

**ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30046
HEARING DATE: February 14, 2012
PUBLIC HEARING AT 6:30 P.M.**

CASE NUMBER ZVR2012-00008
APPLICANT ANA CANALES
LOCATION 875 ASHLAND PARK WAY, LAWRENCEVILLE
ZIP CODE 30045
ZONING R75MOD
MRN (DIST,LL,PARCEL) R5206 237
PROPOSED DEVELOPMENT ACCESSORY STRUCTURE OR USE
VARIANCE TYPE ACCESSORY STRUCTURE SETBACK
ENCROACHMENT
VARIANCE REQUEST ENCROACHMENT OF 4.5 FT INTO THE 5 FT
ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT 4

CASE NUMBER ZVR2012-00011
APPLICANT O'REILLY AUTOMOTIVE STORES, INC
LOCATION 2815 LAWRENCEVILLE SUWANEE RD,
SUWANEE
ZIP CODE 30024
ZONING C2
MRN (DIST,LL,PARCEL) R7152 052
PROPOSED DEVELOPMENT WALL SIGN
VARIANCE TYPE WALL SIGN AGGREGATE AREA INCREASE
VARIANCE REQUEST ALLOW 50% INCREASE IN TOTAL AGGREGATE
SIGN SQUARE FOOTAGE
COMMISSION DISTRICT 1

CASE NUMBER ZVR2012-00012
APPLICANT O'REILLY AUTOMOTIVE STORES, INC
LOCATION 2815 LAWRENCEVILLE SUWANEE RD,
SUWANEE
ZIP CODE 30024
ZONING C2
MRN (DIST,LL,PARCEL) R7152 052
PROPOSED DEVELOPMENT WALL SIGN
VARIANCE TYPE WALL SIGN AREA INCREASE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA PER
ELEVATION (FRONT/SIDE) FROM 60 SQ. FT. TO
123.87 SQ. FT.
COMMISSION DISTRICT 1

CASE NUMBER ZVR2012-00013
APPLICANT MICAH ROGERS

LOCATION	330 HAMBRIDGE CT, LAWRENCEVILLE
ZIP CODE	30043
ZONING	R100
MRN (DIST,LL,PARCEL)	R7068 118
PROPOSED DEVELOPMENT	ACCESSORY STRUCTURE OR USE
VARIANCE TYPE	ACCESSORY STRUCTURE OR USE YARD
	LOCATION
VARIANCE REQUEST	ALLOW AN ACCESSORY STRUCTURE (POOL)
	TO BE LOCATED IN A SIDE YARD
COMMISSION DISTRICT	4
CASE NUMBER	ZVR2012-00014
APPLICANT	SALEEM MEHAL
LOCATION	1151 BAILING DR, LAWRENCEVILLE
ZIP CODE	30043
ZONING	R100
MRN (DIST,LL,PARCEL)	R7033 009
PROPOSED DEVELOPMENT	CARPORT ADDITION
VARIANCE TYPE	FRONT SETBACK ENCROACHMENT
VARIANCE REQUEST	ENCROACHMENT OF 16 FT INTO THE 35 FT
	FRONT YARD SETBACK
COMMISSION DISTRICT	1
CASE NUMBER	ZVR2012-00015
APPLICANT	SAMUEL P. TAPLEY
LOCATION	2470 LANSDOWNE CT, LAWRENCEVILLE
ZIP CODE	30044
ZONING	R100
MRN (DIST,LL,PARCEL)	R7002 099
PROPOSED DEVELOPMENT	ACCESSORY STRUCTURE OR USE
VARIANCE TYPE	ACCESSORY STRUCTURE OR USE YARD
	LOCATION
VARIANCE REQUEST	ALLOW AN ACCESSORY STRUCTURE
	(DETACHED GARAGE) TO BE LOCATED IN A
	FRONT YARD
COMMISSION DISTRICT	4
CASE NUMBER	ZVR2012-00016
APPLICANT	RON WRIGHT
LOCATION	6050 PEACHTREE PKWY, NORCROSS
ZIP CODE	30092
ZONING	C2
MRN (DIST,LL,PARCEL)	R6274 051
PROPOSED DEVELOPMENT	WALL SIGN
VARIANCE TYPE	WALL SIGN AREA INCREASE
VARIANCE REQUEST	INCREASE ALLOWABLE SIGN AREA PER
	ELEVATION (FRONT/SIDE) FROM 60 SQ. FT. TO
	103.75 SQ. FT.
COMMISSION DISTRICT	2
CASE NUMBER	ZVR2012-00017

APPLICANT RON WRIGHT
LOCATION 6050 PEACHTREE PKWY, NORCROSS
ZIP CODE 30092
ZONING C2
MRN (DIST,LL,PARCEL) R6274 051
PROPOSED DEVELOPMENT WALL SIGN
VARIANCE TYPE WALL SIGN AGGREGATE AREA INCREASE
VARIANCE REQUEST ALLOW 12.5% INCREASE IN TOTAL
AGGREGATE SIGN SQUARE FOOTAGE
COMMISSION DISTRICT 2

CASE NUMBER **ZVR2012-00018**
APPLICANT SARRAN MARSHALL
LOCATION 3838 SONG RIVER CIR, DULUTH
ZIP CODE 30097
ZONING R100
MRN (DIST,LL,PARCEL) R7241 145
PROPOSED DEVELOPMENT SINGLE-FAMILY DWELLING ADDITION
VARIANCE TYPE REAR SETBACK ENCROACHMENT
VARIANCE REQUEST ENCROACHMENT OF 23 FT. INTO THE 40 FT.
REAR YARD SETBACK
COMMISSION DISTRICT 1

CASE NUMBER **ZVR2012-00019**
APPLICANT ANA CANALES
LOCATION 875 ASHLAND PARK WAY, LAWRENCEVILLE
ZIP CODE 30045
ZONING R75MOD
MRN (DIST,LL,PARCEL) R5206 237
PROPOSED DEVELOPMENT SINGLE-FAMILY DWELLING
VARIANCE TYPE FRONT YARD PAVING PERCENT INCREASE
VARIANCE REQUEST REQUEST TO EXCEED 35% OF HARD SURFACE
IN A FRONT YARD
COMMISSION DISTRICT 4

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

CASE NUMBER : **ZVR2012-00008**
ZONING : R75 MOD
LOCATION : 875 ASHLAND PARKWAY, LAWRENCEVILLE
MAP NUMBER : R5206 237
PROPOSED DEVELOPMENT : ACCESSORY STRUCTURE OF USE
VARIANCE REQUESTED : ENCROACHMENT OF 4.5 FT INTO THE 5 FT
ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT : (4) HEARD

CASE NUMBER : **ZVR2012-00019**
ZONING : R75 MOD
LOCATION : 875 ASHLAND PARKWAY, LAWRENCEVILLE
MAP NUMBER : R5206 237
PROPOSED DEVELOPMENT : FRONT YARD PAVING PERCENT INCREASE
VARIANCE REQUESTED : REQUEST TO EXCEED 35% OF HARD SURFACE IN
A FRONT YARD
COMMISSION DISTRICT : (4) HEARD

APPLICANT: ANA CANALES
875 ASHLAND PKWY
LAWRENCEVILLE, GA 30045

CONTACT: MOSES ALVARENGA PHONE: 770.231.6591

OWNER: ANA CANALES
875 ASHLAND PKWY
LAWRENCEVILLE, GA 30045

ZONING HISTORY:

The subject property is a 0.23 acre R-75MOD zoned (per SUP1999-00013) lot with an existing single-family dwelling located in the Ashland Park subdivision. The adjacent lots are zoned R-75MOD with single family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of two variances. The first variance (ZVR2012-00008) is to allow an encroachment of 4.5 ft. into the 5 ft. accessory structure setback for a storage building. The applicant began construction of a storage building unaware that a building permit was required. In August 2011, the applicant obtained a building permit (BLD2011-05414) to construct a 24 ft. by 20 ft. storage building. During the building inspection process, it was noted that the structure was constructed encroaching 4.5 ft. into the 5 ft. accessory structure setback at the northwest and 1.5 ft. to the northeast property lines.

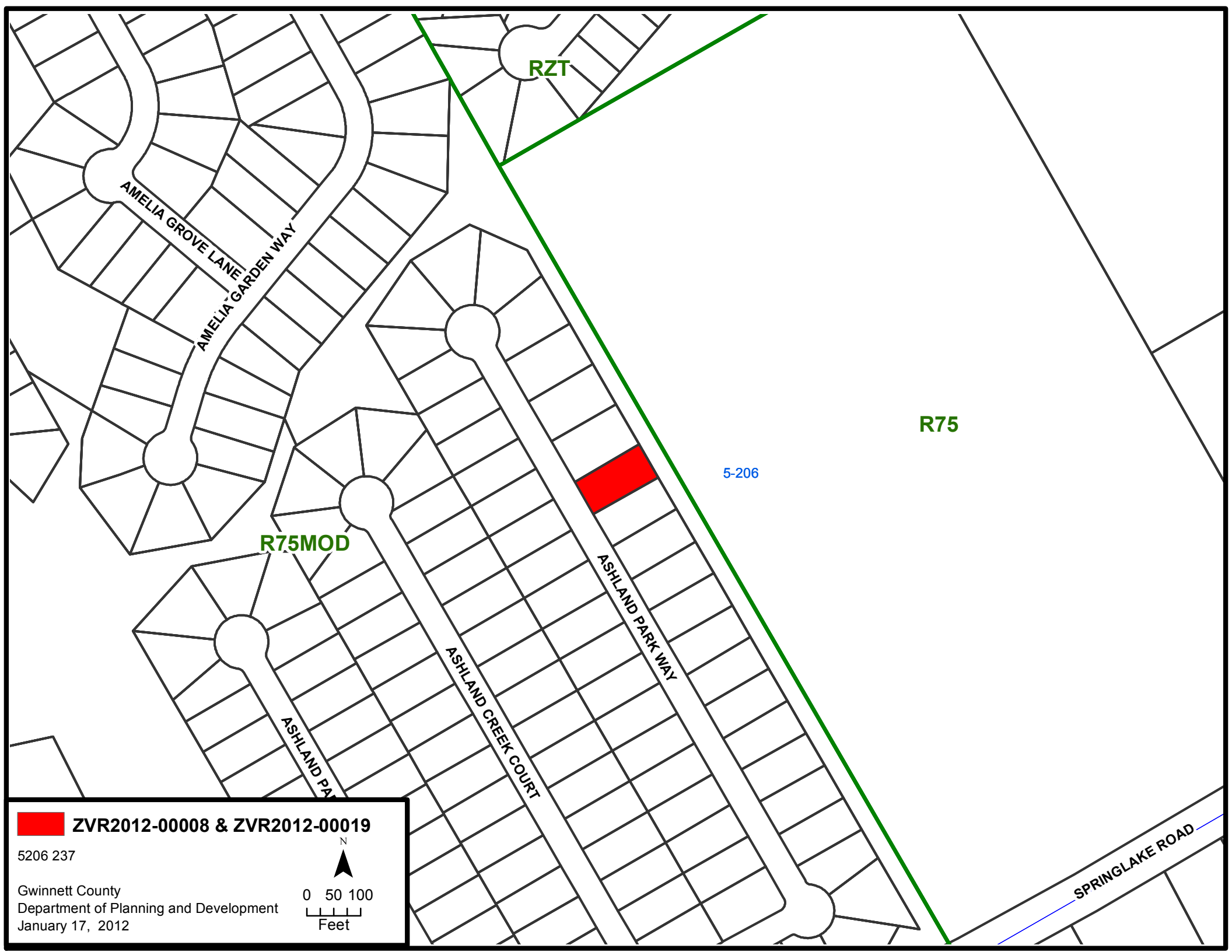
The structure is classified as accessory structure and must be located a minimum 5 ft. from a property line.

The second variance (ZVR2012-00019) is to exceed 35% of paved area in front yard. The applicant has widened the existing driveway in front yard and extended it to the rear yard, increasing the maximum allowable impervious area in front yard from 35% to 50%.

This application is the result of a citizen complaint to the Code Enforcement unit (CEU2011-06766).

