_

Variance Requested ALLOW AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE LOCATED IN A SIDE YARD

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No ZV2010-00000

\*\*\*\*\*

Applicant Certification

\*\*\*\*\*  
The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Dale A. Jones 11-30-11  
Signature of Applicant Date

Notary Seal

Dale A. Jones property owner  
Typed or Printed Name & Title

[Signature] 11/30/11  
Signature of Notary Public Date  
Com expires June 9 2014

\*\*\*\*\*

Property Owner Certification

\*\*\*\*\*  
The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

Dale A. Jones 11-30-11  
Signature of Property Owner Date

Notary Seal

Dale A. Jones property owner  
Typed or Printed Name & Title

[Signature] 11/30/11  
Signature of Notary Public Date  
Com expires June 9 2014

\*\*\*\*\*

Planning & Development Use Below Only

\*\*\*\*\*  
Date Received: 12.2.2011 Received By: L.TIDWELL MRN: 7.224.015  
Zoning District: R-100 Hearing Date (if applicable): 1.10.12 Commission District: 4  
Variance Type: ACCESSORY STRUCTURE Code Section: ZR 600  
Related Cases & Applicable Conditions: CEU2011-09405

Variance Description: ALLOW AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE LOCATED IN A SIDE YARD.

## LETTER OF INTENT

Nov. 29,2011

This was my mother's house for 54 years. This detached garage was constructed in 1995 without the children's (3 sons and 1 daughter) awareness. The reason we know the date it was constructed is the date is carved in the concrete. We were unaware of county regulations regarding the property at 4175 Thompson Mill Rd. Buford, Ga. 30519. Also, not aware that there was not a permit for the construction. We don't know who constructed the building. My sister is the only one who lives in the county. She resides in Lawrenceville. Mother ran her household without assistance or advice from her children until she went into assisted living in December 2007 as a result of dementia. The garage only complements the property as pictures will show. I was only made aware in the last few weeks that the garage was supposed to be a certain distance from the house. We would appreciate your consideration of a variance in this situation.

Sincerely



Dale A. Jones

Property owner

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440  
(tel) 678.518.6000  
www.gwinnettcounty.com



gwinnettcounty

**VARIANCE CONSENT FORM**

PROPERTY OWNER: Dale Jones  
PROPERTY ADDRESS: 4175 Thompson Mill Rd Buford, Ga. 30519  
SUBDIVISION NAME: \_\_\_\_\_  
LAND LOT(S): \_\_\_\_\_ DISTRICT: \_\_\_\_\_ SECTION/UNIT: \_\_\_\_\_  
LOT NUMBER: \_\_\_\_\_ BLOCK: \_\_\_\_\_  
BRIEF DESCRIPTION OF VARIANCE REQUEST: to vary the location of building by approx 20 feet etc. leave building at present location.

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 4174 Thompson Mill Rd Buford, Ga 30519  
SUBDIVISION: \_\_\_\_\_  
AS OWNER OF LOT: \_\_\_\_\_, BLOCK: \_\_\_\_\_

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Jerry Roebuck  
PRINTED NAME OF OWNER

Jerry Roebuck  
SIGNATURE OF OWNER

Elaine Roebuck  
PRINTED NAME OF OWNER

Elaine Roebuck  
SIGNATURE OF OWNER

11-30-11  
DATE

\*\*\*\*\*

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440  
(tel) 678.518.6000  
www.gwinnettcounty.com



gwinnettcounty

**VARIANCE CONSENT FORM**

PROPERTY OWNER: Dale Bues

PROPERTY ADDRESS: 4175 Thompson Mill Rd

Berford, Ga  
30519

SUBDIVISION NAME: \_\_\_\_\_

LAND LOT(S): \_\_\_\_\_ DISTRICT: \_\_\_\_\_ SECTION/UNIT: \_\_\_\_\_

LOT NUMBER: \_\_\_\_\_ BLOCK: \_\_\_\_\_

BRIEF DESCRIPTION OF VARIANCE REQUEST: to vary location of building by approx 20 feet etc. leave building at present location

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 4145 Thompson Mill Rd.

Berford, Ga  
30519

SUBDIVISION: \_\_\_\_\_

AS OWNER OF LOT: \_\_\_\_\_, BLOCK: \_\_\_\_\_

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

William Parten  
PRINTED NAME OF OWNER

William Parten  
SIGNATURE OF OWNER

\_\_\_\_\_  
PRINTED NAME OF OWNER

\_\_\_\_\_  
SIGNATURE OF OWNER

12-1-11  
DATE

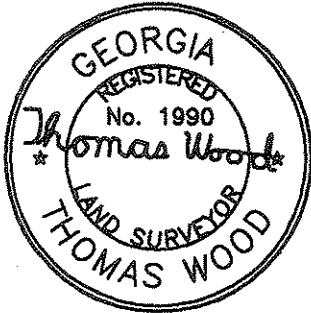
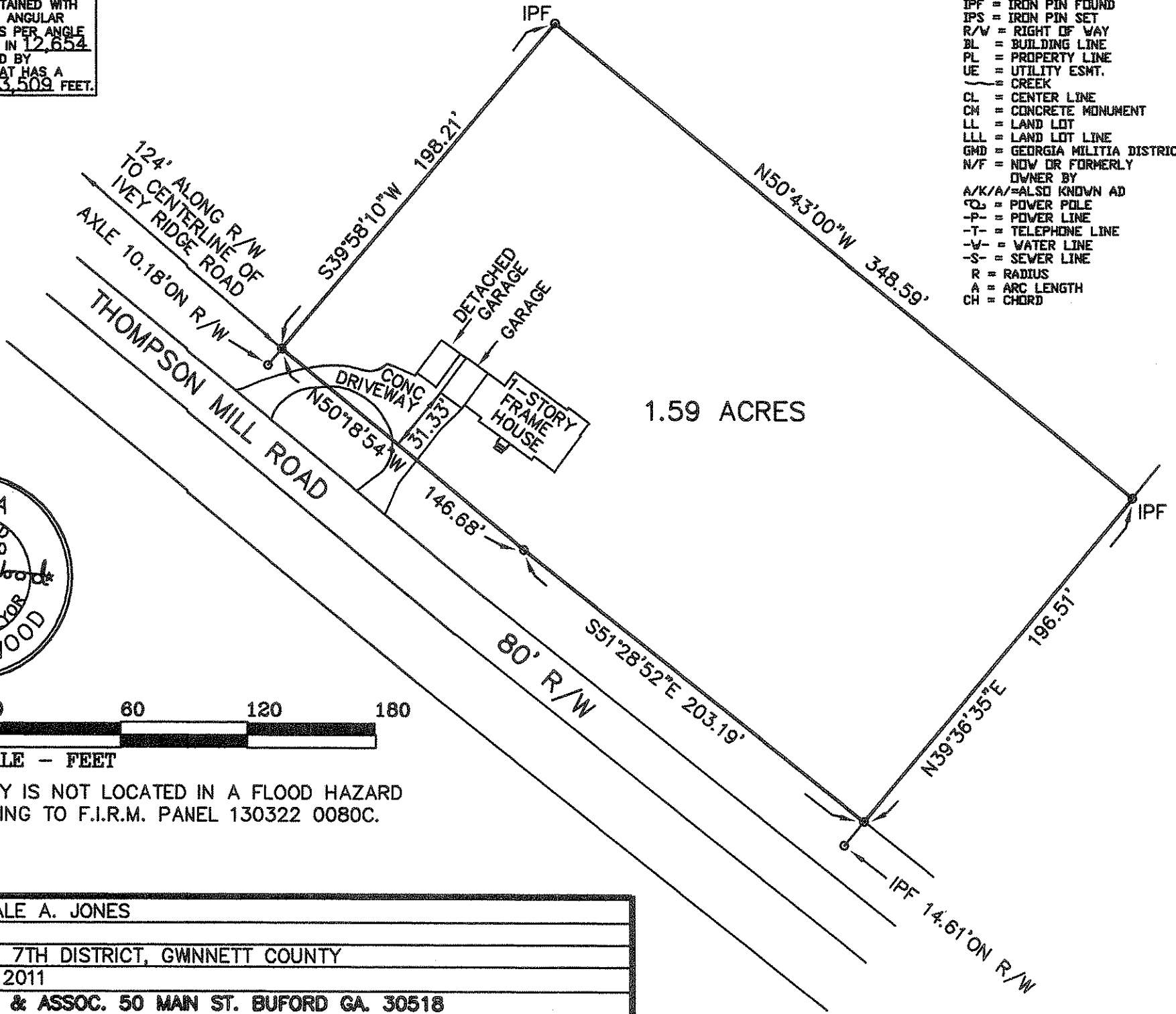
\*\*\*\*\*

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED WITH TOTAL STATION, HAS AN ANGULAR ERROR OF 0 SECONDS PER ANGLE POINT, A CLOSURE OF 1 IN 12,654 FEET AND WAS ADJUSTED BY COMPASS RULE. THIS PLAT HAS A CLOSURE OF 1 IN 1,493,509 FEET.

- LEGEND
- IPF = IRON PIN FOUND
  - IPS = IRON PIN SET
  - R/W = RIGHT OF WAY
  - BL = BUILDING LINE
  - PL = PROPERTY LINE
  - UE = UTILITY ESMT.
  - = CREEK
  - CL = CENTER LINE
  - CM = CONCRETE MONUMENT
  - LL = LAND LOT
  - LLL = LAND LOT LINE
  - GMD = GEORGIA MILITIA DISTRICT
  - N/F = NOW OR FORMERLY OWNER BY
  - A/K/A = ALSO KNOWN AS
  - ⊕ = POWER POLE
  - P- = POWER LINE
  - T- = TELEPHONE LINE
  - W- = WATER LINE
  - S- = SEWER LINE
  - R = RADIUS
  - A = ARC LENGTH
  - CH = CHORD