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

- 1. The approval of the variance shall be for an encroachment only and the existing building line shall remain in place.**
- 2. The encroachment shall include all roof overhangs.**
- 3. All construction shall comply with current building code requirements.**



RZT

AMELIA GROVE LANE

AMELIA GARDEN WAY

R75MOD

R75


5-206

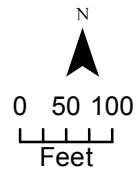
ASHLAND PARK WAY

ASHLAND CREEK COURT

ASHLAND PARK

SPRINGLAKE ROAD

 **ZVR2012-00008 & ZVR2012-00019**
5206 237
Gwinnett County
Department of Planning and Development
January 17, 2012



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

CASE NUMBER : **ZVR2012-00011**
ZONING : C2
LOCATION : 2815 LAWRENCEVILLE SUWANEE RD,
SUWANEE
MAP NUMBER : R7152 052
PROPOSED DEVELOPMENT : WALL SIGN
VARIANCE REQUESTED : ALLOW 50 % INCREASE IN TOTAL AGGREGATE
SIGN SQUARE FOOTAGE
COMMISSION DISTRICT : (I) LASSETER

CASE NUMBER : **ZVR2012-00012**
ZONING : C2
LOCATION : 2815 LAWRENCEVILLE SUWANEE RD,
SUWANEE
MAP NUMBER : R7152 052
PROPOSED DEVELOPMENT : RETAIL/SHOPPING CENTER
VARIANCE REQUESTED : INCREASE ALLOWABLE SIGN AREA PER
ELEVATION (FRONT / SIDE) FROM 60 SQ. FT.
TO 123.87 SQ. FT.
COMMISSION DISTRICT : (I) LASSETER

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 1.21 acre C-2 zoned tract with an existing auto parts store located on the corner of Lawrenceville Suwanee Road and Crestridge Drive. The adjacent tracts are zoned C-2 with an existing restaurant and a commercial retail shopping center and are located within the City Limits of Suwanee.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of two variances. The first variance (ZVR2012-00011) is to

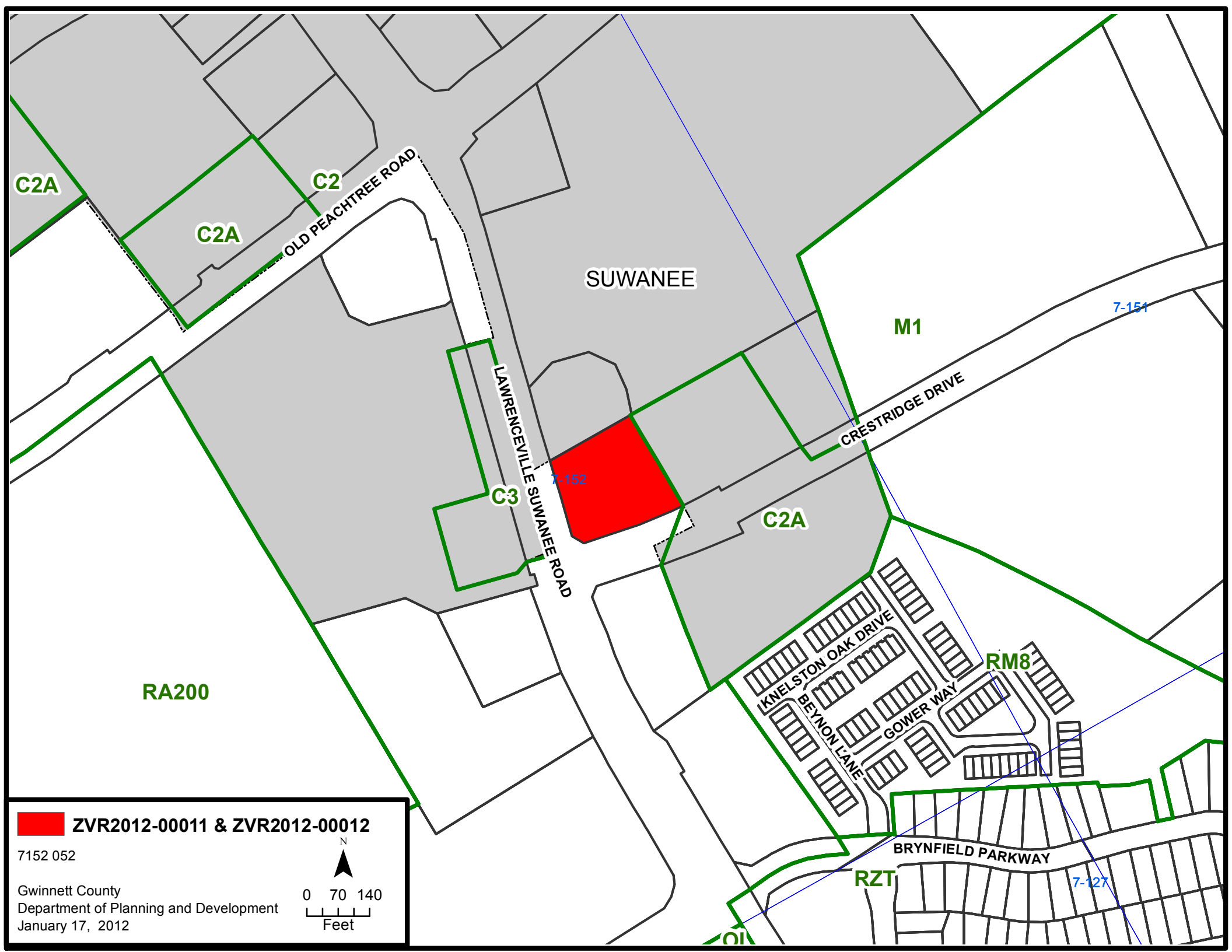
allow an increase in aggregate sign square footage for the proposed wall signage. The second variance (ZVR2012-00012) is to increase allowable sign area on two elevations (front and side) from 60 sq. ft. to 123.87 sq. ft.

The applicant's letter of intent states that the increase in signage is needed for better visibility and safer vehicle maneuvering from the busy roads for their new retail location. The applicant has provided letters from adjoining property owners stating that they do not object to these variance requests.

The Gwinnett County Sign Ordinance allows a maximum total of 60 sq. ft. per any one elevation with an aggregate total of 120 sq. ft. for all building elevations.

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

- I. The increase in wall sign square footage shall be for the front and side elevations only.**



C2A

C2

C2A

SUWANEE

M1

7-151

CRESTRIDGE DRIVE

LAWRENCEVILLE SUWANEE ROAD

7-152

C3

C2A

RA200

KNELSTON OAK DRIVE

BEYNON LANE


GOWER WAY

RM8

BRYNFIELD PARKWAY

RZT

7-127

 ZVR2012-00011 & ZVR2012-00012

7152 052



0 70 140
Feet

Gwinnett County
Department of Planning and Development
January 17, 2012

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

CASE NUMBER : **ZVR2012-00013**
ZONING : R100
LOCATION : 330 HAMBRIDGE CT, LAWRENCEVILLE
MAP NUMBER : R7068 118
PROPOSED DEVELOPMENT : ACCESSORY STRUCTURE OR USE
VARIANCE REQUESTED : ALLOW AN ACCESSORY STRUCTURE (POOL) TO
BE LOCATED IN A SIDE YARD
COMMISSION DISTRICT : (4) HEARD

APPLICANT: MICAH ROGERS
3517 BAILEY RD
DACULA, GA 30019

CONTACT: MICAH ROGERS PHONE: 828.553.9049

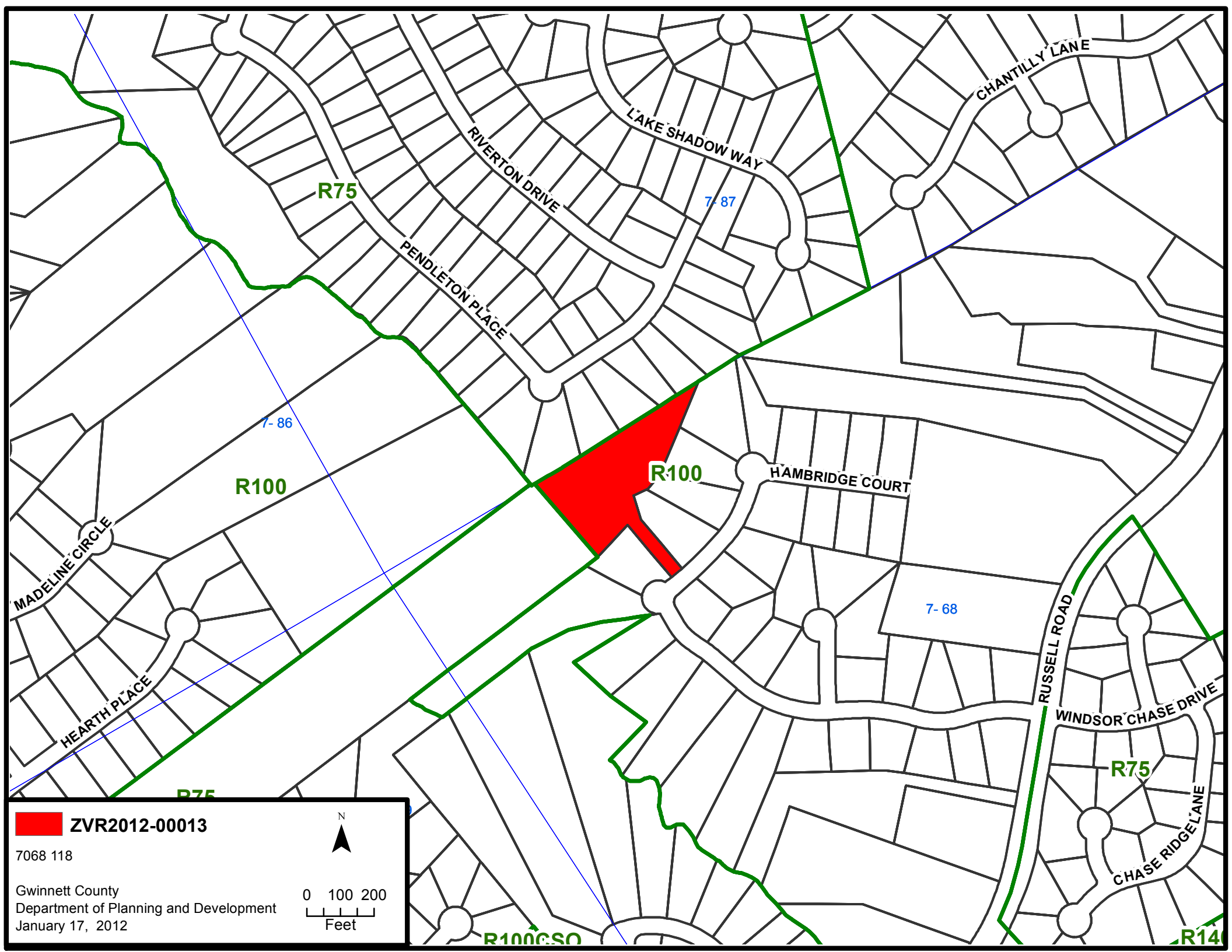
OWNER: JACK TASSOS
330 HAMBRIDGE CT.
LAWRENCEVILLE, GA 30043

ZONING HISTORY:

The subject property is a 2.41 acre tract zoned R-100 with an existing single-family dwelling located in the Hambridge Court subdivision. The adjacent tracts are zoned R-100 and R-75 with single-family homes.

DEPARTMENT ANALYSIS:

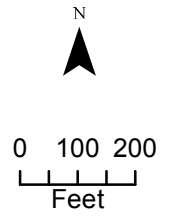
The applicant is seeking a variance to allow a swimming pool to be located in the side yard. The applicant's letter of intent indicates due to the location of the existing dwelling and numerous trees and large rock outcrops the best location for the swimming pool is in the side yard. The applicant states the proposed swimming pool location has previously been graded with an existing driveway and would not be visible to any neighboring dwelling.



 **ZVR2012-00013**

7068 118

Gwinnett County
Department of Planning and Development
January 17, 2012



R100

R140

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

CASE NUMBER : **ZVR2012-00014**
 ZONING : R100
 LOCATION : 1151 BAILING DR, LAWRENCEVILLE
 MAP NUMBER : R7033 009
 PROPOSED DEVELOPMENT : CARPORT ADDITION
 VARIANCE REQUESTED : ENCROACHMENT OF 16 FT INTO THE 35 FT
 FRONT YARD SETBACK
 COMMISSION DISTRICT :(1) LASSETER

APPLICANT: SALEEM MEHAL
 1151 BAILING DR
 LAWRENCEVILLE, GA 30043

CONTACT: SALEEM MEHAL PHONE: 678.983.3965

OWNER: SALEEM MEHAL
 1151 BAILING DR
 LAWRENCEVILLE, GA 30043

ZONING HISTORY:

The subject property is a 0.22 acre R-100 zoned lot with an existing single-family dwelling located in the McKendree Farms subdivision. The adjacent lots are zoned R-100 with single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to allow a 16 ft. encroachment into the 35 ft. front yard setback for an attached carport. The applicant's letter of intent states that they would like to convert the existing garage into additional living space and to construct a carport 18.3 ft. by 16.75 ft. in front of house. The letter of intent states that the carport is needed to provide shelter for elderly family member from inclement weather conditions. The applicant has provided letters of approval from adjacent neighbors that do not object to the encroachment.

This variance request is the result of a building permit application for the proposed carport 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.**

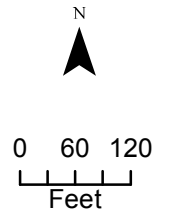
- 3. The architectural elevations shall be consistent with the treatments and color of the existing dwelling.**



 **ZVR2012-00014**

7033 009

Gwinnett County
Department of Planning and Development
January 17, 2012



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

CASE NUMBER : **ZVR2012-00015**
ZONING : R100
LOCATION : 2470 LANSDOWNE CT, LAWRENCEVILLE
MAP NUMBER : R7002 099
PROPOSED DEVELOPMENT : ACCESSORY STRUCTURE OR USE
VARIANCE REQUESTED : ALLOW AN ACCESSORY STRUCTURE (DETACHED
GARAGE) TO BE LOCATED IN A FRONT YARD
COMMISSION DISTRICT :(4) HEARD

APPLICANT: SAMUEL P. & JACQUELYN TAPLEY
2470 LANSDOWNE CT.
LAWRENCEVILLE, GA 30044

CONTACT: SAMUEL TAPLEY PHONE: 770.833.0091

OWNER: SAMUEL P. & JACQUELYN TAPLEY
2470 LANSDOWNE CT.
LAWRENCEVILLE, GA 30044

ZONING HISTORY:

The subject property is a 0.68 acre R-100 zoned lot with a single-family dwelling located on the corner of Paden Drive and Lansdowne Court in the Lansdowne subdivision. The adjacent lots are zoned R-100 with single-family dwellings.

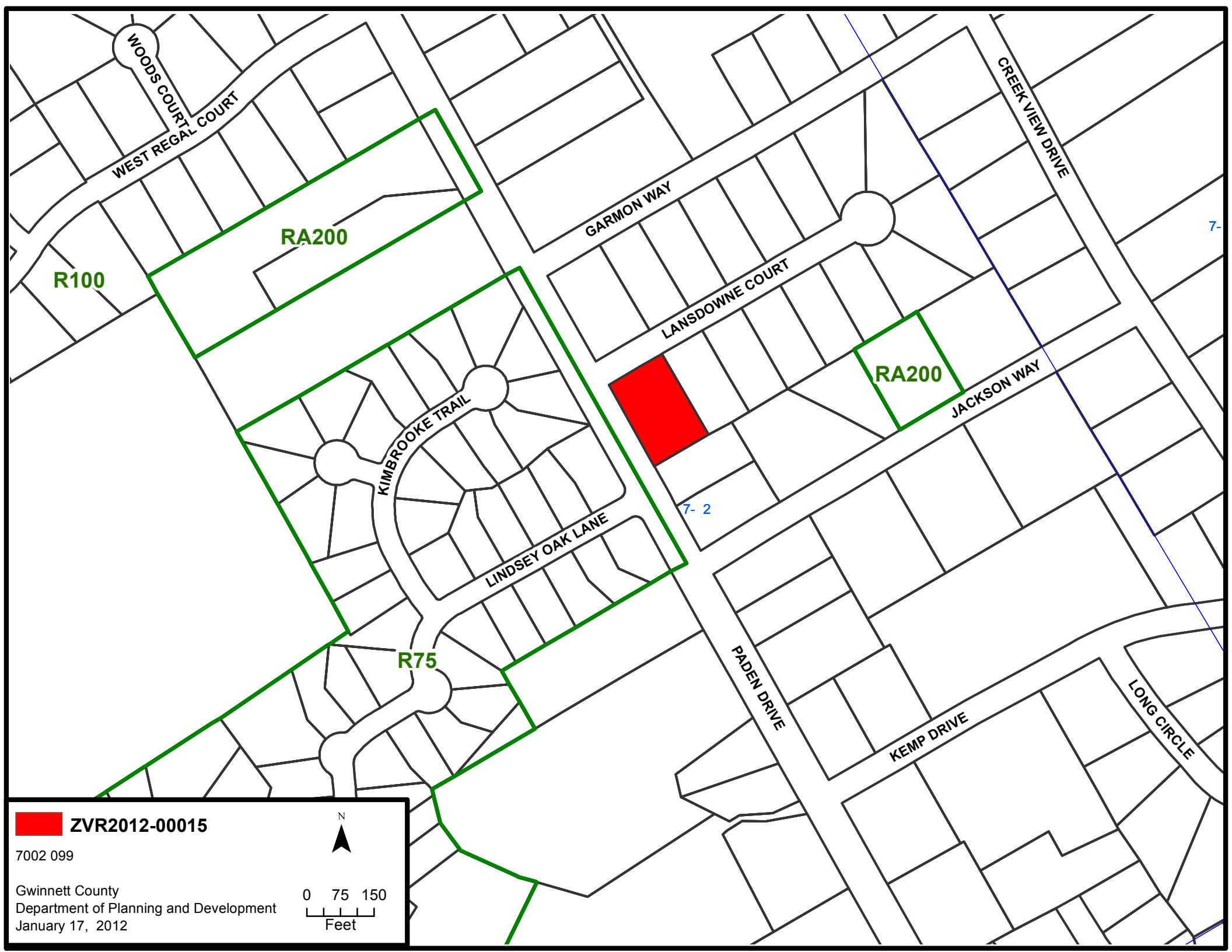
DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to allow an accessory structure (detached garage) to be located in the front yard. The applicant plans to construct a garage on an existing concrete pad next to the house. The letter of intent states that the detached garage will be used to store an antique car and is in the best location due to the location of the septic field lines. The applicant has provided letters from neighbors that do not object to this variance request.

This application is the result of a building permit application.

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

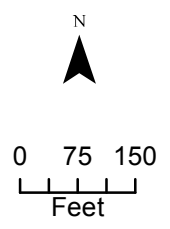
- I. The applicant shall obtain all necessary permits within 30 days of the variance action.**



 **ZVR2012-00015**

7002 099

Gwinnett County
Department of Planning and Development
January 17, 2012



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

CASE NUMBER : **ZVR2012-00016**
 ZONING : C2
 LOCATION : 6050 PEACHTREE PKWY, NORCROSS
 MAP NUMBER : R6274 051
 PROPOSED DEVELOPMENT : WALL SIGN
 VARIANCE REQUESTED : INCREASE ALLOWABLE SIGN AREA PER
 ELEVATION (FRONT / SIDE) FROM 60 SQ. FT. TO
 103.75 SQ. FT.

COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER : **ZVR2012-00017**
 ZONING : C2
 LOCATION : 6050 PEACHTREE PKWY, NORCROSS
 MAP NUMBER : R6274 051
 PROPOSED DEVELOPMENT : WALL SIGN
 VARIANCE REQUESTED : ALLOW 12.5 % INCREASE IN TOTAL AGGREGATE
 SIGN SQUARE FOOTAGE

COMMISSION DISTRICT :(2) HOWARD

APPLICANT: RON WRIGHT
 188 COLONIAL DR.
 WOODSTOCK, GA 30189

CONTACT: RON WRIGHT PHONE: 770.924.5782

OWNER: RETAIL PLANNING CORP.
 35 JOHNSON FERRY RD.
 MARIETTA, GA 30068

ZONING HISTORY:

The subject property is a 10.44 acre C-2 zoned development with an existing retail business center located at the intersections of Peachtree Parkway, Holcomb Bridge Road and Peachtree Industrial Boulevard in the Peachtree Corners Overlay District. The adjacent tracts are zoned C-2 and M-1 with existing commercial, retail and hotels.

DEPARTMENT ANALYSIS:

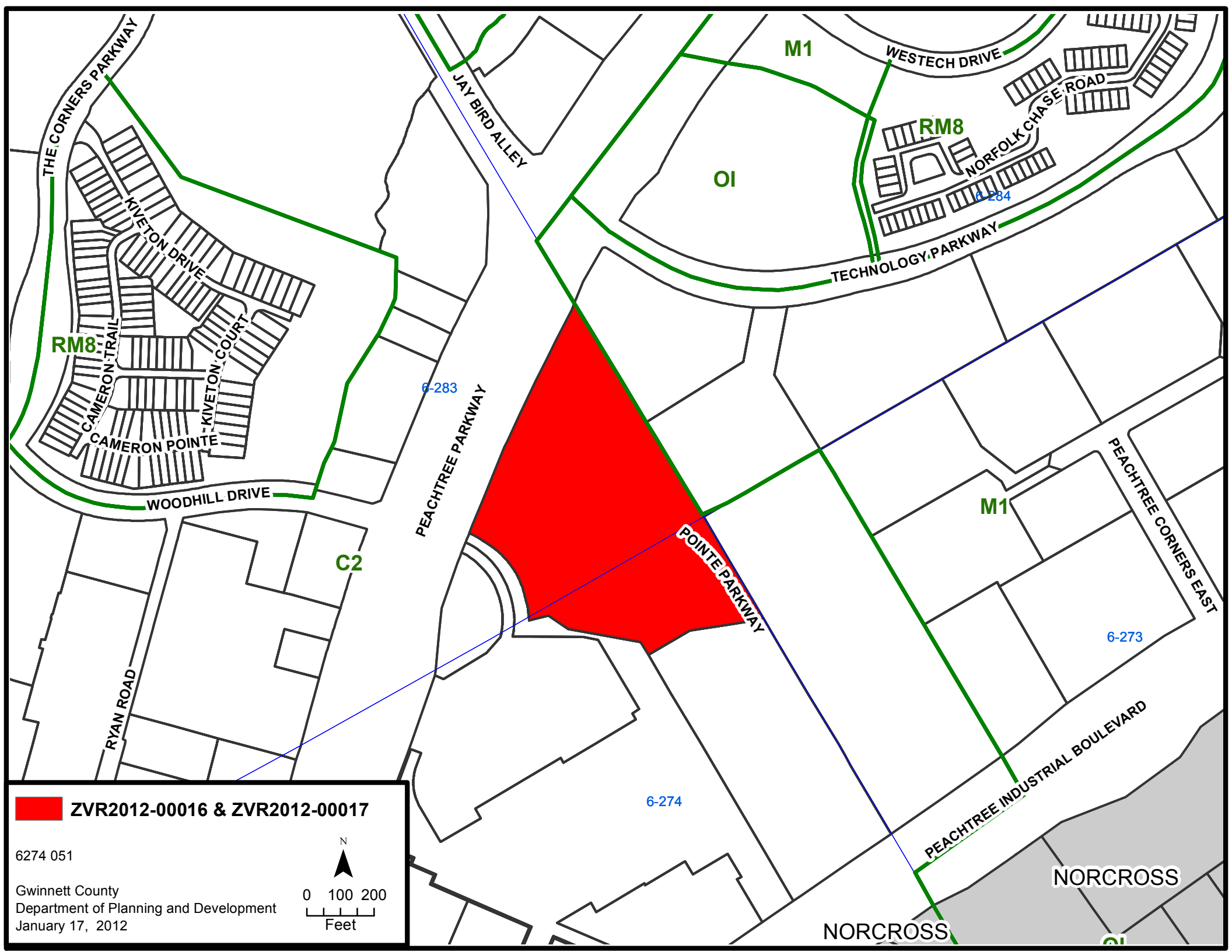
The applicant is a proposed new tenant occupying 4,349 sq. ft. in the Peachtree Square Shopping Center. The applicant is seeking approval of two variance's the first variance (ZVR2012-00016) is to increase the allowable sign area on the front elevation from 60 sq. ft. to 103.75 sq. ft. The second variance (ZVR2012-00017) is to allow a 12.5% increase in total aggregate sign sq. ft. The


applicant's letter of intent states that the building orientation, the architectural scale of the front facade, and the setback from the right of way make the proposed sign difficult to see.

The Gwinnett County Sign Ordinance allows a maximum total of 60 sq. ft. per any one elevation with an aggregate total of 120 sq. ft. for all building elevations.