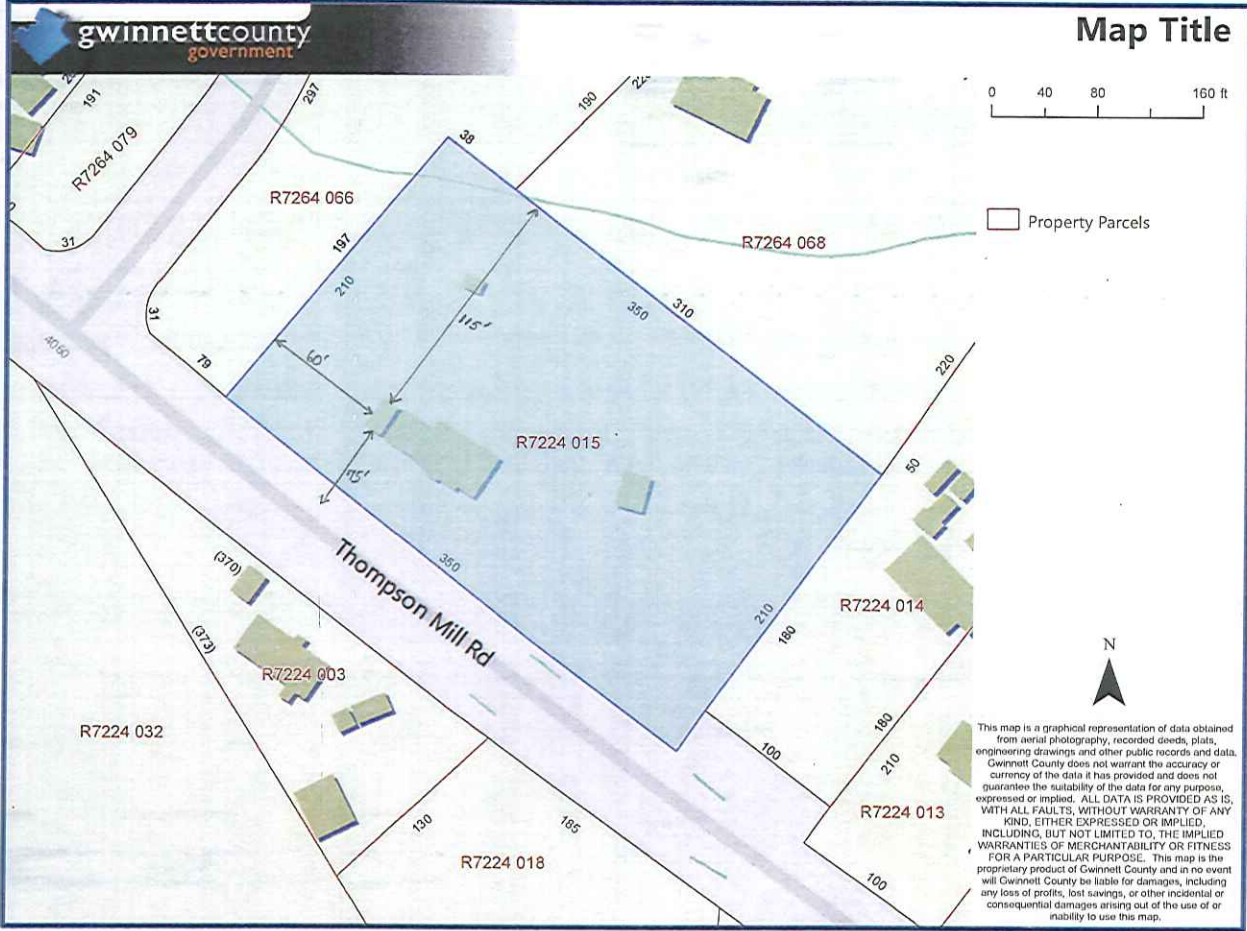


THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.R.M. PANEL 130322 0080C.

SURVEY FOR: DALE A. JONES
LAND LOT 271, 7TH DISTRICT, GWINNETT COUNTY
DATE: DEC. 15, 2011
THOMAS WOOD & ASSOC. 50 MAIN ST. BUFORD GA. 30518







Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440  
 (tel) 678.518.6000  
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**Variance Application from the Zoning Resolution  
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Malik Investments, Inc.</u>	Name <u>Malik Investments, Inc.</u>
Address(all correspondence will be mailed to this address): <u>1790 East Park Place Blvd.</u>	Address <u>1790 East Park Place Blvd.</u>
City <u>Stone Mountain</u>	City <u>Stone Mountain</u>
State <u>Georgia</u> Zip <u>30087</u>	State <u>Georgia</u> Zip <u>30087</u>
Phone <u>678-514-1913</u>	Phone <u>678-514-1913</u>
Contact Person Name: <u>Steve Sappington, PPI</u> Phone: <u>770-338-8149</u>	
Email Address: <u>740ss@ppi.us</u>	
Applicant is the (please check or circle one of the following):	
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 1790 East Park Place Blvd., Stone Mountain, GA 30087

Subdivision or Project Name Holiday Inn Express Lot & Block \_\_\_\_\_

District, Land Lot, & Parcel (MRN) 6-061-228

Proposed Development Holiday Inn Express (remodel)

Building Permit Number (if construction has begun) BLD \_\_\_\_\_

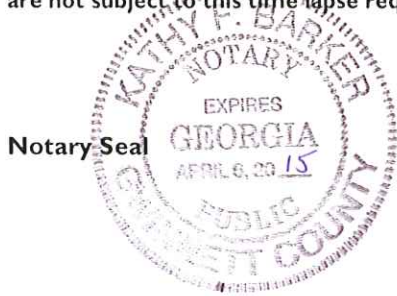
Variance Requested Height increase of sign from the allowed 10 feet to the proposed 20 feet within 15 feet from the right-of-way.

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZV2012-00007

\*\*\*\*\*  
**Applicant Certification**  
\*\*\*\*\*

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



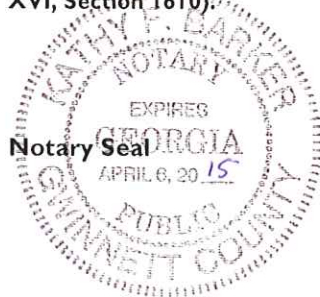
Vipul Patel 12-7-2011  
Signature of Applicant Date

Vipul Patel  
Typed or Printed Name & Title

Kathy F Barker 12-7-11  
Signature of Notary Public Date

\*\*\*\*\*  
**Property Owner Certification**  
\*\*\*\*\*

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



Vipul Patel 12-7-2011  
Signature of Property Owner Date

Vipul Patel  
Typed or Printed Name & Title

Kathy F Barker 12-7-11  
Signature of Notary Public Date

\*\*\*\*\*  
**Planning & Development Use Below Only**  
\*\*\*\*\*

Date Received: 12.07.2011 Received By: M.J. MRN: 6.061 228

Zoning District: C-2 Hearing Date (if applicable): \_\_\_\_\_ Commission District: \_\_\_\_\_

Variance Type: GROUND SIGN HEIGHT INCREASE Code Section: 5086-114A

Related Cases & Applicable Conditions: NON-RESIDENTIAL GROUND SIGNS HEIGHT

SLP 2011-00518 ;

Variance Description: INCREASE GROUND SIGN HEIGHT FROM 10 FT TO 20 FT AT A 15 FT SETBACK FROM RIGHT-OF-WAY.

Case No. ZV2012-00007

**Letter of Intent**  
**Malik Investments, Inc.**

Malik Investments, Inc. is the owner of the subject property located at 1790 East Park Place Boulevard and is also the applicant for this variance request. The Malik Investments, Inc. property has been home to Holiday Inn Express since 1997, and is currently undergoing both interior and exterior renovation. As a part of this renovation, Holiday Inn Express is replacing the old primary ground sign with a new updated sign that has a fresher look. The intent is to keep the new sign in the same location as the old sign, which is approximately 15 feet from the East Park Place Boulevard right-of-way. Although the new sign is 20 feet tall, which is 1.5 feet taller than the old sign, the marquee itself is only 52 s.f., while the old sign was 95 s.f.

Gwinnett County's Sign Ordinance (Section 86-114A) requires that a primary ground sign that is 20 feet tall or taller be 20 feet from the right-of-way. In order to be within 15 feet of the right-of-way like the old sign, the current ordinance only allows for a 10 feet tall sign height. Malik Investments, Inc. would like to maintain the same location for the new 20 feet tall sign. If the sign were placed any further back from the right-of-way, the sign would lose its effective height due to a sharp grade change from the right-of-way to the parking lot. This would make the sign difficult to see from passersby. Relocation of the sign further back from the right-of-way would also possibly encroach into the parking lot. Any loss of parking spaces would be detrimental to Holiday inn Express' business.



Old sign location.



Existing Double-Faced Internally Illuminated HI-12 Pylon Sign  
(95 sq. ft.)



Proposed Double-Faced Internally Illuminated XP-52 Pylon Sign  
(52 sq. ft.)

**SIMILAR TO PROPOSED  
SIGN**



InterContinental Hotels Group  
Three Ravinia Drive  
Suite 100  
Atlanta, GA 30346-2149

## Signage Survey

October 10, 2011, Rev08

### Atlanta-Stone Mountain

1790 E. Park Place Blvd.  
Stone Mountain, GA 30087  
Site Number: GA04956  
Inn Code: ATLSM

### Recommendation Drawing



Two International Plaza Drive  
Suite 900  
Nashville, TN 37217  
Phone 615.885.1661  
Web www.signmgmt.com

Graphics shown are representative only. Use only approved artwork and graphics standards for face decoration.

This is an original unpublished design, created by Sign Management Consultants, Inc. These drawings shall not be used except for the project in which they were developed without owner approval. These documents are for design intent purposes and shall not be interpreted as a final design. The product manufacturer shall be responsible for all structural, electrical, and mechanical engineering.



**COLITE INTERNATIONAL LTD.**  
 9 TECHNOLOGY DRIVE • COLUMBIA, SC 29923  
 PH: (803) 926-7926 • FAX: (803) 926-8412

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DRAWING NUMBER: **HIN-110069-110-F2**  
 SHEET: 1 OF 7  
 TOTAL: 35404  
 PROJECT: **CST PYLON PEDESTAL**

CLIENT: **HOLIDAY INN/SIGN MANAGEMENT**  
 LOCATION: **STONE MOUNTAIN, GA**

DATE: **09-19-11** DRAWN BY: **PC** SCALE: **TEXT PRINT**  
 APPROVED BY: **XXXXX** DATE: **XXXXX**

REVISIONS		
REV	DATE	DESCRIPTION
R	PC 09-19-11	CREATED DRAWING
R1	PC 09-23-11	REVISED PEDESTAL SIZE

**FINAL APPROVAL**

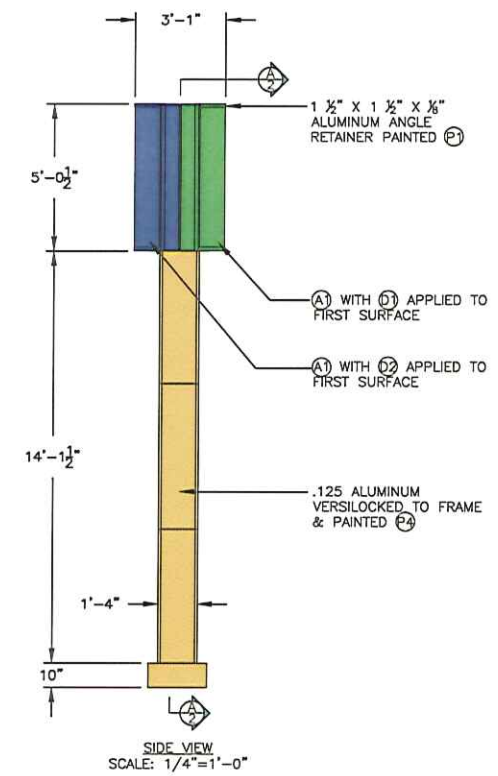
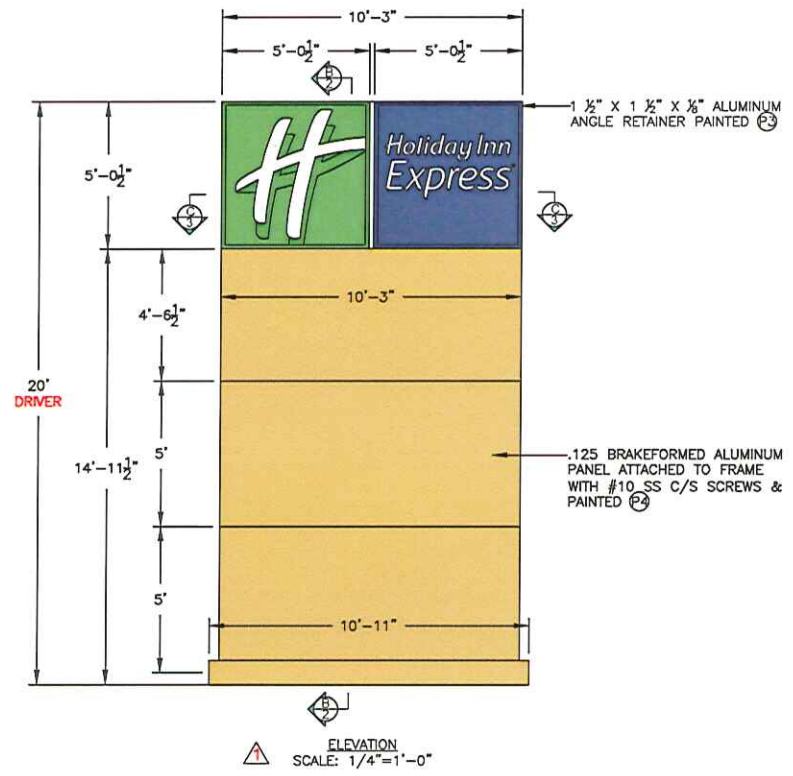
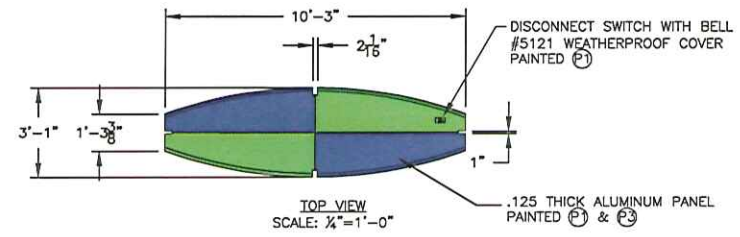
ARTWORK VERIFICATION  
 PC 09-19-11