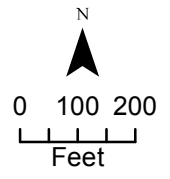
Should the Board consider approval of this request, staff would recommend the following conditions:

- 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 be 135 sq. ft.**



 ZVR2012-00016 & ZVR2012-00017

6274 051
 Gwinnett County
 Department of Planning and Development
 January 17, 2012



NORCROSS

NORCROSS

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

CASE NUMBER : **ZVR2012-00018**
ZONING : R100
LOCATION : 3838 SONG RIVER CIR, DULUTH
MAP NUMBER : R7241 145
PROPOSED DEVELOPMENT : SINGLE FAMILY DWELLING ADDITION
VARIANCE REQUESTED : ENCROACHMENT OF 23 FT. INTO THE 40 FT.
REAR YARD SETBACK
COMMISSION DISTRICT :(1) LASSETER

APPLICANT: SARRAN MARSHALL
3132 ABBEY DR.
ATLANTA, GA 30331

CONTACT: SARRAN MARSHALL PHONE: 404.441.3602

OWNER: ROBERT LOMBARDO
3838 SONG RIVER CIR
DULUTH, GA 30097

ZONING HISTORY:

The subject property is a 0.36 acre R-100 zoned lot with a single-family house located within the River Plantation Unit 4 Subdivision. The adjacent properties are zoned R-100 with single-family dwellings located within the Chattahoochee River Corridor.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to encroach 16 ft. into the 40 ft. rear yard setback for an addition to the residence. The applicant's letter of intent states they would like to construct a screened porch by enclosing a portion of the existing deck at the rear of the home. No addition impervious surface will be added to the property.

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

- 1. The approval of this variance shall be for an encroachment only and the existing building line shall remain in place.**
- 2. The encroachment shall include all roof overhangs.**
- 3. The architectural elevations shall be consistent with the treatments and color of the existing residence.**

Fulton County

CHATTAHOOCHEE RIVER

MISTY WOODS DRIVE

NOBLIN RIDGE TRAIL

NOBLIN RIDGE DRIVE

POINT RIVER DRIVE

SONG RIVER CIRCLE

R100CLU

NOBLIN RIDGE WAY

R100

7-241

NOBLIN WOODS TRAIL

PARADISE POINTE

WOODS RIVER LANE

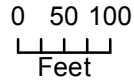
NOBLIN CREEK DRIVE

 ZVR2012-00018

7241 145



Gwinnett County
Department of Planning and Development
January 17, 2012



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>Ana Canales</u>	Name _____
Address(all correspondence will be mailed to this address): <u>875 Ashland Pkwy</u>	Address _____ <u>SAME</u>
City <u>Lawrenceville</u>	City _____
State <u>GA</u> Zip <u>30045</u>	State _____ Zip _____
Phone <u>678-939-0986</u>	Phone _____
Contact Person Name: <u>MOSES AWARUNGA</u> Phone: <u>770-231-6591</u>	
Email Address: _____	
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 875 Ashland Pkwy Lawrenceville GA 30045

Subdivision or Project Name Ashland PARK Lot & Block 118-A

District, Land Lot, & Parcel (MRN) 5.200.237

Proposed Development STORAGE BUILDING/SHED

Building Permit Number (if construction has begun) BLD BLD2011-05414

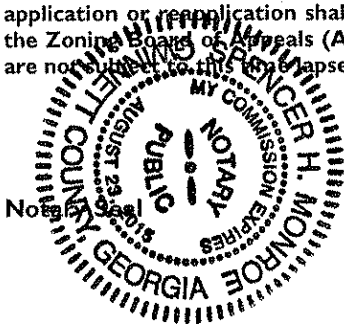
Variance Requested _____

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

Case No. Z/R/2012.00008

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).



Ane Canale 12-06-2011
Signature of Applicant Date

Ane Canales
Typed or Printed Name & Title

Spencer H. Monroe 12-06-2011
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).



Ane Canale 12-06-2011
Signature of Property Owner Date

Typed or Printed Name & Title

Spencer H. Monroe 12-06-2011
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 12.6.11 Received By: L.TIDWELL MRN: 5.206.237

Zoning District: R-75MOD Hearing Date (if applicable): 01.10.12 Commission District: 4

Variance Type: ACCESSORY STRUCTURE Code Section: ZR 600

Related Cases & Applicable Conditions: CEU2011-06766, BLD2011-05414, SUP1999-00013

Variance Description: 4.5

ENCROACHMENT OF 2.4 FT. INTO THE 5 FT. ACCESSORY STRUCTURE SETBACK

Case No. ZVR2012-00008

Letter of Intent

Daysi Canales
875 Ashland Park Way.
Lawrenceville, GA 30045

I respectfully request a variance for the out building for 875 Ashland Park Way. Subject property is lot 118 of Ashland Park, Unit Two, Parcel ID # 5-206-237.

My intent is to reduce the rear setback from 25 feet to 4 feet and to reduce the side setback from 5 feet to 1 foot. When I initially purchased the property the fencing on the house was previously completed. There was also a small storage that was also on the property when I initially purchased it. I would like to maintain this as it currently is in order not to cause furthermore inconveniences.

The property is shown on the attached survey prepared by Diversified Technical Group, LLC dated 12-8-2011.

ANA canales

Signature:

12/9/200

Date:

678 939-0986

Phone:

GWINNETT COUNTY DEPT. OF PLANNING AND DEVELOPMENT

STORMWATER

REVIEWED
 FINAL REVIEW

By COA
Date 8/9/2011

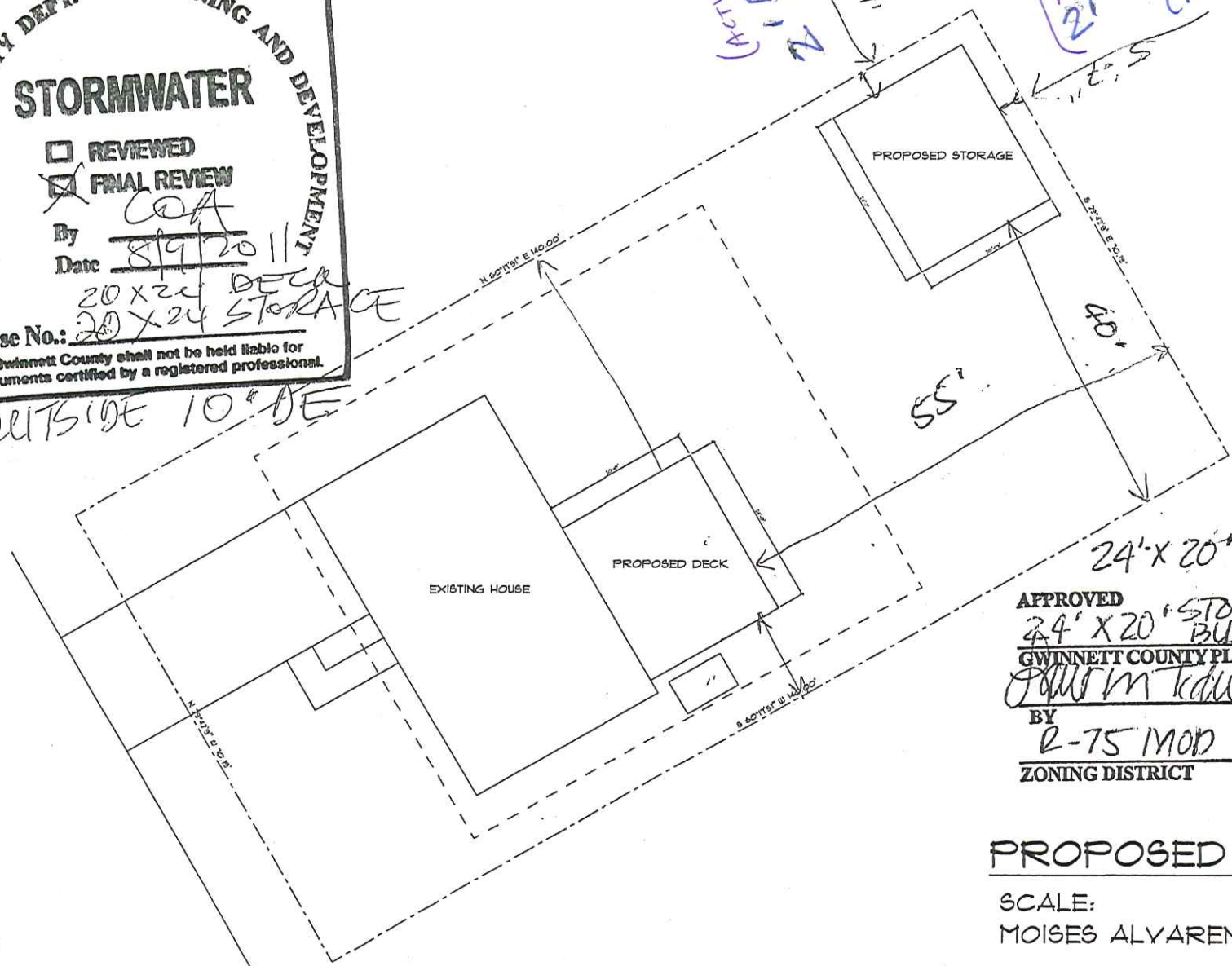
Case No.: 20 X 24 DECK
20 X 24 STORAGE

Gwinnett County shall not be held liable for documents certified by a registered professional.

(ACTUAL) 11' 5" (INCLUDES OVERHANG)

(ACTUAL) 21' 10" (INCLUDES ROOF OVERHANG)

OUTSIDE 10' DE



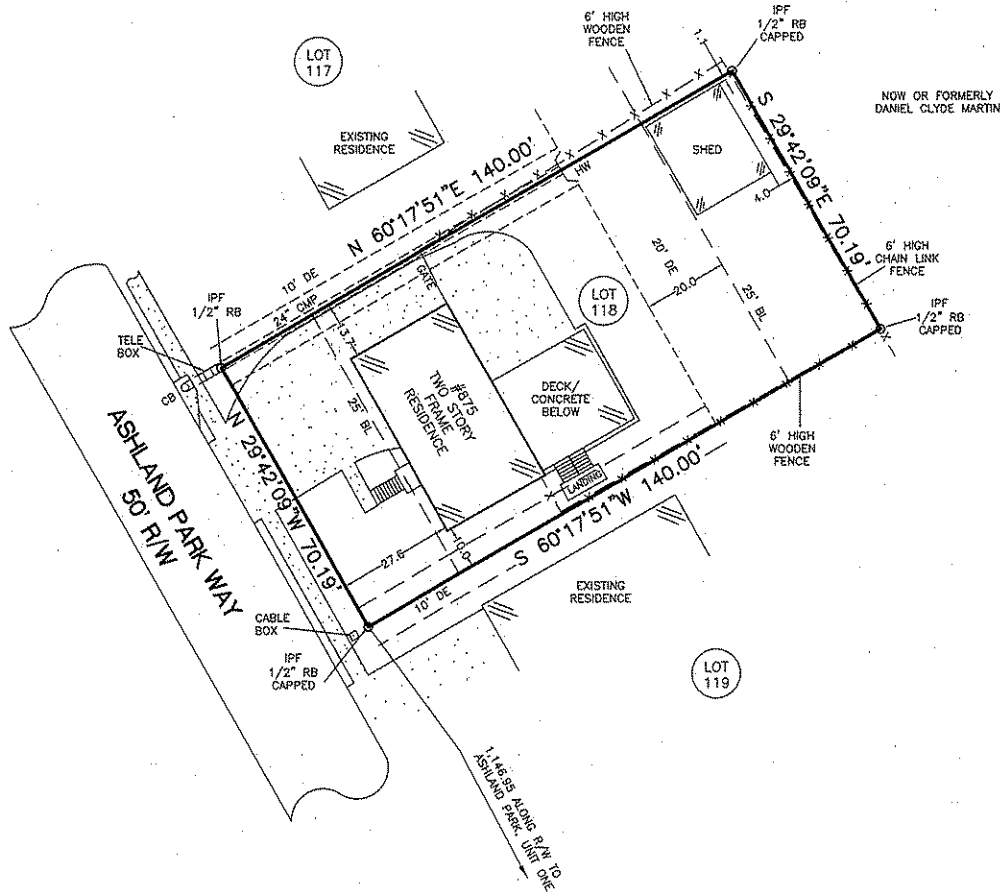
APPROVED
24' X 20' STORAGE
BUDG LOCATION PLAN
GWINNETT COUNTY PLANNING & DEVELOPMENT
Paul M. Truwell 8-9-11
BY R-75 MOD DATE
ZONING DISTRICT **SUP1999-00013**
ZONING CASE NUMBER

PROPOSED ADDITION
SCALE: 1" = 20'
MOISES ALVARENGA - BUILDER



LEGEND

- | | | | |
|-----|--------------------|------|-------------------------|
| R/W | RIGHT OF WAY | FES | FLARED END SECTION |
| PVT | PAVEMENT | JB | JUNCTION BOX |
| WM | WATER METER | HW | HEADWALL |
| B/L | BUILDING LINE | CL | CENTER LINE |
| P | PROPERTY LINE | CD | DRAINAGE DIRECTION |
| FH | FIRE HYDRANT | HN | HOUSE NUMBER |
| V | VALVE | IPF | IRON PIN FOUND |
| WM | WATER MAIN | IPFS | IRON PIN SET |
| MH | MANHOLE | EP | ELECTRIC POWER |
| SL | SEWER LINE | R | RADIUS OF CURVATURE |
| DE | DRAINAGE EASEMENT | CB | DOUBLE WING CATCH BASIN |
| SE | SEWER EASEMENT | CB | SINGLE WING CATCH BASIN |
| GL | GAS LINE | PP | POWER POLE |
| PP | POWER POLE | A | ARC OF CURVE |
| N&C | NAIL IN CAP | INV | INVERT |
| LP | LIGHT POLE | DI | DROP INLET |
| EE | EXISTING ELEVATION | PE | PROPOSED ELEVATION |



SURVEY AS PER IRON PINS FOUND AND THE FINAL PLAT OF ASHLAND PARK, UNIT TWO PREPARED BY HANNON, MEEKS AND BAGWELL, PLAT DATED MARCH 13, 2001 AND RECORDED IN PLAT BOOK 89, PAGE 118.