**THIS SIGN TO BEAR UNDERWRITERS LABEL**  
 NOTE: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

**120 VOLTS**  
 NOTICE TO SIGN INSTALLER. THE VOLTAGE AT THIS SIGN MUST BE 120±6 VOLTS FOR THIS SIGN TO OPERATE PROPERLY

SPLICE CONNECTION BOX AND TRANSFORMER MUST NOT BE EXPOSED TO OUTSIDE WEATHER CONDITIONS

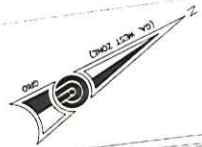
**PROPOSED SIGN**



SPECIFICATIONS		PACKING LIST	
PAINT	DIGITAL PRINT	MATERIAL	QTY.
(P1) MATHEWS MP57401 SATIN FINISH MEDIUM GREEN	(P1) MIRATEC HI GREEN PRINTED	PYLON PEDESTAL	1
(P2) MATHEWS MP57506 SATIN FINISH WHITE	(P2) MIRATEC HI BLUE PRINTED	1 1/2" DIA X 54" ANCHOR BOLT	6
(P3) MATHEWS MP57402 SATIN FINISH REFLEX BLUE	ACRYLIC	1 1/2" NUT (CALVANIZED)	12
(P4) TPO	(P4) 3/8" THICK #2447 WHITE	1 1/2" WASHER (CALVANIZED)	24
		TOUCH-UP PAINT (P1, P2, P3 & P4)	1

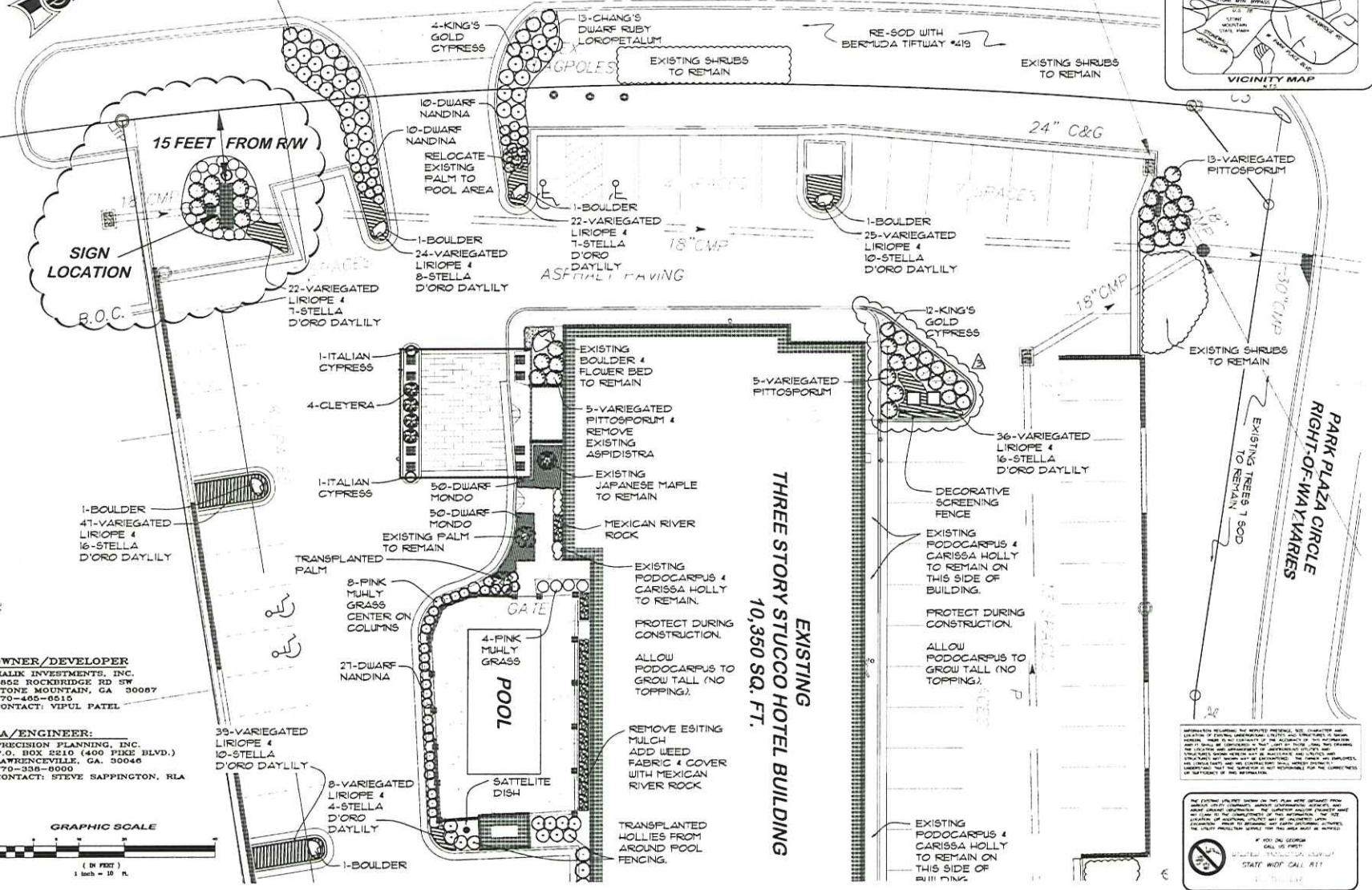
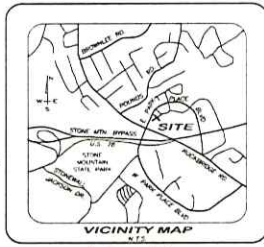
NOTE: PLEASE FAX TO YOUR COLITE CONTACT WITHIN 24-48 HOURS TO VERIFY PRODUCT AND PACKING LIST ITEMS WERE RECEIVED IN TOTAL.  
 FAX # (803) 926-8412





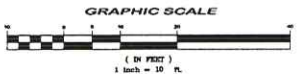
**EAST PARK PLACE BOULEVARD  
100' RIGHT-OF-WAY**

**SEE SHEET 2 OF 2 FOR PLANT  
MATERIAL LIST AND NOTES**



**OWNER/DEVELOPER**  
MALIK INVESTMENTS, INC.  
1852 ROCKBRIDGE RD SW  
STONE MOUNTAIN, GA 30087  
770-465-0615  
CONTACT: VIPUL PATEL

**LA/ENGINEER:**  
PRECISION PLANNING, INC.  
P.O. BOX 2210 (400 PIKE BLVD.)  
LAWRENCEVILLE, GA. 30046  
770-330-0000  
CONTACT: STEVE SAPPINGTON, RLA



PRECISION PLANNING, INC.  
100 EAST PARK PLACE BLVD.  
ATLANTA, GA 30316  
(770) 330-0000  
FAX (770) 330-9999  
WWW.PPRECISIONPLANNING.COM

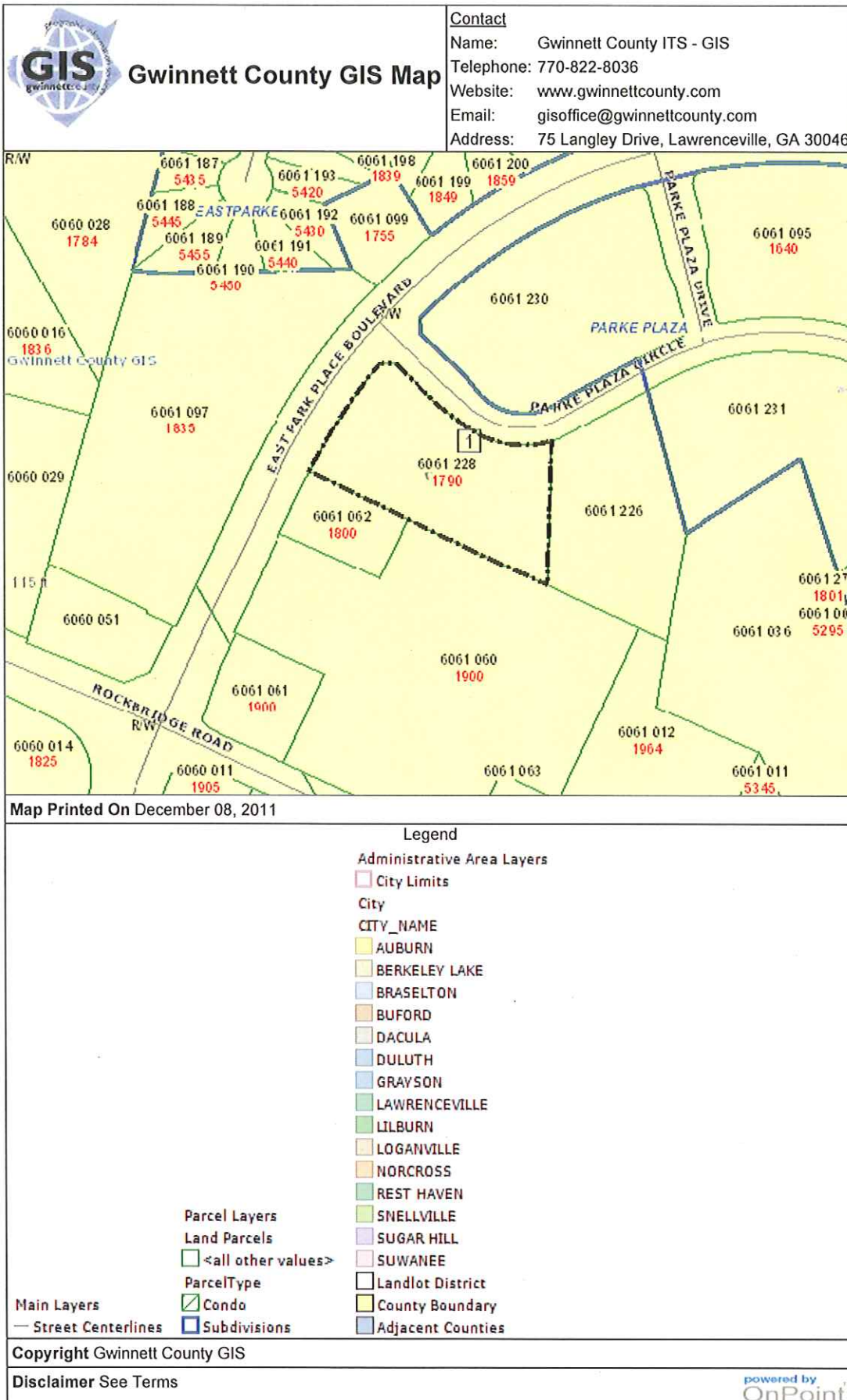
**Precision Planning, Inc.**  
planners, engineers, architects & designers  
P.O. Box 2210  
100 East Park Place Blvd.  
Lawrenceville, GA 30046-2210  
(770) 330-0000  
(770) 330-9999 Fax  
www.precisionplanning.com

**HOLIDAY INN  
BLDG. REMODEL**  
1795 EAST PARK PLACE BLVD.  
DOWNTOWN DISTRICT, PARCEL 228  
DUNWOODY COUNTY, GEORGIA

DATE	NO.	DESCRIPTION	BY	CHECKED
12/27/11	1	ISSUE FOR PERMIT	SS	SS
12/27/11	2	ISSUE FOR PERMIT	SS	SS
12/27/11	3	ISSUE FOR PERMIT	SS	SS

DATE: 12/27/11  
PROJECT NO.: C09-166  
SHEET NO.: 1 OF 1

PRECISION PLANNING, INC.  
100 EAST PARK PLACE BLVD.  
ATLANTA, GA 30316  
(770) 330-0000  
(770) 330-9999  
WWW.PPRECISIONPLANNING.COM



Department of Planning and Development



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 (tel) 678.518.6000  
 www.gwinnettcountry.com

gwinnettcountry

Variance Application from the Zoning Resolution  
 (Both Zoning Board of Appeals & Administrative)

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Applicant Information	Property Owner Information
Name <u>BT STONE MOUNTAIN, LLC</u>	Name <u>SAME AS APPLICANT</u>
Address(all correspondence will be mailed to this address): <u>c/o BET INVESTMENTS</u>	Address _____
<u>200 WITMER ROAD, SUITE 200</u>	City _____
City <u>HORSHAM</u>	State _____ Zip _____
State <u>PA</u> Zip <u>19044</u>	Phone _____
Phone <u>215-938-7300</u>	
Contact Person Name: <u>PETER CLELLAND</u> Phone: <u>215-416-2110 CELL</u> Email Address: <u>pclelland@betinvestments.com</u> Phone: <u>215-938-7300 WK</u>	
Applicant is the (please check or circle one of the following): <input checked="" type="checkbox"/> Property Owner                      [ ] Owner's Agent                      [ ] Contract Purchaser	

Address of Property MOUNTAIN EAST SHOPPING CENTER - 5295 HIGHWAY 78

Subdivision or Project Name LA FITNESS REDEVELOPMENT Lot & Block \_\_\_\_\_

District, Land Lot, & Parcel (MRN) DISTRICT 6, LAND LOT 61, PARCEL 9

Proposed Development LA FITNESS

Building Permit Number (if construction has begun) BLD \_\_\_\_\_

Variance Requested BUILDING HEIGHT VARIANCE AND A SIGN VARIANCE TO ALLOW AN ARCHITECTURAL FEATURE OF THE PROPOSED BUILDING TO EXCEED 35' IN HEIGHT (40' PROPOSED FOR CENTER ROTUNDA ROOF AREA) AND FOR A SINGLE SIGN TO EXCEED 100 SF IND./200 SF AGG. (228 SF PROPOSED)

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZV2012-00009

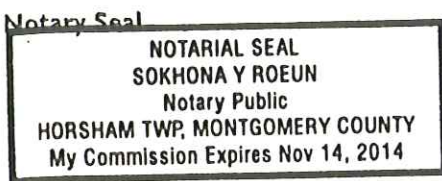
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Applicant Certification

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MM 11/9/11  
Signature of Applicant Date

MICHAEL P. MARKMAN, MANAGER  
Typed or Printed Name & Title



Sokhona Y Roem 11/08/11  
Signature of Notary Public Date

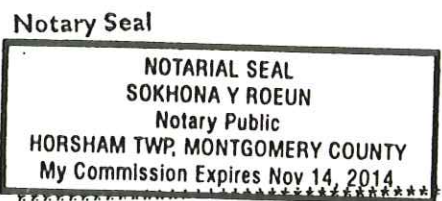
\*\*\*\*\*

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MM 11/9/11  
Signature of Property Owner Date

MICHAEL P. MARKMAN, MANAGER  
Typed or Printed Name & Title



Sokhona Y Roem 11/08/11  
Signature of Notary Public Date

\*\*\*\*\*

Planning & Development Use Below Only

Date Received: 12/4/11 Received By: Sharon Cook MRN: 6061009

Zoning District: C2 Hearing Date (if applicable): 11/01/12 Commission District: 3

Variance Type: WALL SIGN AGGREGATE AREA INCREASE Code Section: SO 86-114A  
NON-RESIDENTIAL WALL SIGN AGGREGATE AREA

Related Cases & Applicable Conditions: \_\_\_\_\_

Variance Description: INCREASE AGGREGATE TOTAL OF WALL SIGNAGE FROM 200 SQ. FT. TO 228 SQ. FT.

**LETTER OF INTENT & JUSTIFICATION FOR  
HEIGHT VARIANCE & SIGN VARIANCE APPLICATION**

**GWINNETT COUNTY, GA**

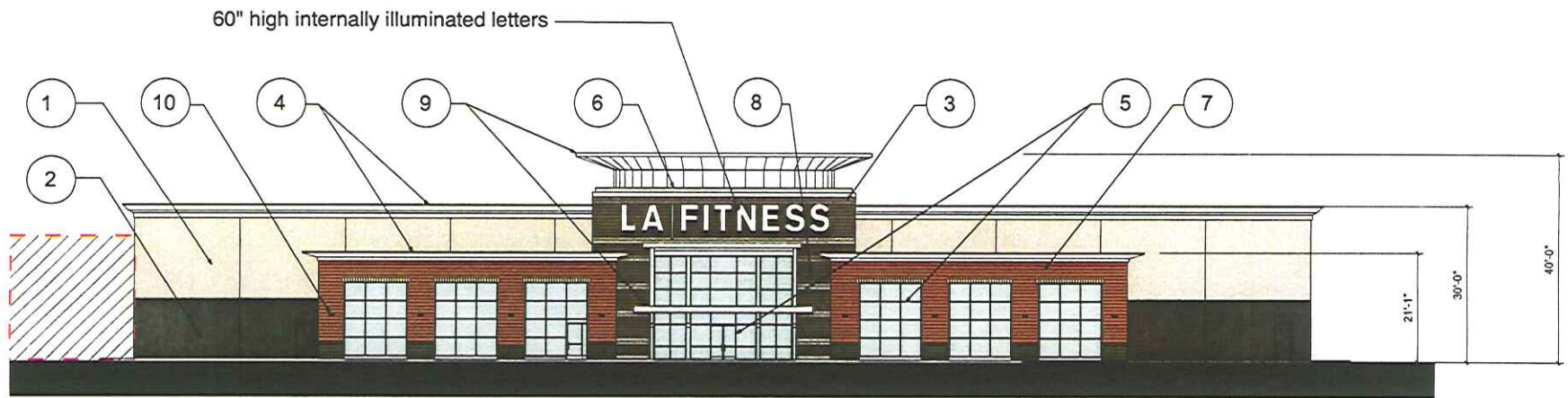
BT Stone Mountain, LLC as owner of the property known as Mountain East Shopping Center – District 6, Land Lot 61, Parcels 9 and 81 – located at 5295 Stone Mountain Highway respectfully submits the Letter of Intent and Justification to Gwinnett County to facilitate the re-development of the subject property to partially demolish, renovate and re-built the anchor space of the shopping center with a new LA Fitness athletic club.

**THE PROPERTY**

The subject property consists of 10.67 acres on the northwest corner of the intersection of Stone Mountain Highway (Highway 78) and East Park Place Boulevard. The existing shopping center is largely vacant and has been for some time now following the former Kroger grocery store leaving its space. The former Kroger space will be completely demolished to allow ground up construction of a new LA Fitness athletic club. A site plan prepared by AEC, Inc. dated June 24, 2011, revised October 24, 2011 (Exhibit "A"), elevation drawings prepared by LA Fitness dated September 14, 2011 (Exhibit "B") and elevation drawings prepared by Lyman Davidson Dooley, Inc. dated November 7, 2011 (Exhibit "C") are included with this application and provide additional information on the property and proposed re-development.











**REQUEST FOR VARIANCE**

The proposed LA Fitness is a state of the art facility with high, open ceilings providing superior air quality and interior noise characteristics for athletic clubs. As such, the main roof of the facility is thirty feet (30') above grade. In order to provide for an aesthetically pleasing exterior elevation as well as provide sufficient visibility of the building from Highway 78 (the building is situated approximately twenty feet (20') below the grade of the Highway, the building contains a rotunda structure which creates the entry focal point and serves as a center point for the facility. This feature is forty feet (40') above grade and as such is five feet (5') higher than permitted by current zoning which limits building height to thirty-five feet (35'). We believe this request for a variance of five feet (5') for what is not the entire building, but rather a small portion of the building enhances the appearance of the structure and is in keeping with the intent of the height limitation in that the primary portion(s) of the building are in fact lower than the zoning limitation on height and further feel that the variations in height serve to direct the public to the entrance of the facility as well as providing the architectural variability called for in the Highway 78 Overlay District requirements. Located on this rotunda feature and generally in line with the extension of the main roof line is the tenant sign. This sign, in keeping with the scale of the building façade as well as being sized for visibility from Highway 78 which is approximately 450' away, is 228 square feet in area (5' high by 46.25' wide). This exceeds the code limitation of 100 square feet maximum per elevation/200 square feet maximum aggregate per establishment. We believe the dimensions proposed to be necessary for the visibility of this sign to traffic on the highway and believe it is in keeping with the quality character and proportions of the building façade itself.



South Elevation

Color Legend

<p>1  EFIS System - Match ICI Paints - #1768 - Highland Plains</p>	<p>2  EFIS System - Match ICI Paints - #1771 - Brown Study</p>	<p>3  Brick - Accent coursing at rotunda and lintels - Watsontown Brick - Color: M2 Houston</p>	<p>4  EFIS Cornice - Match ICI Paints - #1863 - Sawn White</p>	<p>5  Storefront &amp; Entry Doors - Anodized finished aluminum at storefront, panels and entry doors</p>
<p>6  Pre-Finished Metal Coping - ICI Paints - #1769 - Creme Burlee</p>	<p>7  Brick - Field brick at arcades, accent at rotunda - Watsontown Brick - Color: Times Square</p>	<p>8  Brick - Field brick at rotunda - Watsontown Brick - Color: Scarsdale</p>	<p>9  Metal Entry Crown &amp; Metal Canopy - Match ICI Paints - #2010 - Snowfield</p>	<p>10  Light Fixture - Dark oil-rubbed bronze - Kim Lighting fixture WFS74</p>



LA | FITNESS

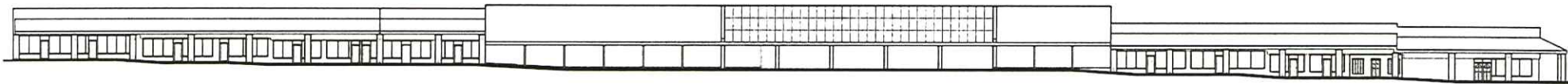
INFORMATION PROVIDED FOR DESIGN INTENT ONLY. DESIGN PROFESSIONAL OF RECORD IS RESPONSIBLE FOR VERIFICATION OF APPLICABLE CODE REQUIREMENTS.