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER F.I.R.M. PANEL NO. 13135C0075F, EFFECTIVE DATE SEPTEMBER 29, 2006

SURVEYOR'S CERTIFICATE

I, J. SCOTT SMITH, A GEORGIA REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AS TO THE PROPERTY LINES AND IMPROVEMENTS SHOWN HEREON; THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PROPERTY DEPICTED, HEREON, EITHER BY ME, OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN, HEREON, ACTUALLY EXISTED AT THE TIME THE FIELD SURVEY WAS CONDUCTED AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY REPRESENTED.

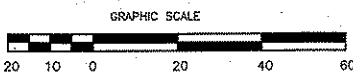
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION (BEFORE ADJUSTMENT) OF 1 FOOT IN 94,354 FEET WITH AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 999,999 FEET.

THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS: A TOPCON 303 REMI TOTAL STATION.

BY: *J. Scott Smith*

J. SCOTT SMITH - Georgia Land Surveyor No. 3014



PARCEL ID: 5-206-237



As-Built Survey


Douglas A. Canales

DIVERSIFIED TECHNICAL GROUP, L.L.C.

LAND SURVEYING
RESIDENTIAL & COMMERCIAL SITE DESIGN
2700 BRASELTON HIGHWAY - SUITE 10-430
Dacula, Georgia 30019
PH. 770-614-7005 - FAX 770-614-7099
EMAIL: DtgSurvey@yahoo.com
Web: DtgSurvey.com

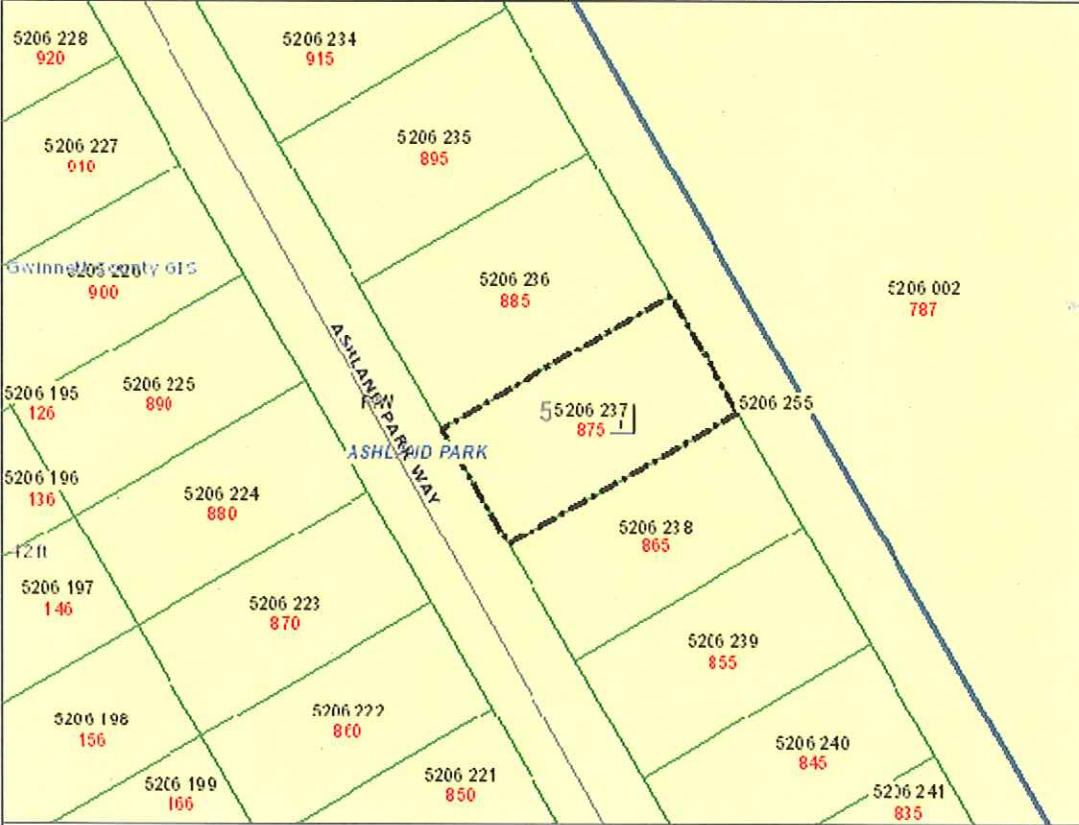
COUNTY: GWINNETT LAND LOT (S): 206 DISTRICT: 5 STATE: GEORGIA

SCALE: 1" = 20'	DATE: 12/8/2011	DRAWN: J.S.S.	CHECKED: J.S.S.	JOB NO. 11102
--------------------	--------------------	------------------	--------------------	------------------



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

Administrative Area Layers	
<input type="checkbox"/>	City Limits
City	
<input type="checkbox"/>	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
Parcel Layers	
<input type="checkbox"/>	Land Parcels
<input type="checkbox"/>	<all other values>
<input type="checkbox"/>	ParcelType
<input type="checkbox"/>	Condo
Main Layers	
<input type="checkbox"/>	Street Centerlines

Copyright Gwinnett County GIS

Disclaimer See Terms

powered by
OnPoint

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)**

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.

<u>Applicant Information</u>	<u>Property Owner Information</u>
Name <u>O'Reilly Automotive Stores, Inc</u>	Name <u>The Summit Group, Edward Walsh</u>
Address (all correspondence will be mailed to this address): <u>233 S. Patterson Ave</u>	Address <u>4124 Arkwright Rd</u> <u>Suite 1</u>
City <u>Springfield</u>	City <u>Macon</u>
State <u>Missouri</u> Zip <u>65802</u>	State <u>Georgia</u> Zip <u>31210</u>
Phone <u>417-862-2674 Ext: 8953</u>	Phone <u>478-750-7507</u>
Contact Person Name: <u>Claudia Letterman</u> Phone: <u>417-862-2674</u> Ext: <u>8953</u> Email Address: <u>cletterman@oreillyauto.com</u>	
Applicant is the (please check or circle one of the following): <input type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Contract Purchaser	

Address of Property 2815 Lawrenceville Suwanee Rd Suwanee GA 30024

Subdivision or Project Name _____ Lot & Block _____

District, Land Lot, & Parcel (MRN) 7.152.052

Proposed Development O'Reilly Auto Parts retail store

Building Permit Number (if construction has begun) BLD _____

Variance Requested Increase total aggregate sign square footage from 1205sf. to 240,575sf.

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

Case No. ZVR2012.00011

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).



Sandra Wilkinson 1/3/12
Signature of Applicant Date

Sandra Wilkinson Director Store Administration
Typed or Printed Name & Title

O'Reilly Automotive Stores Inc

Claudia S. Letterman 1/3/12
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).



[Signature] 12-27-11
Signature of Property Owner Date

Edward A. Welch Managing Member
Typed or Printed Name & Title

Mary Baker Wilson 12-27-11
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 01-06-2012 Received By: M.M.S MRN: 7,152.052

Zoning District: C-2 Hearing Date (if applicable): 02.14.12 Commission District: 1

Variance Type: WALL SIGN AGGREGATE AREA INCREASE Code Section: 5086-114A

Related Cases & Applicable Conditions: — NON-RESIDENTIAL WALL SIGN AGGREGATE AREA

Variance Description: ALLOW 50% INCREASE IN TOTAL AGGREGATE SIGN SQUARE FOOTAGE.

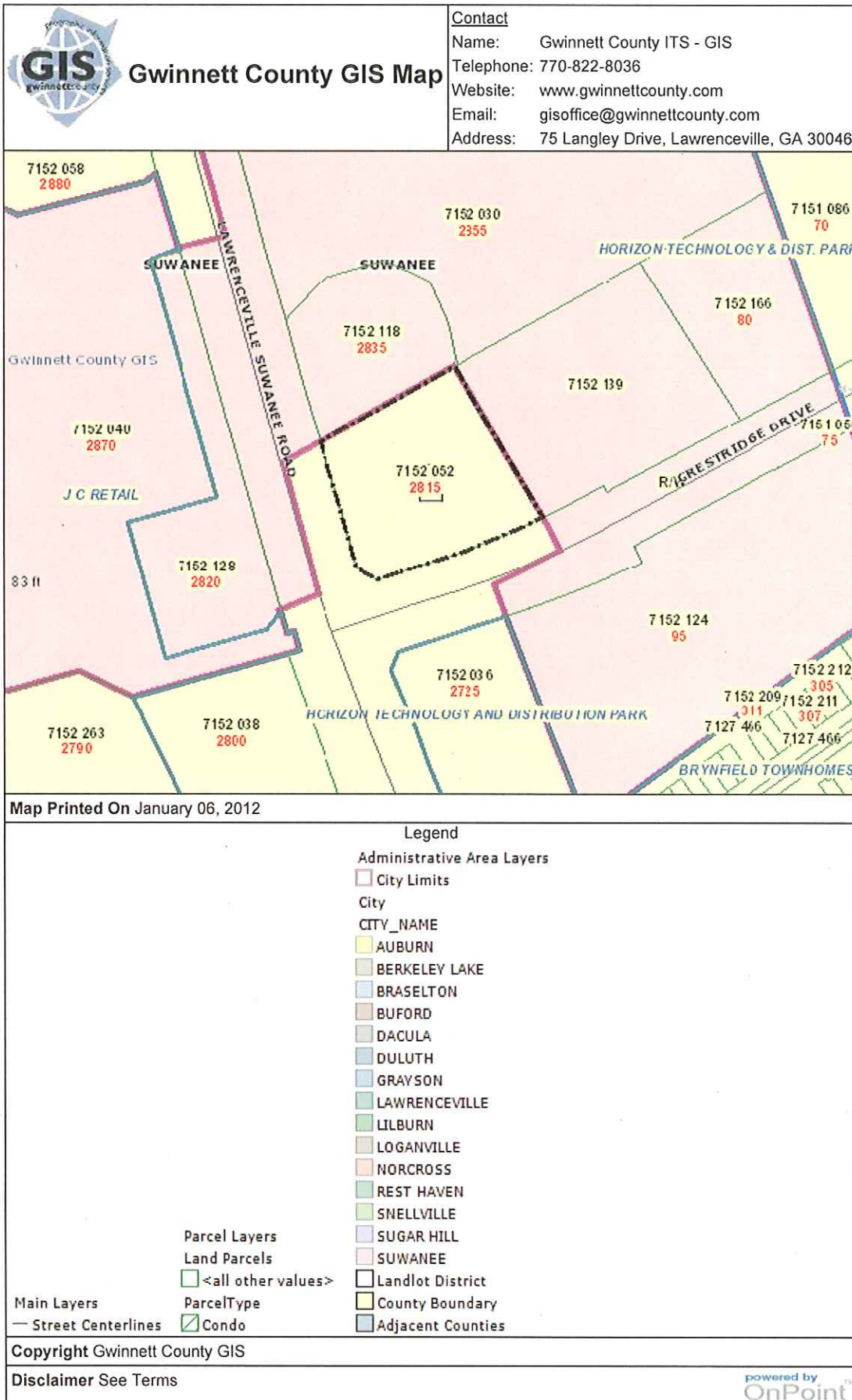
Case No. ZVR2012-00011

LETTER OF INTENT

O'Reilly Automotive Stores, Inc., to be located at 2815 Lawrenceville Suwanee Rd, requests additional square footage added to the aggregate for the leased space.

Because of the appropriate adequate signage requested in the variance per elevation, our requested increase to the aggregate for signage on this building is a total of 120.57 square feet.

The additional allowance to adequate sign this building will benefit all motorists in identifying the location of this store.



Department of Planning and Development

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

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Applicant Information	Property Owner Information
Name <u>O'Reilly Automotive Stores, Inc</u>	Name <u>The Summit Group, Edward Walsh</u>
Address (all correspondence will be mailed to this address): <u>233 S. Patterson Ave</u>	Address <u>4124 Arkwright Rd</u> <u>Suite 1</u>
City <u>Springfield</u>	City <u>Macon</u>
State <u>Missouri</u> Zip <u>65802</u>	State <u>Georgia</u> Zip <u>31210</u>
Phone <u>417-862-2674</u> Ext: <u>8953</u>	Phone <u>478-750-7507</u>
Contact Person Name: <u>Claudia Letterman</u> Phone: <u>417-862-2674</u> Ex	
Email Address: <u>cletterman@oreillyauto.com</u> Ext: <u>8953</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Contract Purchaser	

Address of Property 2815 Lawrenceville Suwanee Rd Suwanee GA 30024

Subdivision or Project Name _____ Lot & Block _____

District, Land Lot, & Parcel (MRN) 7.152.052

Proposed Development O'Reilly Auto Parts retail store

Building Permit Number (if construction has begun) BLD _____

Variance Requested To Increase allowable sign area on the front elevation from 60sf to 116.75sf and to increase the side elevation from 60sf to 123.875sf.

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

Case No. ZVR2012-00012

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).

Sandra Wilkinson 1/3/12
Signature of Applicant Date

Sandra Wilkinson Director Store Administration
Typed or Printed Name & Title

O'Reilly Automotive Stores, Inc

Claudia S. Lettman 1/3/12
Signature of Notary Public Date



Property Owner Certification

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Edward A. Walsh 12-27-11
Signature of Property Owner Date

Edward A. Walsh Managing Member
Typed or Printed Name & Title

Mary Baker Wilson 12-27-11
Signature of Notary Public Date



Planning & Development Use Below Only

Date Received: 01.06.2012 Received By: M.M.S. MRN: 7,152,052

Zoning District: C-2 Hearing Date (if applicable): 02.14.12 Commission District: 1

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

Related Cases & Applicable Conditions: —

Variance Description: INCREASE WALL SIGN SQUARE FOOTAGE FOR TWO ELEVATIONS (FRONT/SIDE) FROM 60 SQ. FT. TO 123.87 SQ. FT.

LETTER OF INTENT

O'Reilly Automotive Stores, Inc., to be located at 2815 Lawrenceville Suwanee Rd, requests additional square footage for the wall signage to be installed on the elevation facing Lawrenceville Suwanee Rd and Crestridge Dr.

Lawrenceville Suwanee Rd

The increase of 63.87 square feet allows appropriately visible signage to identify the location for South bound traffic on Lawrenceville Suwanee Rd. This will enable customers to safely maneuver their motor vehicles to the designated left turn lane provided and allows adequate reaction time for safety to all motorists.

As shown in Figure 1, there is a good degree of blockage for this elevation due to a thick tree line limiting the amount of time there is to make a vehicular decision. Allowing adequate size signage for the location identification is very important for proper safety in maneuvering of all vehicles.

Crestridge Dr

We also request additional square footage for the wall signage to be installed on the elevation facing Crestridge Dr. This will be the entrance to our store.

The increase of 56.70 square feet is needed as the thick landscaping on North side of Crestridge Dr does not allow much visibility for vehicles approaching from the East on Crestridge Dr. or North bound on Lawrenceville Suwanee Rd.

As shown in Figure 2, there is a downward slope on Crestridge Dr. East of the location combined with the trees abutting the entrance making adequate size signage necessary. This same tree line affects the amount of visibility for traffic coming from the South on Lawrenceville Suwanee Rd as shown in Figure 3. The size of fascia area is considerably larger than the allowed sign square footage causing even less visibility.



Front

63" O'Reilly with 30" "Auto Parts" channel letters - stacked

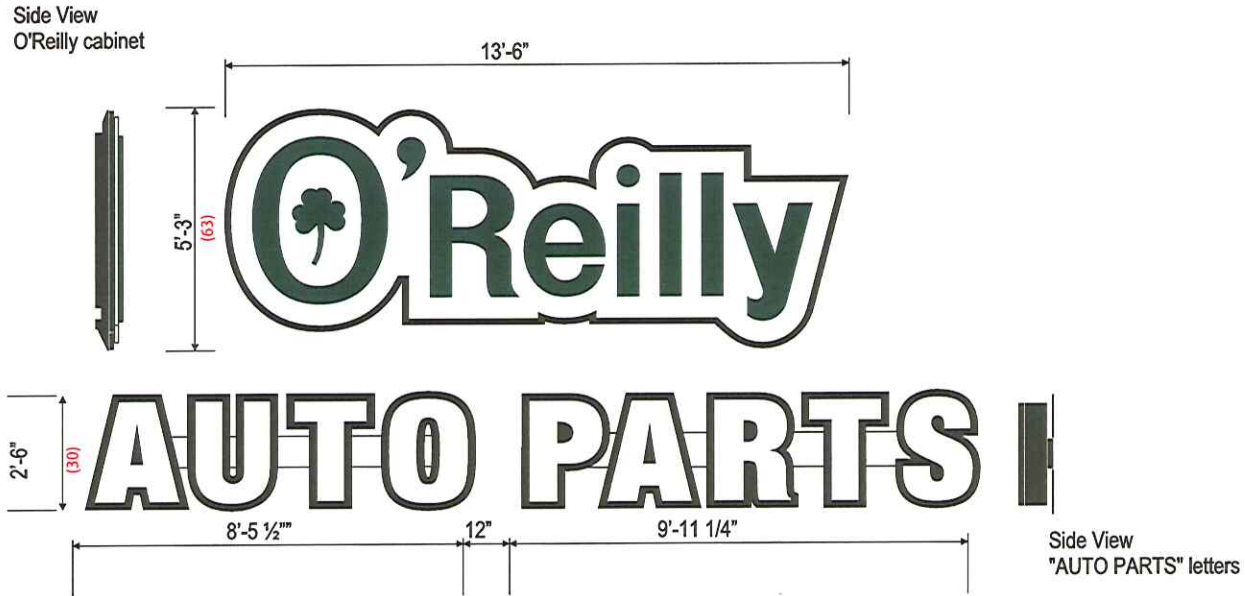


Left

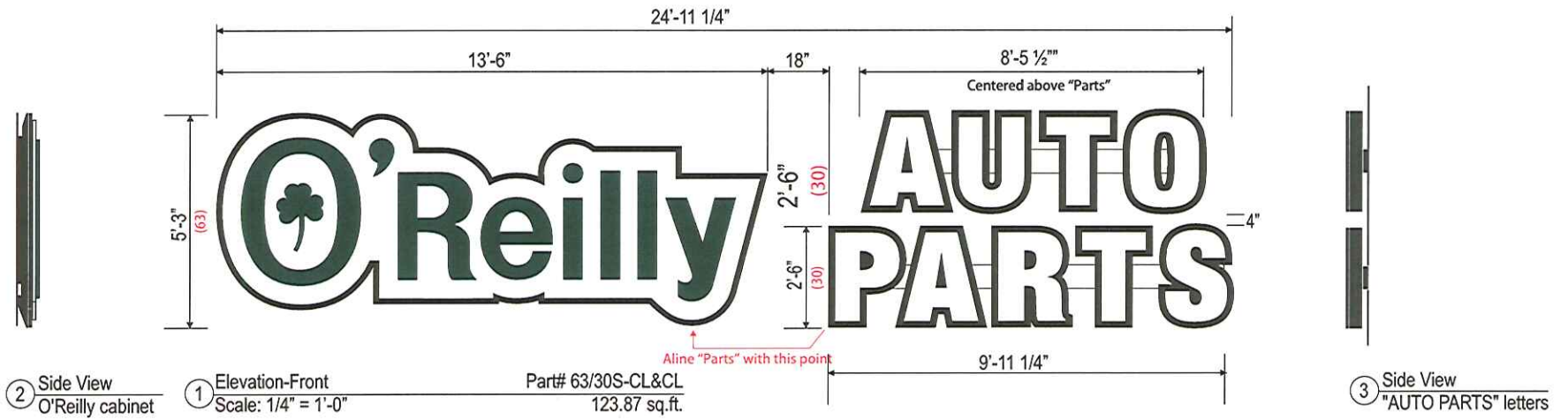
63" O'Reilly with 30" "Auto Parts" channel letters - stacked

- SW custom mix - "O'Reilly Red"
- SW 6141 - Softer Tan
- Existing brick to remain
- Match existing brick color