Concept Elevations - Stone Mountain, GA

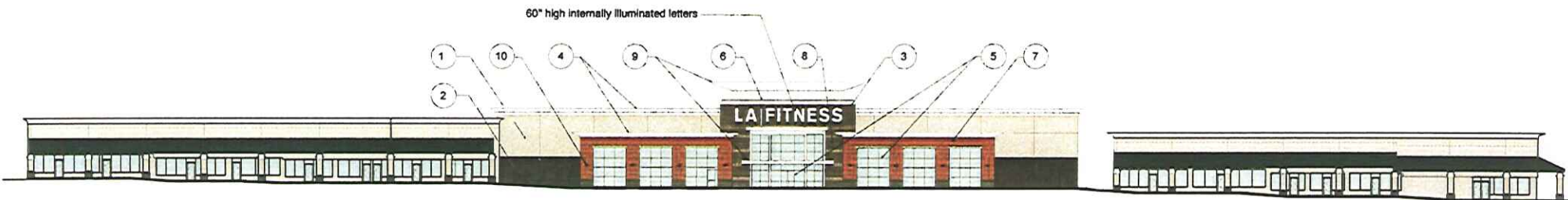
09.14.11

EXHIBIT 'B'

ANGLE SECTION SHOWN STRAIGHT



EXISTING ELEVATION



CONCEPTUAL ELEVATION "A-1"

Color Legend

- |   |   |   |   |   |  |   |   |    |  |
|---|---|---|---|---|--|---|---|----|--|
| 1 | EFIS System - Match ICI Paints - #1758 - Highland Plains      | 2 | EFIS System - Match ICI Paints - #1771 - Brown Study                                      | 3 | Brick - Accent coursing at rotunda and lintels - Watsonlow Brick - Color: M2 Houston | 4 | EFIS Cornice - Match ICI Paints - #1883 - Sawn White                    | 5  | Storefront & Entry Doors - Anodized finished aluminum at storefront panels and entry doors |
| 6 | Pre-Finished Metal Coping - ICI Paints - #1769 - Creme Burlee | 7 | Brick - Field brick at arcades, accent at rotunda - Watsonlow Brick - Color: Times Square | 8 | Brick - Field brick at rotunda - Watsonlow Brick - Color: Scarsdale                  | 9 | Metal Entry Crown & Metal Canopy - Match ICI Paints - #2010 - Snowfield | 10 | Light Fixture - Dark oil-rubbed bronze - Kim Lighting fixture VFS74                        |



Lyman  
Davidson  
Dooley, Inc.

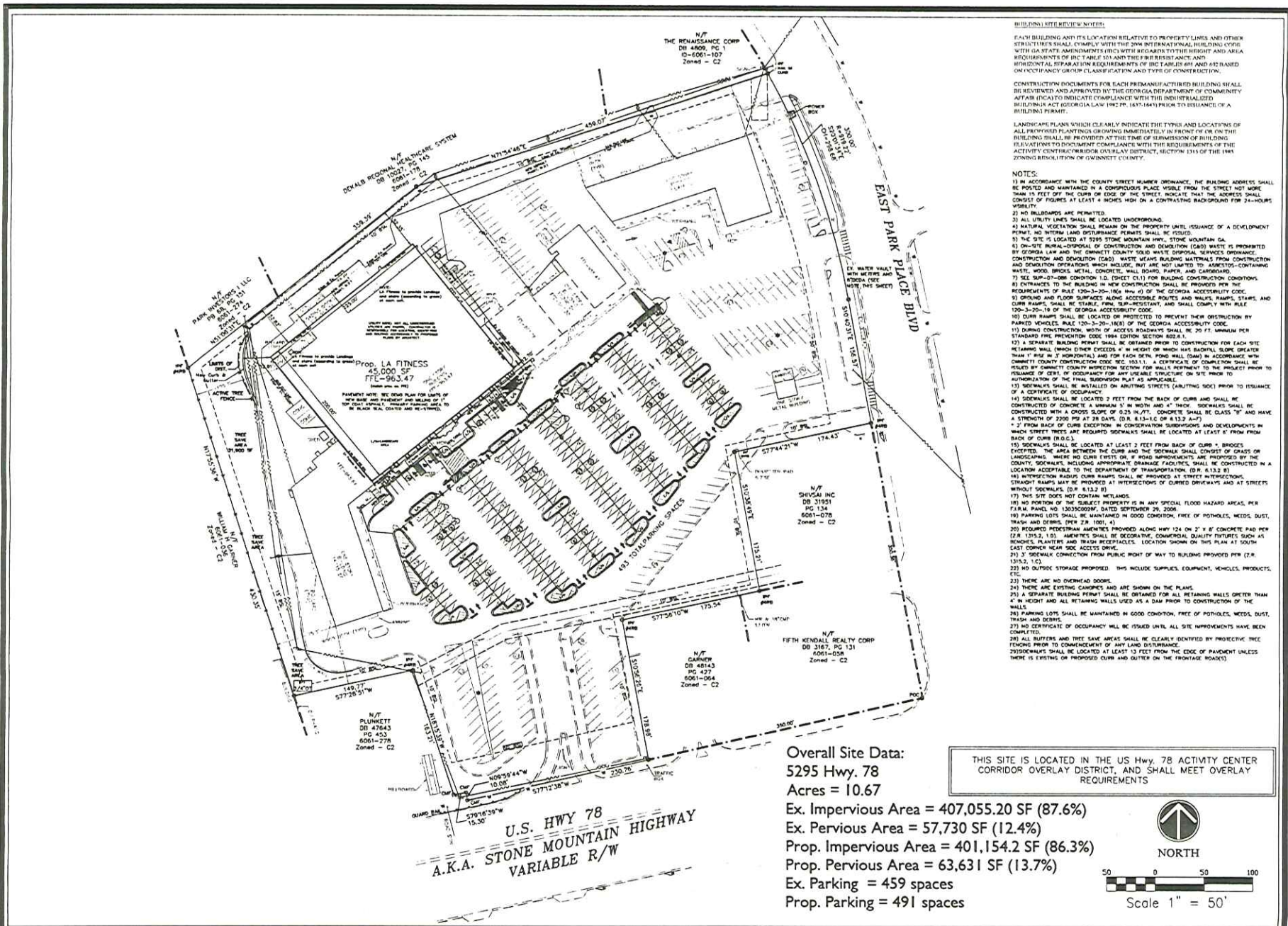
# Stone Mountain East

Conceptual Elevation Design Scheme  
Gwinnett County, GA

1640 Powers Ferry Road - Building 1 - Suite 100 - Marietta, GA 30067 - tel 770-850-8494 - fax 770-850-8993 - Copyright as dated.  
Drawing for presentation purposes only. Finish materials and colors do not necessarily reflect final finish selections.

111004.00 Date 11/07/2011

EXHIBIT 'C'



**Overall Site Data:**  
 5295 Hwy. 78  
 Acres = 10.67  
 Ex. Impervious Area = 407,055.20 SF (87.6%)  
 Ex. Pervious Area = 57,730 SF (12.4%)  
 Prop. Impervious Area = 401,154.2 SF (86.3%)  
 Prop. Pervious Area = 63,631 SF (13.7%)  
 Ex. Parking = 459 spaces  
 Prop. Parking = 491 spaces

THIS SITE IS LOCATED IN THE US HWY. 78 ACTIVITY CENTER CORRIDOR OVERLAY DISTRICT, AND SHALL MEET OVERLAY REQUIREMENTS

**BUILDING SITE SPECIFIC NOTES:**

EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2004 INTERNATIONAL BUILDING CODE WITH GA STATE AMENDMENTS (IBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 501 AND THE FIRE RESISTANCE AND MINIMUM STRUCTURAL REQUIREMENTS OF IBC TABLE 601 AND 605 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.

CONSTRUCTION DOCUMENTS FOR EACH FREESTANDING BUILDING SHALL BE REVIEWED AND APPROVED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DC) TO INDICATE COMPLIANCE WITH THE INDUSTRIALIZED BUILDING ACT (GEORGIA LAW 1982 PP. 1637-1641) PRIOR TO ISSUANCE OF A BUILDING PERMIT.

LANDSCAPE PLANS WHICH CLEARLY INDICATE THE TYPES AND LOCATIONS OF ALL PROPOSED PLANTINGS GROWING IMMEDIATELY IN FRONT OF OR ON THE BUILDING SHALL BE PROVIDED AT THE TIME OF SUBMISSION OF BUILDING ELEVATIONS TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE ACTIVITY CENTER CORRIDOR OVERLAY DISTRICT, SECTION 1313 OF THE 1994 ZONING RESOLUTION OF GWINNETT COUNTY.