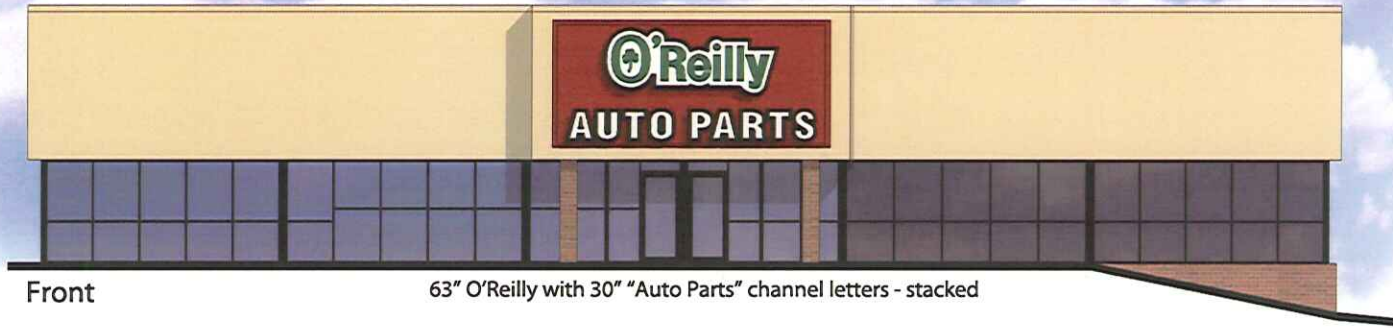


63" OR cloud and 30" Auto Parts

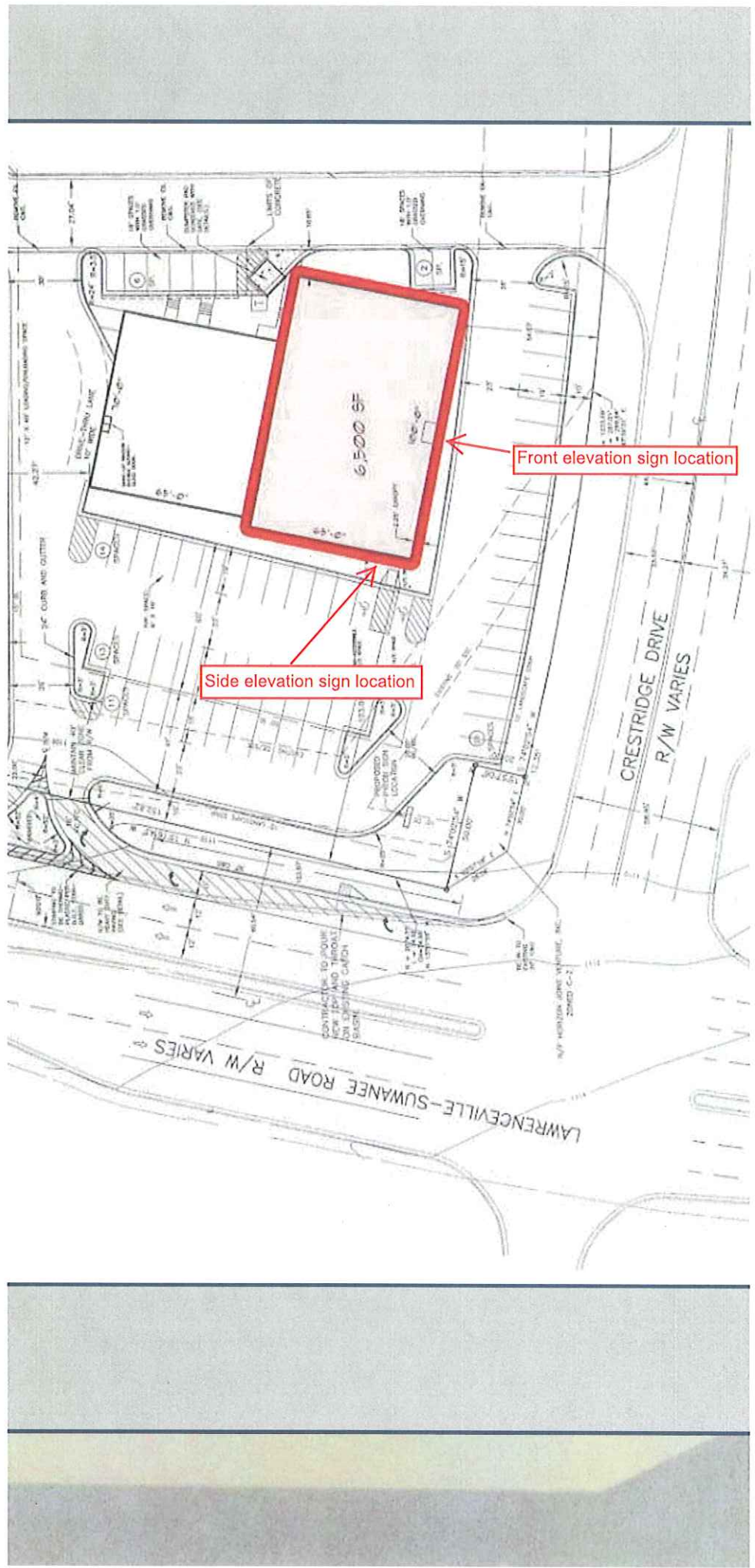


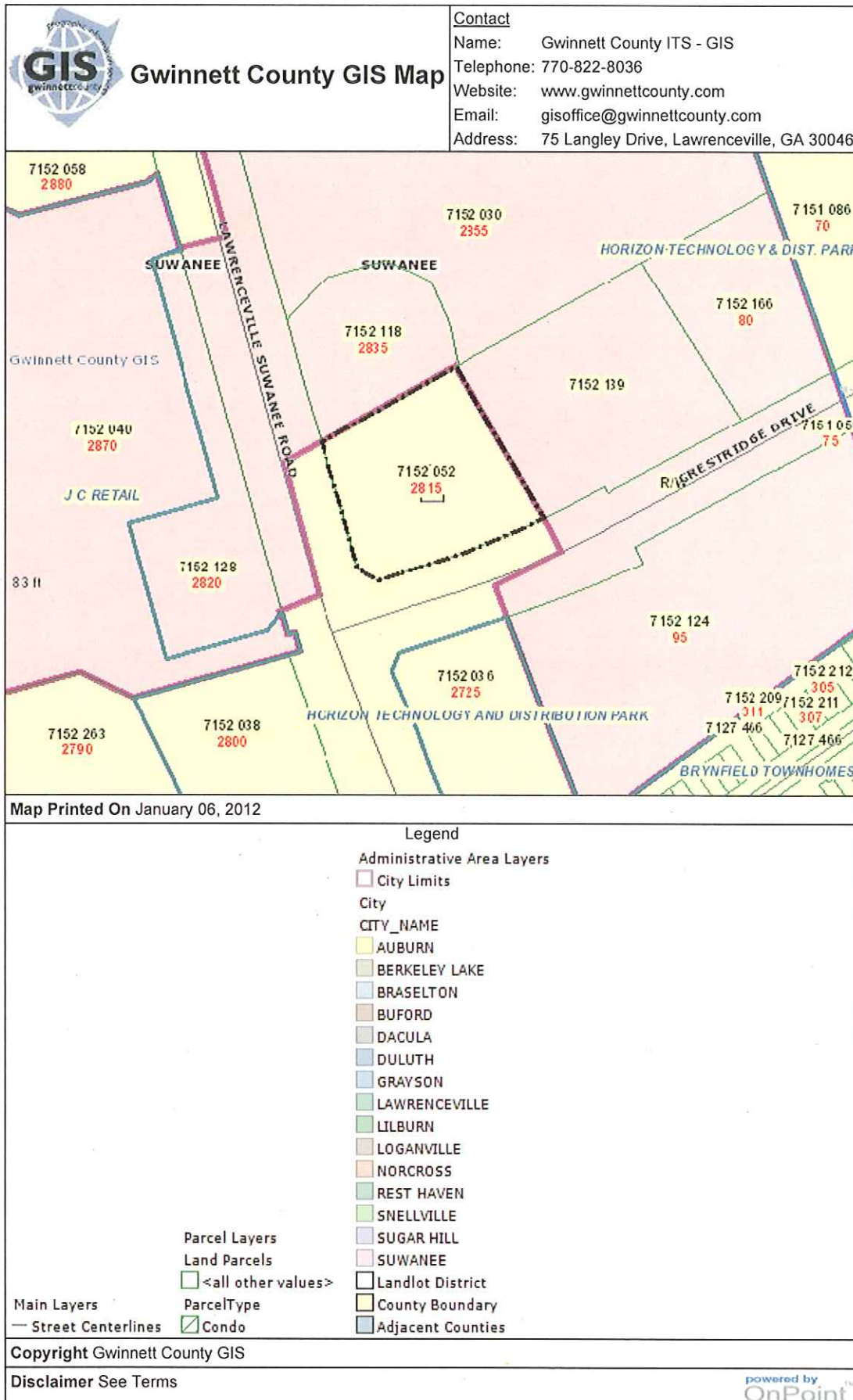
63" O'Reilly & 30" Auto Parts





- SW custom mix - "O'Reilly Red"
- SW 6141 - Softer Tan
- Existing brick to remain
- Match existing brick color





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)**

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>Micah Rogers</u>	Name <u>Jack Tassos</u>
Address(all correspondence will be mailed to this address): <u>3517 Bailey Rd.</u>	Address <u>330 Hambidge Ct.</u>
City <u>Dacula</u>	City <u>Lawrenceville</u>
State <u>GA</u> Zip <u>30019</u>	State <u>GA</u> Zip <u>30043</u>
Phone <u>(770) 995-6795</u>	Phone _____
Contact Person Name: <u>Micah Rogers</u> Phone: <u>(828) 553-9049</u>	
Email Address: <u>micah@innovativeoutdoorsllc.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 330 Hambidge Ct.

Subdivision or Project Name Hambidge Ct. Lot & Block 14 Block A

District, Land Lot, & Parcel (MRN) 7th, 68, A3101

Proposed Development N/A

Building Permit Number (if construction has begun) BLD N/A

Variance Requested Swimming Pool (Accessory structure) in side yard

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

Case No. 2012-00013

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).

Mich Rogers 1/6/12
Signature of Applicant Date

Notary Seal

Mich Rogers Project Manager
Typed or Printed Name & Title

[Signature] 1/6/12
Signature of Notary Public Date
Notary Public, Gwinnett County, Georgia
My Commission Expires June 17, 2013

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).

James P Tassas 1/6/12
Signature of Property Owner Date

Notary Seal

Jack Tassas Property Owner
Typed or Printed Name & Title

[Signature] 1/6/12
Signature of Notary Public Date
Notary Public, Gwinnett County, Georgia
My Commission Expires June 17, 2013
Planning & Development Use Below Only

Date Received: 01.06-2012 Received By: M.M.S MRN: R 7068 118

Zoning District: R-100 Hearing Date (if applicable): 02.14.12 Commission District: 4

Variance Type: ACCESSORY STRUCTURE OR USE YARD LOCATION Code Section: ZR0600 ACCESSORY STRUCTURES OR USES

Related Cases & Applicable Conditions: _____

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

330 Hambridge Court, Lawrenceville

To Whom it may concern:

Jack Tassos, property owner and resident of 330 Hambridge Court in Lawrenceville, Georgia is seeking a Variance resolution concerning a proposed swimming pool (accessory structure) at his single-family residence located at the above address. As the submitted plans show, Mr. Tassos has planned for the swimming pool to be located on the southwest side of the residence. This location has been deemed by the Gwinnett County Department of Planning and Development as the side of the house and will thus require a variance to allow the structure to be built as proposed. Mr. Tassos believes that the project deserves a variance for the following reasons:

- (1): The rear yard of the residence does not have enough space for a swimming pool, necessitating a different location for the structure.
- (2): Existing conditions in the back and upper side yards make the excavation and creation of a pool in the rear yard extremely difficult.
- (3): The proposed swimming pool will not be visible from neighboring houses in any direction.
- (4): The unique shape and size of the lot and the existing residence make traditional side, back, and front yard definitions irrelevant.

The Tassos wish to increase the property and aesthetic value of their residence by adding a swimming pool and small patio in the yard. The backyard, however, is not a viable option for the construction of a pool for three major reasons, as noted in the list above. First, the rear yard is too small for even a miniature swimming pool. The distance from the rear of the house and the property line is approximately twenty-five feet. This distance does not allow enough space for the width of a pool and a pool deck of any reasonable size while still maintaining a five-foot setback from the property line. Additionally, a pool located in the rear yard would be visible from numerous neighboring houses, as the closest neighboring residences to the Tassos residence are located to the rear of the house. Finally, the backyard of the Tassos residence is occupied by numerous large rock outcrops that would make the construction of a pool an extremely difficult, invasive, and expensive. The necessary excavation for a swimming pool in this area would interrupt natural systems, create a larger-than-needed construction site, and produce large amounts of needless debris.

The proposed swimming pool, located in the southwestern side of the residence, will address each of the aforementioned issues. The lower yard has already been graded and constructed within; an extension of the driveway currently sits in the area intended for the pool. Construction of a swimming pool in this area would actually increase the aesthetic value of the space. Additionally, locating the pool and patio here will ensure it is not immediately visible from neighboring residences, the common reason that zoning ordinances require pools to traditionally be located in rear yards. This leads to the last reason Mr. Tassos believes the swimming pool should be allowed in the "side" yard:

330 Hambridge Court, Lawrenceville

The unique size and shape of 330 Hambridge Court make the typical zoning definitions of front, rear, and side yards largely irrelevant. The front and side yards of the property have considerable buffers between neighboring lots, while the back yard is small by comparison and is bordered by numerous other residential lots with clear sight lines to the rear of the Tassos residence. Thus, the rear of the house would actually be the most invasive location for a pool. A pool located in the side yard offers more seclusion, impacts the neighboring community and ecosystems much less, and makes much more logistical sense for this particular case than a typical rear-yard residential pool. It also increases the aesthetic value of an area that is currently a driveway that is an eye-sore as currently constructed.

Please consider each of the previously stated criteria when reviewing the application for a zoning variance. Mr. Tassos is asking for a solution that simply makes sense and will impact the neighborhood in a positive, aesthetically-pleasing, and more eco-friendly manner. Thank you for your time.