- NOTES:**
- IN ACCORDANCE WITH THE COUNTY STREET NUMBER ORDINANCE, THE BUILDING ADDRESS SHALL BE POSTED AND MAINTAINED IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN 15 FEET OFF THE CURB OF THE CURB OF THE STREET. INDICATE THAT THE ADDRESS SHALL CONSIST OF FIGURES, AT LEAST 4 INCHES HIGH ON A CONTRASTING BACKGROUND FOR 24-HOUR VISIBILITY.
  - NO BILLBOARDS ARE PERMITTED.
  - ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
  - NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERFERING LAND DISTURBANCE PERMITS SHALL BE ISSUED.
  - THE SITE IS LOCATED AT 5295 STONE MOUNTAIN HWY., STONE MOUNTAIN, GA. ON-SITE BURNAL-CORROSION OF CONSTRUCTION AND DESTRUCTION (C&D) WASTE IS PROHIBITED BY GEORGIA LAW AND THE GWINNETT COUNTY SOLID WASTE DISPOSAL SERVICES ORDINANCE. CONSTRUCTION AND DESTRUCTION (C&D) WASTE WASTES BUILDING MATERIALS FROM CONSTRUCTION AND DEMOLITION OPERATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO, ASBESTOS-CONTAINING WASTE, WOOD BRICKS, METAL, CONCRETE, WALL BOARD, PAPER, AND CARBONIZED WASTE.
  - SEE SUP-07-008 CONDITION I.D. (SHEET C11) FOR BUILDING CONSTRUCTION CONDITIONS.
  - ENTRANCES TO THE BUILDING IN NEW CONSTRUCTION SHALL BE PROVIDED PER THE REQUIREMENTS OF RULE 120-3-20-156 HWY. 41 OF THE GEORGIA ACCESSIBILITY CODE.
  - GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND WALKS, RAMP, STAIRS, AND CURB RAMPS SHALL BE STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY WITH RULE 120-3-20-159 OF THE GEORGIA ACCESSIBILITY CODE.
  - CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES. RULE 120-3-20-158(B) OF THE GEORGIA ACCESSIBILITY CODE.
  - DURING CONSTRUCTION, WIDTH OF ACCESS ROADS SHALL BE 20 FT. MINIMUM PER STANDARD FIRE PREVENTION CODE 1994 EDITION SECTION 802.4.1.
  - A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH SITE. RETAINING WALLS WHICH EXCEED 4' IN HEIGHT OR WHICH HAVE SLOPE GREATER THAN 1' HISE IN 3' HORIZONTAL) AND FOR EACH 50% FLOOD WALL (COM) IN ACCORDANCE WITH GWINNETT COUNTY CONSTRUCTION CODE SEC. 1511.1. A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY GWINNETT COUNTY INSPECTION SECTION FOR WALLS RETAINMENT TO THE PROJECT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY OTHER STRUCTURE ON SITE PRIOR TO AUTHORIZATION OF THE FINAL SUBMISSION PLAT AS APPLICABLE.
  - SIDEWALKS SHALL BE INSTALLED ON ADJUTING STREETS (ADJUTING SIDE) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - SIDEWALKS SHALL BE LOCATED 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM 4" IN THICK AND 4" IN DEPTH. SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE OF 0.25 IN./FT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 2000 PSI AT 28 DAYS (OR 4.15% OF 4132 A.F.T.).
  - 2" FROM BACK OF CURB EXCEPTION IN CONSERVATION SUBDIVISIONS AND DEVELOPMENTS IN WHICH STREET TREES ARE REQUIRED SIDEWALKS SHALL BE LOCATED AT LEAST 6" FROM BACK OF CURB (E.O.C.).
  - SIDEWALKS SHALL BE LOCATED AT LEAST 2 FEET FROM BACK OF CURB + BROADS EXCEPTED. THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL COVERED BY GRADE OR LANDSCAPING. WHERE NO CURB EXISTS OR IF ROAD IMPROVEMENTS ARE PROPOSED BY THE COUNTY, SIDEWALKS INCLUDING APPROPRIATE DRAINAGE FACILITIES SHALL BE CONSTRUCTED IN A LOCATION ACCEPTABLE TO THE DEPARTMENT OF TRANSPORTATION. (D.R. 6.13.2 B)
  - INTERSECTION CURB RAMPS SHALL BE PROVIDED AT STREET INTERSECTIONS. STRAIGHT RAMPS MAY BE PROVIDED AT INTERSECTIONS OF CURBED DRIVEWAYS AND AT STREETS WITHOUT SIDEWALKS. (D.R. 6.13.2 B)
  - THIS SITE DOES NOT CONTAIN WETLANDS.
  - NO PORTION OF THE SUBJECT PROPERTY IS IN ANY SPECIAL FLOOD HAZARD AREAS, PER FIRM PANEL NO. 130202009A DATED SEPTEMBER 28, 2006.
  - REQUIRED PEDESTRIAN AMENITIES PROVIDED ALONG HWY 124 ON 2' x 8" CONCRETE PAD PER (D.R. 1315.2, 1.0). AMENITIES SHALL BE DECORATIVE, COMMERCIAL QUALITY FEATURES SUCH AS BENCHES, PLANTERS AND TRASH RECEPTACLES. LOCATION SHOWN ON THIS PLAN AT SOUTH-EAST CORNER NEAR SIDE ACCESS DRIVE.
  - 5' SIDEWALK CONNECTION FROM PUBLIC FRONT OF WAY TO BUILDING PROVIDED PER (D.R. 1315.2, 1.C).
  - NO OUTSIDE STORAGE PROVIDED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
  - THERE ARE NO OVERHEAD WIRES.
  - THERE ARE EXISTING CANNYERS AND ARE SHOWN ON THE PLAN.
  - A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4' IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.
  - PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLE, WEEDS, DUST, TRASH AND DEBRIS. (PER Z.R. 1001, 4)
  - REQUIRED PEDESTRIAN AMENITIES PROVIDED ALONG HWY 124 ON 2' x 8" CONCRETE PAD PER (D.R. 1315.2, 1.0). AMENITIES SHALL BE DECORATIVE, COMMERCIAL QUALITY FEATURES SUCH AS BENCHES, PLANTERS AND TRASH RECEPTACLES. LOCATION SHOWN ON THIS PLAN AT SOUTH-EAST CORNER NEAR SIDE ACCESS DRIVE.
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  - PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLE, WEEDS, DUST, TRASH AND DEBRIS.
  - NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
  - ALL BUFFERS AND TREE SAVES AREAS SHALL BE CLEARLY IDENTIFIED BY PROTECTIVE TREE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
  - SIDEWALKS SHALL BE LOCATED AT LEAST 13 FEET FROM THE EDGE OF PAVEMENT UNLESS THERE IS EXISTING OR PROPOSED CURB AND GUTTER ON THE FRONTAGE ROAD(S).

**A:EC**

Civil Engineering    Surveying  
 Land Surveying    Professional Services  
 Planning Services

50 Warm Springs Circle  
 Roswell, Georgia 30075  
 (770)441-1100 • www.aec.com

**MOUNTAIN EAST SHOPPING CENTER OVERALL SITE**

**5295 Hwy. 78 - Stone Mtn. Hwy. STONE MOUNTAIN, GWINNETT COUNTY, GEORGIA**

NO.	REVISIONS	DATE
1	PER COUNTY EXISTING COMMENTS	3-2-11

PROJECT NO. - 11-3134  
 DRAWN - BDR  
 DESIGNED - BDR  
 CHECKED -  
 DATE - 6-7-11

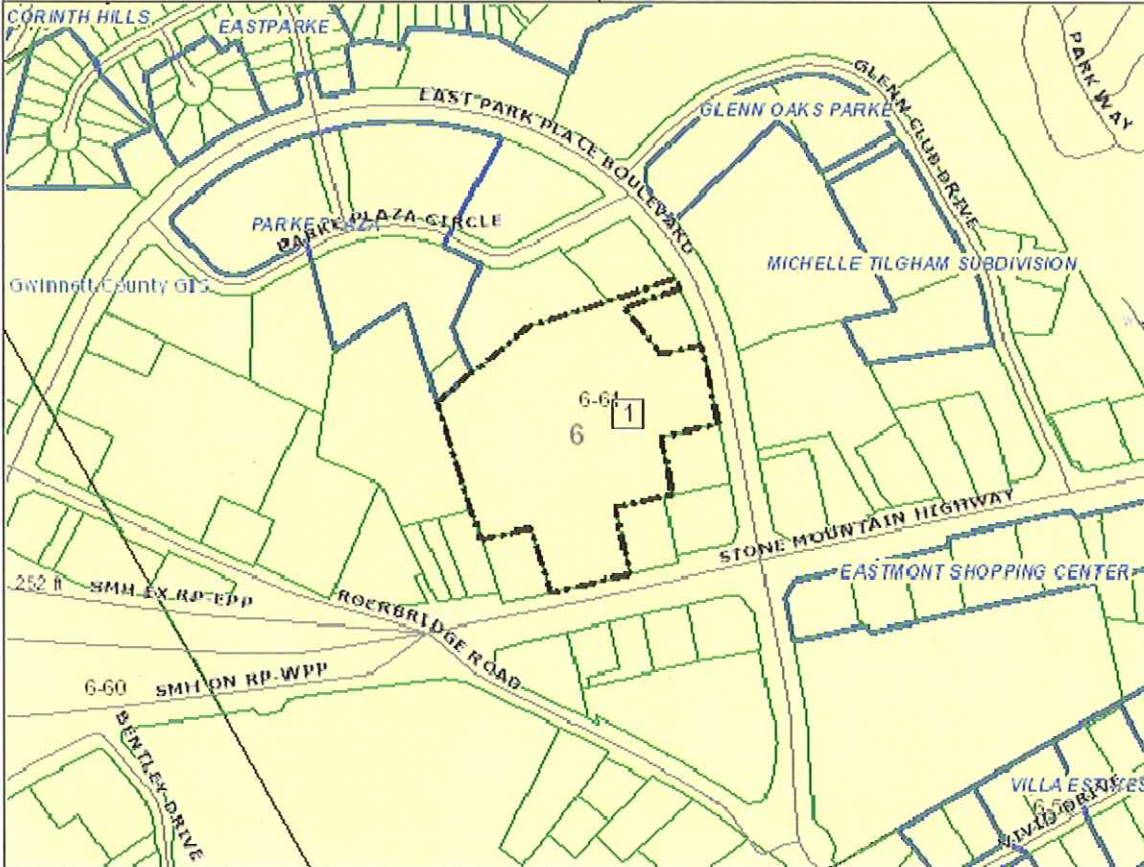
**C4.0**

**EXHIBIT 'A'**



**Gwinnett County GIS Map**

**Contact**  
 Name: Gwinnett County ITS - GIS  
 Telephone: 770-822-8036  
 Website: www.gwinnettcounty.com  
 Email: gisoffice@gwinnettcounty.com  
 Address: 75 Langley Drive, Lawrenceville, GA 30046



Map Printed On December 08, 2011

**Legend**

<b>Parcel Layers</b>	
Land Parcels	
<all other values>	
<b>ParcelType</b>	
Condo	
<b>Main Layers</b>	
Street Centerlines	
Subdivisions	

Copyright Gwinnett County GIS

Disclaimer See Terms



Department of Planning and Development



446 West Crogan Street • Lawrenceville, GA 30046-2440  
 (tel) 678.518.6000  
 www.gwinnettcounty.com

gwinnettcounty

Variance Application from the Zoning Resolution  
 (Both Zoning Board of Appeals & Administrative)

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>BT STONE MOUNTAIN, LLC</u>	Name <u>SAME AS APPLICANT</u>
Address(all correspondence will be mailed to this address): <u>C/O BET INVESTMENTS</u> <u>200 WITMER ROAD, SUITE 200</u>	Address _____
City <u>HORSHAM</u>	City _____
State <u>PA</u> Zip <u>19044</u>	State _____ Zip _____
Phone <u>215-938-7300</u>	Phone _____
Contact Person Name: <u>PETER CLELLAND</u> Phone: <u>215-416-2110 CELL</u> Email Address: <u>pclelland@betinvestments.com</u> <u>215-938-7300 WK</u>	
Applicant is the (please check or circle one of the following): <input checked="" type="checkbox"/> Property Owner                      [ ] Owner's Agent                      [ ] Contract Purchaser	

Address of Property 5295 Stone Mountain Hwy  
MOUNTAIN EAST SHOPPING CENTER - 5295 HIGHWAY 78

Subdivision or Project Name LA FITNESS REDEVELOPMENT Lot & Block \_\_\_\_\_  
6-001-009

District, Land Lot, & Parcel (MRN) DISTRICT 6, LAND LOT 61, PARCEL 9

Proposed Development LA FITNESS

Building Permit Number (if construction has begun) BLD \_\_\_\_\_

Variance Requested BUILDING HEIGHT VARIANCE AND A SIGN VARIANCE  
TO ALLOW AN ARCHITECTURAL FEATURE OF THE PROPOSED BUILDING TO EXCEED  
35' IN HEIGHT (40' PROPOSED FOR CENTER ROTUNDA ROOF AREA) AND FOR  
A SINGLE SIGN TO EXCEED 100 SF IND./200 SF AGG. (228 SF PROPOSED)

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZPR20100010

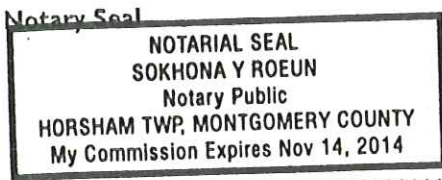
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MM 11/8/11  
Signature of Applicant Date

MICHAEL P. MARKMAN, MANAGER  
Typed or Printed Name & Title



Sokhona Y Roeun 11/08/11  
Signature of Notary Public Date

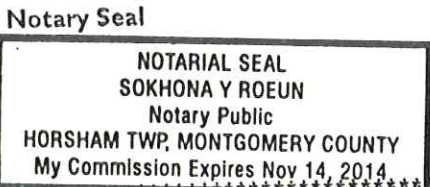
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MM 11/8/11  
Signature of Property Owner Date

MICHAEL P. MARKMAN, MANAGER  
Typed or Printed Name & Title



Sokhona Y Roeun 11/08/11  
Signature of Notary Public Date

\*\*\*\*\*

**Planning & Development Use Below Only**

Date Received: 12/1/11 Received By: Stavron Cal MRN: 6-061-009

Zoning District: C2 Hearing Date (if applicable): 1/10/12 Commission District: 3

Variance Type: Wall Sign Area Increase Code Section: SO 86-1HA  
NON-RESIDENTIAL WALL SIGN AREA

Related Cases & Applicable Conditions: \_\_\_\_\_

Variance Description: INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 100 SQ. FT TO 228 SQ. FT.

**LETTER OF INTENT & JUSTIFICATION FOR  
HEIGHT VARIANCE & SIGN VARIANCE APPLICATION  
GWINNETT COUNTY, GA**

BT Stone Mountain, LLC as owner of the property known as Mountain East Shopping Center – District 6, Land Lot 61, Parcels 9 and 81 – located at 5295 Stone Mountain Highway respectfully submits the Letter of Intent and Justification to Gwinnett County to facilitate the re-development of the subject property to partially demolish, renovate and re-built the anchor space of the shopping center with a new LA Fitness athletic club.

**THE PROPERTY**

The subject property consists of 10.67 acres on the northwest corner of the intersection of Stone Mountain Highway (Highway 78) and East Park Place Boulevard. The existing shopping center is largely vacant and has been for some time now following the former Kroger grocery store leaving its space. The former Kroger space will be completely demolished to allow ground up construction of a new LA Fitness athletic club. A site plan prepared by AEC, Inc. dated June 24, 2011, revised October 24, 2011 (Exhibit "A"), elevation drawings prepared by LA Fitness dated September 14, 2011 (Exhibit "B") and elevation drawings prepared by Lyman Davidson Dooley, Inc. dated November 7, 2011 (Exhibit "C") are included with this application and provide additional information on the property and proposed re-development.

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## South Elevation

### Color Legend

- |   |   |   |  |   |   |   |   |    |   |
|---|---|---|--|---|---|---|---|----|---|
| 1 | EFIS System - Match ICI Paints - #1768 - Highland Plains      | 2 | EFIS System - Match ICI Paints - #1771 - Brown Study                                       | 3 | Brick - Accent coursing at rotunda and lintels - Watsontown Brick - Color: M2 Houston | 4 | EFIS Cornice - Match ICI Paints - #1863 - Sawn White                    | 5  | Storefront & Entry Doors - Anodized finished aluminum at storefront, panels and entry doors |
| 6 | Pre-Finished Metal Coping - ICI Paints - #1769 - Creme Burlee | 7 | Brick - Field brick at arcades, accent at rotunda - Watsontown Brick - Color: Times Square | 8 | Brick - Field brick at rotunda - Watsontown Brick - Color: Scarsdale                  | 9 | Metal Entry Crown & Metal Canopy - Match ICI Paints - #2010 - Snowfield | 10 | Light Fixture - Dark oil-rubbed bronze - Kim Lighting fixture WFS74                         |



# LA | FITNESS

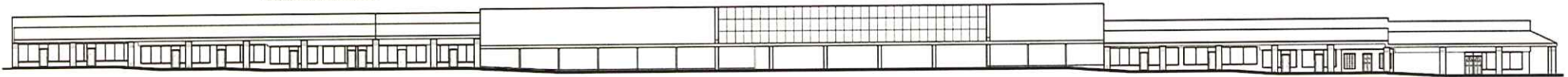
INFORMATION PROVIDED FOR DESIGN INTENT ONLY. DESIGN PROFESSIONAL OF RECORD IS RESPONSIBLE FOR VERIFICATION OF APPLICABLE CODE REQUIREMENTS.

## Concept Elevations - Stone Mountain, GA

09.14.11

EXHIBIT 'B'

ANGLE SECTION SHOWN STRAIGHT



EXISTING ELEVATION

60" high internally illuminated letters



CONCEPTUAL ELEVATION "A-1"

Color Legend

- |   |   |   |  |   |   |   |   |    |   |
|---|---|---|--|---|---|---|---|----|---|
| 1 | EFIS System - Match ICI Paints - #1768 - Highland Plains      | 2 | EFIS System - Match ICI Paints - #1771 - Brown Study                                       | 3 | Brick - Accent coursing at rotunda and lintels - Watsontown Brick - Color: M2 Houston | 4 | EFIS Cornice - Match ICI Paints - #1863 - Sawn White                    | 5  | Storefront & Entry Doors - Anodized finished aluminum at storefront, panels and entry doors |
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Lyman Davidson Dooley, Inc.

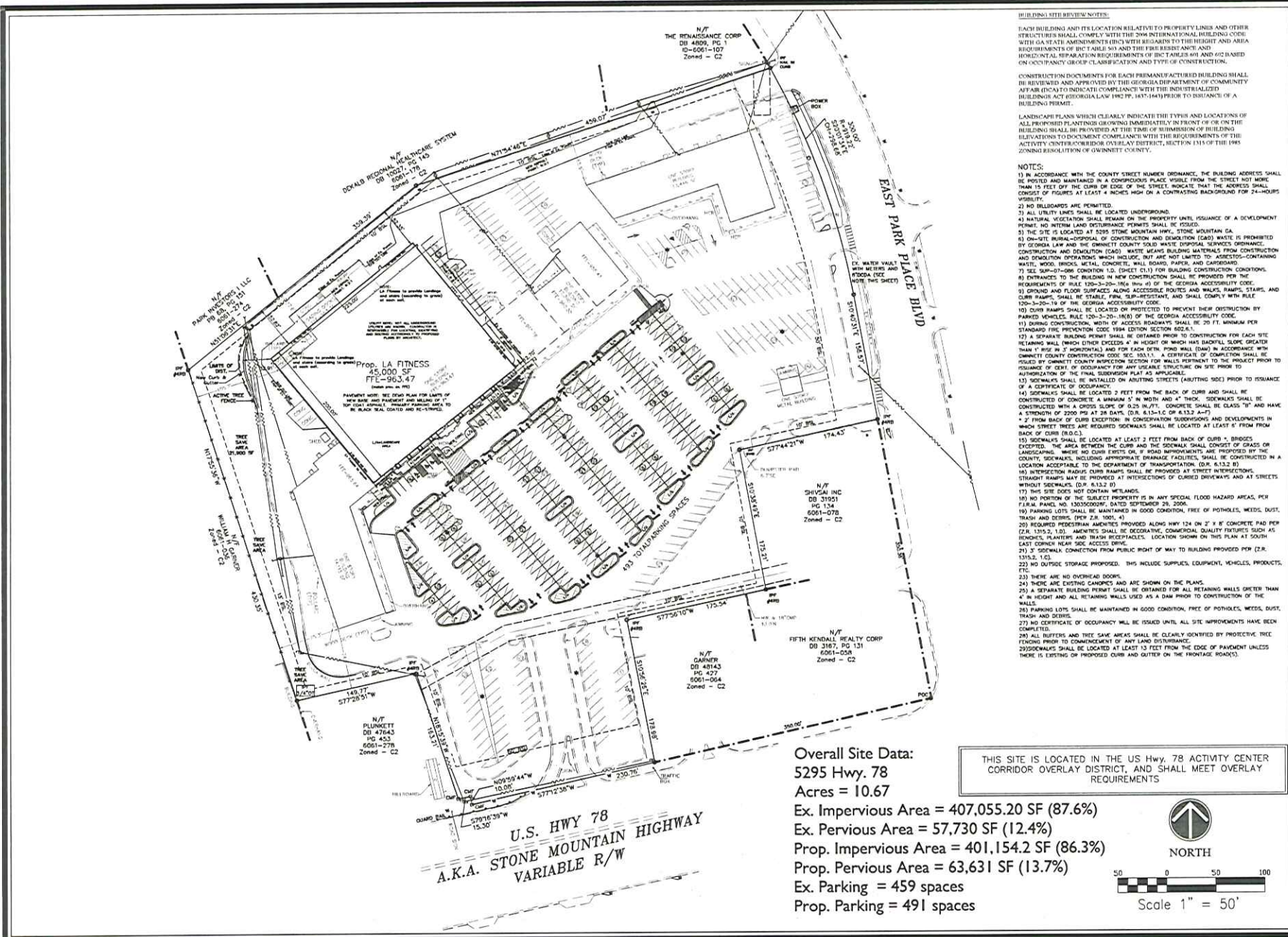
# Stone Mountain East

Conceptual Elevation Design Scheme  
Gwinnett County, GA

1640 Powers Ferry Road - Building 1 - Suite 100 - Marietta, GA 30067 - tel 770-850-8494 - fax 770-850-8993 - Copyright as dated.  
Drawing for presentation purposes only. Finish materials and colors do not necessarily reflect final finish selections.

111004.00 Date 11/07/2011

EXHIBIT 'C'



**BUILDING SITE REVIEW NOTES:**

EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2006 INTERNATIONAL BUILDING CODE WITH GA STATE AMENDMENTS (IBC) WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 503 AND THE FIRE RESISTANT AND HOISTING/REPAIR REQUIREMENTS OF IBC TABLE 601 AND 602 BASED ON OCCUPANCY GROUP CLASSIFICATION AND TYPE OF CONSTRUCTION.

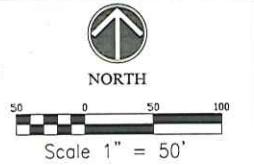
CONSTRUCTION DOCUMENTS FOR EACH MANUFACTURED BUILDING SHALL BE REVIEWED AND APPROVED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA) TO INDICATE COMPLIANCE WITH THE INDUSTRIALIZED BUILDING ACT (GEOORGALAW 1987 PP. 1637-1643) PRIOR TO ISSUANCE OF A BUILDING PERMIT.

LANDSCAPE PLANS WHICH CLEARLY INDICATE THE TYPES AND LOCATIONS OF ALL PROPOSED PLANTING GROWING IMMEDIATELY IN FRONT OF OR ON THE BUILDING SHALL BE PROVIDED AT THE TIME OF SUBMISSION OF BUILDING ELEVATIONS TO DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE ACTIVITY CENTER CORRIDOR OVERLAY DISTRICT, SECTION 115 OF THE 1995 ZONING RESOLUTION OF GWINNETT COUNTY.

- NOTES:**
- 1) IN ACCORDANCE WITH THE COUNTY STREET NUMBER ORDINANCE, THE BUILDING ADDRESS SHALL BE POSTED AND MAINTAINED IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE THAN 15 FEET OFF THE CURB OR EDGE OF THE STREET. INDICATE THAT THE ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4 INCHES HIGH ON A CONTRASTING BACKGROUND FOR 24-HOURS VISIBILITY.
  - 2) NO BILLBOARDS ARE PERMITTED.
  - 3) ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.
  - 4) NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY UNTIL ISSUANCE OF A DEVELOPMENT PERMIT. NO INTERMEDIATE DISTURBANCE PERMITS SHALL BE FOLLO.
  - 5) THE SITE IS LOCATED AT 5295 STONE MOUNTAIN HWY, STONE MOUNTAIN GA.
  - 6) ON-SITE BURIAL-DISPOSAL OF CONSTRUCTION AND DEMOLITION (CAD) WASTE IS PROHIBITED BY GEORGIA LAW AND THE GWINNETT COUNTY SOLID WASTE DISPOSAL SERVICES ORDINANCE. CONSTRUCTION AND DEMOLITION (CAD) WASTE MEANS BUILDING MATERIALS FROM CONSTRUCTION AND DEMOLITION OPERATIONS WHICH INCLUDE, BUT ARE NOT LIMITED TO: ASBESTOS-CONTAINING WASTE, WOOD, BRICKS, METAL, CONCRETE, WALL BOARD, PAPER, AND CARPETING.
  - 7) SEE 509-07-006 CONDITION 1.C. (EXCEPT CL1) FOR BUILDING CONSTRUCTION CONDITIONS.
  - 8) ENTRANCES TO THE BUILDING IN NEW CONSTRUCTION SHALL BE PROVIDED PER THE REQUIREMENTS OF RULE 170-3-20-106 (1)(b) (4) OF THE GEORGIA ACCESSIBILITY CODE.
  - 9) GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS, AND CURB RAMPS SHALL BE STABLE, FIRM, SLP-RESISTANT, AND SHALL COMPLY WITH RULE 170-3-20-106 (1) OF THE GEORGIA ACCESSIBILITY CODE.
  - 10) CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES. RULE 170-3-20-106 (1) OF THE GEORGIA ACCESSIBILITY CODE.
  - 11) CURB CONSTRUCTION, WITH OR WITHOUT SIDEWALKS SHALL BE 20 FT. MINIMUM PER STANDARD FIRE PREVENTION CODE 1994 EDITION SECTION 602.6.1.
  - 12) A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH SITE RETAINING WALL (WHICH EITHER EXCEEDS 4' IN HEIGHT OR WHICH HAS A DRAINAGE SLOPE GREATER THAN 1% IN 2' HORIZONTAL) AND FOR EACH OTHER FOUND WALL (DAM) IN ACCORDANCE WITH GWINNETT COUNTY CONSTRUCTION CODE SEC 103.1.1. A CERTIFICATE OF COMPLETION SHALL BE FILED BY GWINNETT COUNTY INSPECTION SECTION FOR WALLS PERTINENT TO THE PROJECT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY USABLE STRUCTURE ON SITE PRIOR TO SUBMITTAL OF THE FINAL SUBDIVISION PLAT AS APPLICABLE.
  - 13) SIDEWALKS SHALL BE INSTALLED ON ADJUTING SIDES (ADJUTING SIDES) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - 14) SIDEWALKS SHALL BE LOCATED 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM 5' IN WIDTH AND 4" THICK. SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE OF 0.25% (1/4") CONCRETE SHALL BE CLASS "BC" AND HAVE A STRENGTH OF 2200 PSI AT 28 DAYS. (D.R. 613.2-1.C OR 613.2 A-7)
  - 15) SIDEWALKS SHALL BE LOCATED AT LEAST 3 FEET FROM BACK OF CURB + BRIDGES EXCEPTED. THE AREA BETWEEN THE CURB AND THE SIDEWALK SHALL CONSIST OF GRASS OR LANDSCAPING. WHERE NO CURB EXISTS OR IF ROAD IMPROVEMENTS ARE PROVIDED BY THE COUNTY, SIDEWALKS, INCLUDING APPROPRIATE DRAINAGE FACILITIES, SHALL BE CONSTRUCTED IN A LOCATION ACCEPTABLE TO THE DEPARTMENT OF TRANSPORTATION. (D.R. 613.2 B)
  - 16) INTERSECTION RADIUS CURB RAMPS SHALL BE PROVIDED AT STREET INTERSECTIONS. STRAIGHT RAMPS MAY BE PROVIDED AT INTERSECTIONS OF CURBED DRIVEWAYS AND AT STREETS WITHOUT SIDEWALKS. (D.R. 613.2 D)
  - 17) THIS SITE DOES NOT CONTAIN WETLANDS.
  - 18) NO PORTION OF THE SUBJECT PROPERTY IS IN ANY SPECIAL FLOOD HAZARD AREAS, PER F.I.R.M. PANEL NO. 130350002F, DATED SEPTEMBER 28, 2006.
  - 19) PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLE, WEEDS, DUST, TRASH AND DEBRIS. (PER Z.R. 1001.4)
  - 20) REQUIRED PEDESTRIAN AMENITIES PROVIDED ALONG HWY 124 ON 2' x 8" CONCRETE PAD PER (Z.R. 1315.2, 1.0). AMENITIES SHALL BE OCCUPANCY COMMERCIAL QUALITY FEATURES SUCH AS BENCHES, PLANTERS AND TRASH RECEPTACLES. LOCATION SHOWN ON THIS PLAN AT SOUTH EAST CORNER NEAR SIDE ACCESS DRIVE.
  - 21) 3' SIDEWALK CONNECTION FROM PUBLIC RIGHT OF WAY TO BUILDING PROVIDED PER (Z.R. 1315.2, 1.C)
  - 22) NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
  - 23) THERE ARE NO OVERHEAD WIRING.
  - 24) THERE ARE EXISTING CANOPIES AND ARE SHOWN ON THE PLANS.
  - 25) A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4' IN HEIGHT AND ALL RETAINING WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.
  - 26) PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLE, WEEDS, DUST, TRASH AND DEBRIS.
  - 27) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
  - 28) ALL BUFFERS AND TREE SAVES AREAS SHALL BE CLEARLY IDENTIFIED BY PROTECTIVE TREE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
  - 29) SIDEWALKS SHALL BE LOCATED AT LEAST 3 FEET FROM THE EDGE OF PAVEMENT UNLESS THERE IS EXISTING OR PROPOSED CURB AND GUTTER ON THE FRONTAGE ROAD(S).

**Overall Site Data:**  
 5295 Hwy. 78  
 Acres = 10.67  
 Ex. Impervious Area = 407,055.20 SF (87.6%)  
 Ex. Pervious Area = 57,730 SF (12.4%)  
 Prop. Impervious Area = 401,154.2 SF (86.3%)  
 Prop. Pervious Area = 63,631 SF (13.7%)  
 Ex. Parking = 459 spaces  
 Prop. Parking = 491 spaces

THIS SITE IS LOCATED IN THE US HWY. 78 ACTIVITY CENTER CORRIDOR OVERLAY DISTRICT, AND SHALL MEET OVERLAY REQUIREMENTS



**OVERALL SITE**

**MOUNTAIN EAST SHOPPING CENTER**

5295 Hwy. 78 - Stone Mtn. Hwy.  
 STONE MOUNTAIN, GWINNETT COUNTY, GEORGIA

DATE: 12-2-11

REVISIONS:


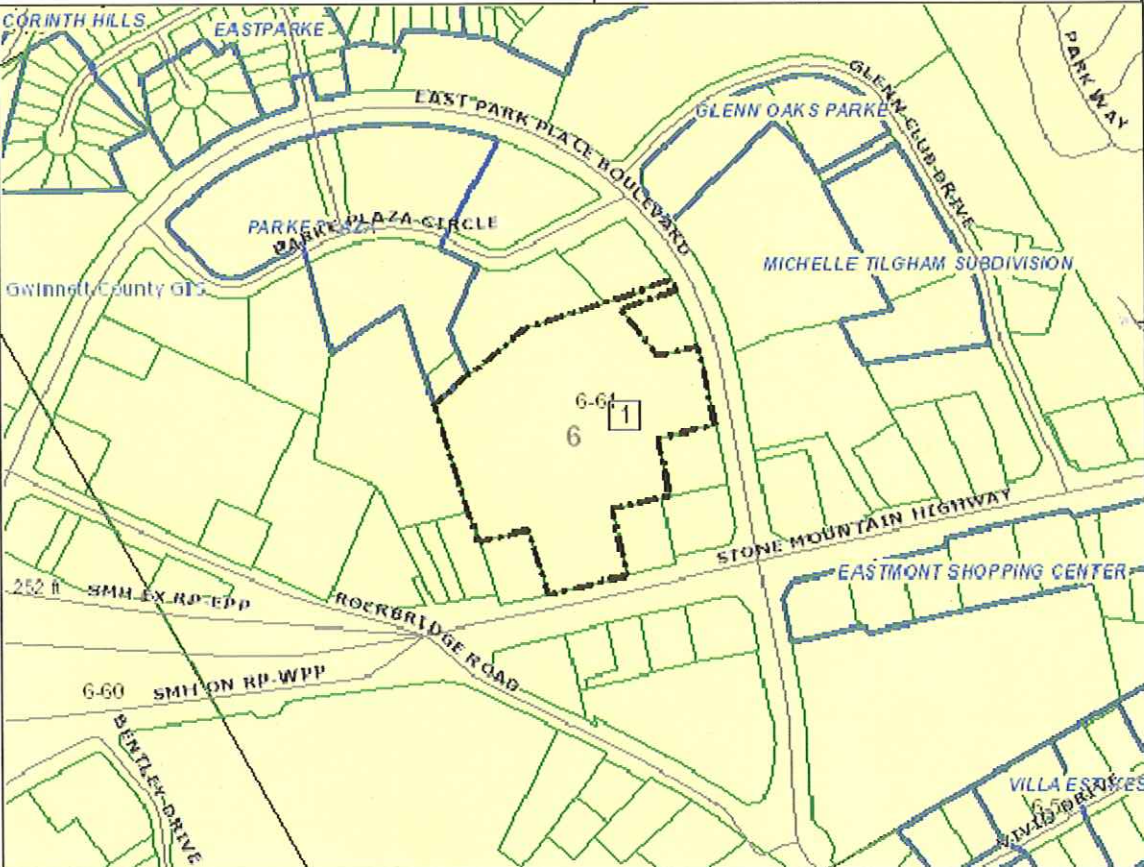
NO.	PER COUNTY/CERT COMMENTS	DATE

PROJECT NO. - 11-314  
 DRAWN - BDR  
 DESIGNED - BDR  
 CHECKED -  
 DATE - 6-7-11

**C4.0**

AEC  
 25 Warm Springs Circle  
 Roswell + Georgia + 30075  
 (770)441-1942 + www.aec.com

EXHIBIT 'A'

 <p><b>Gwinnett County GIS Map</b></p>	<p><b>Contact</b>                  Name: Gwinnett County ITS - GIS                  Telephone: 770-822-8036                  Website: www.gwinnettcounty.com                  Email: gisoffice@gwinnettcounty.com                  Address: 75 Langley Drive, Lawrenceville, GA 30046</p>										
											
<p>Map Printed On December 08, 2011</p>											
<p style="text-align: center;">Legend</p> <table border="0"> <tr> <td>Parcel Layers</td> <td>Land Parcels</td> </tr> <tr> <td></td> <td><input type="checkbox"/> &lt;all other values&gt;</td> </tr> <tr> <td>ParcelType</td> <td><input checked="" type="checkbox"/> Condo</td> </tr> <tr> <td>Main Layers</td> <td><input checked="" type="checkbox"/> Subdivisions</td> </tr> <tr> <td>— Street Centerlines</td> <td></td> </tr> </table>		Parcel Layers	Land Parcels		<input type="checkbox"/> <all other values>	ParcelType	<input checked="" type="checkbox"/> Condo	Main Layers	<input checked="" type="checkbox"/> Subdivisions	— Street Centerlines	
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<p>Disclaimer See Terms <span style="float: right;">powered by OnPoint™</span></p>											