Sincerely,

Thomas Boyce

Owner and President, Innovative Outdoors LLC

Jack Tassos

Homeowner and resident, 330 Hambridge Court, Lawrenceville, Georgia

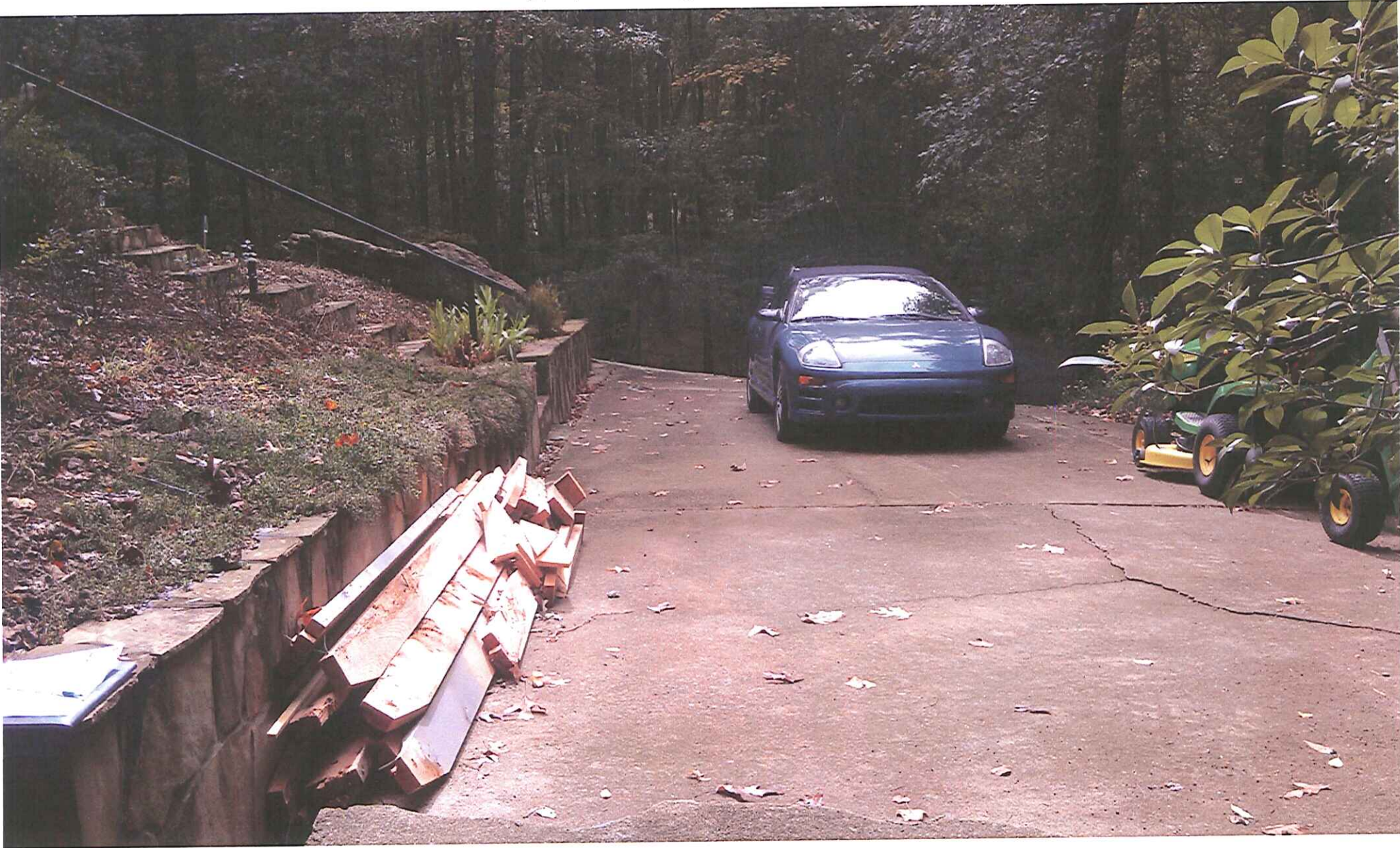
First pic shows the pool area and is looking from the back yard towards the front.

The second shows the same area looking towards the back yard.

The third is where the pool sits looking to the side yard.

The fourth is from the pool area looking to the back of the house.

BACKYARD TO FRONT
(Pool would go where car is)



#2

FRONT YARD TO BACK



#3

Where pool will sit looking to side yard



This would be from pool area looking to back of house #H





To see all the details that are visible on the screen, use the "Print" link next to the map.



330 Hambridge Court

THE TASSOS RESIDENCE

770.995.6795
innovativeoutdoorsllc.com

- IPF IRON PIN FOUND
- RB REBAR
- OT OPEN TOP
- HW HEADWALL
- JB JUNCTION BOX
- DI DROP INLET
- YI YARD INLET
- CMP CORRUGATED METAL PIPE
- I.E. INVERT ELEVATION
- DWCB DOUBLE WING CATCH BASIN
- SSMH SANITARY SEWER MANHOLE
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- FH FIRE HYDRANT
- WV WATER VALVE
- PP POWER POLE
- B.L. BUILDING SETBACK LINE



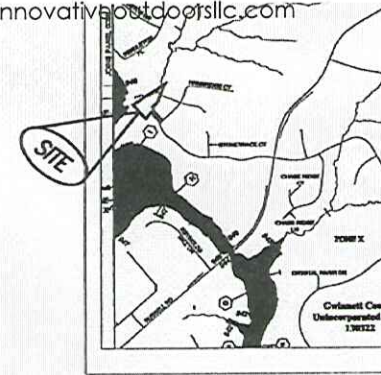
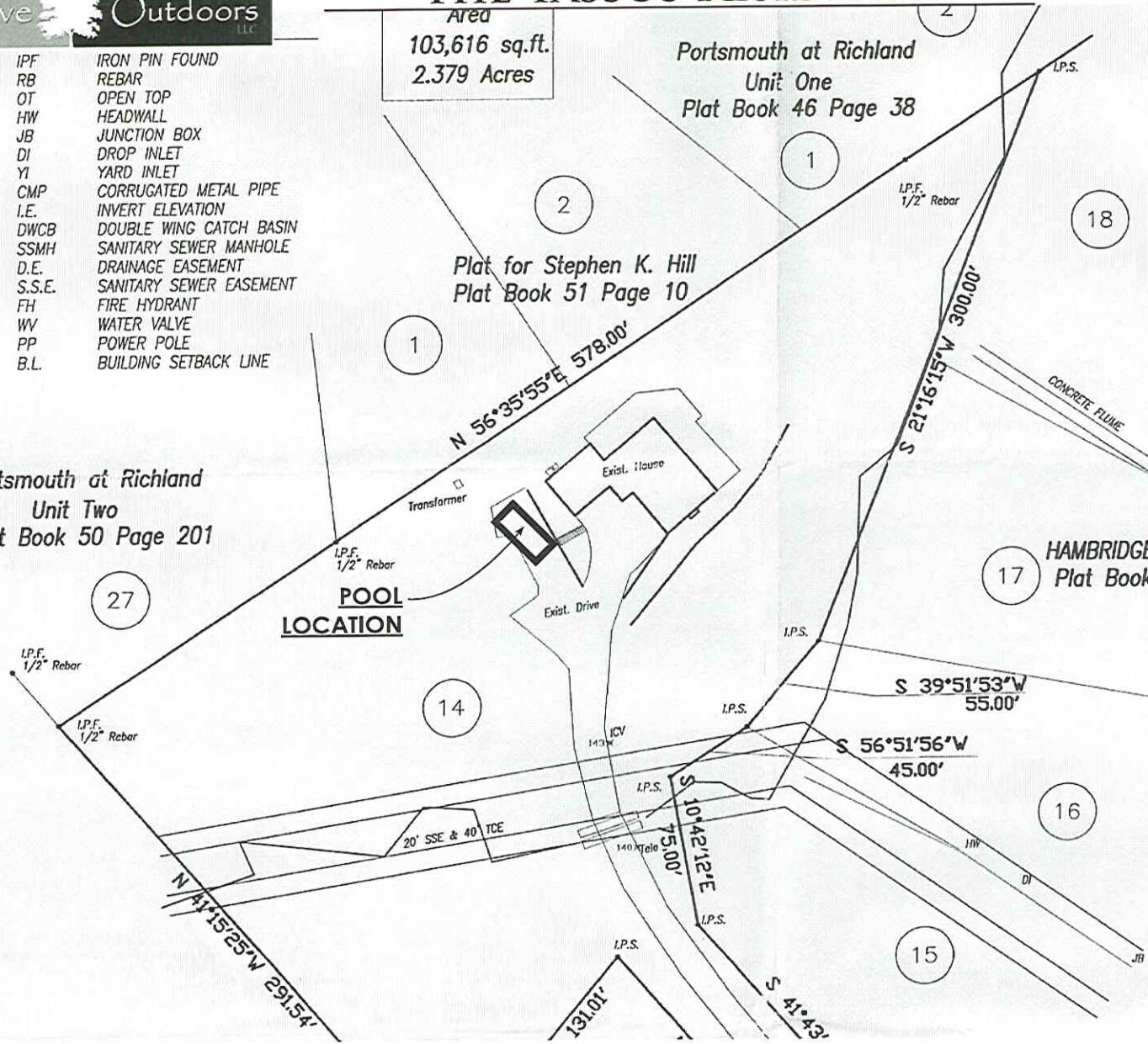
Area
103,616 sq.ft.
2.379 Acres

Portsmouth at Richland
Unit One
Plat Book 46 Page 38

Plat for Stephen K. Hill
Plat Book 51 Page 10

Portsmouth at Richland
Unit Two
Plat Book 50 Page 201

HAMBRIDGE COURT Unit One
Plat Book 41 Page 285



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NO WARRANTY,
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SCALE

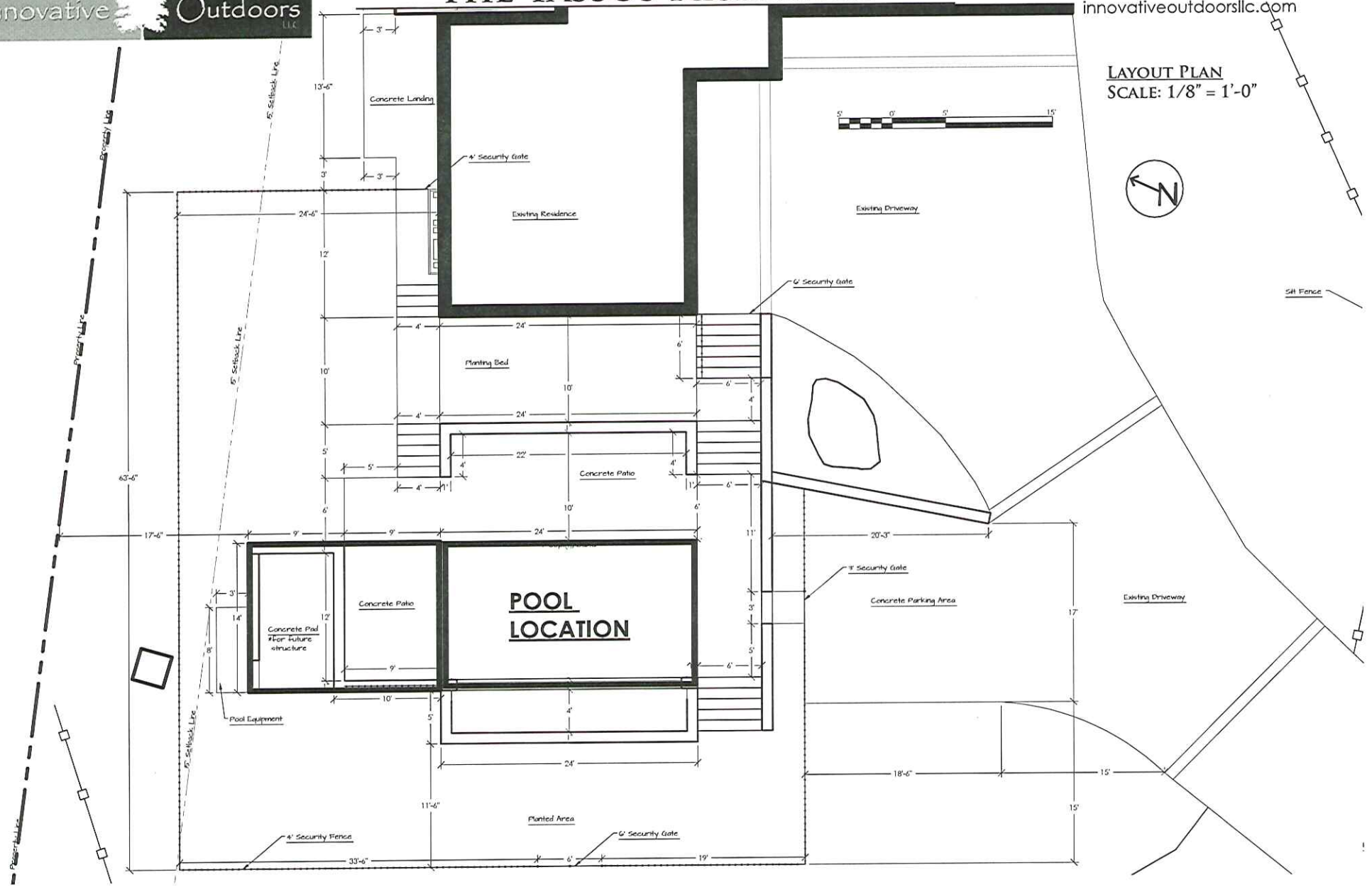


THE TASSOS RESIDENCE

770.995.6795

innovativeoutdoorsllc.com

LAYOUT PLAN
SCALE: 1/8" = 1'-0"



Salt Fence

Existing Driveway

POOL LOCATION

Planted Area

Concrete Parking Area

6' Security Gate

4' Security Fence

7' Security Gate

6' Security Gate

4' Security Gate

Concrete Landing

Existing Residence

Planting Bed

Concrete Patio

Concrete Patio

Concrete Pool Structure

Pool Equipment

Property Line

Property Line

Property Line

5' Setback Line

5' Setback Line

5' Setback Line

63'-0"

17'-4"

13'-6"

3'

3'

12'

24'-0"

10'

10'

5'

6'

6'

17'-4"

9'

12'

3'

8'

10'

5'

11'-4"

33'-6"

4'

19'

4'

24'

4'

22'

4'

4'

4'

4'

24'

9'

9'

10'

4'

4'

4'

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24'

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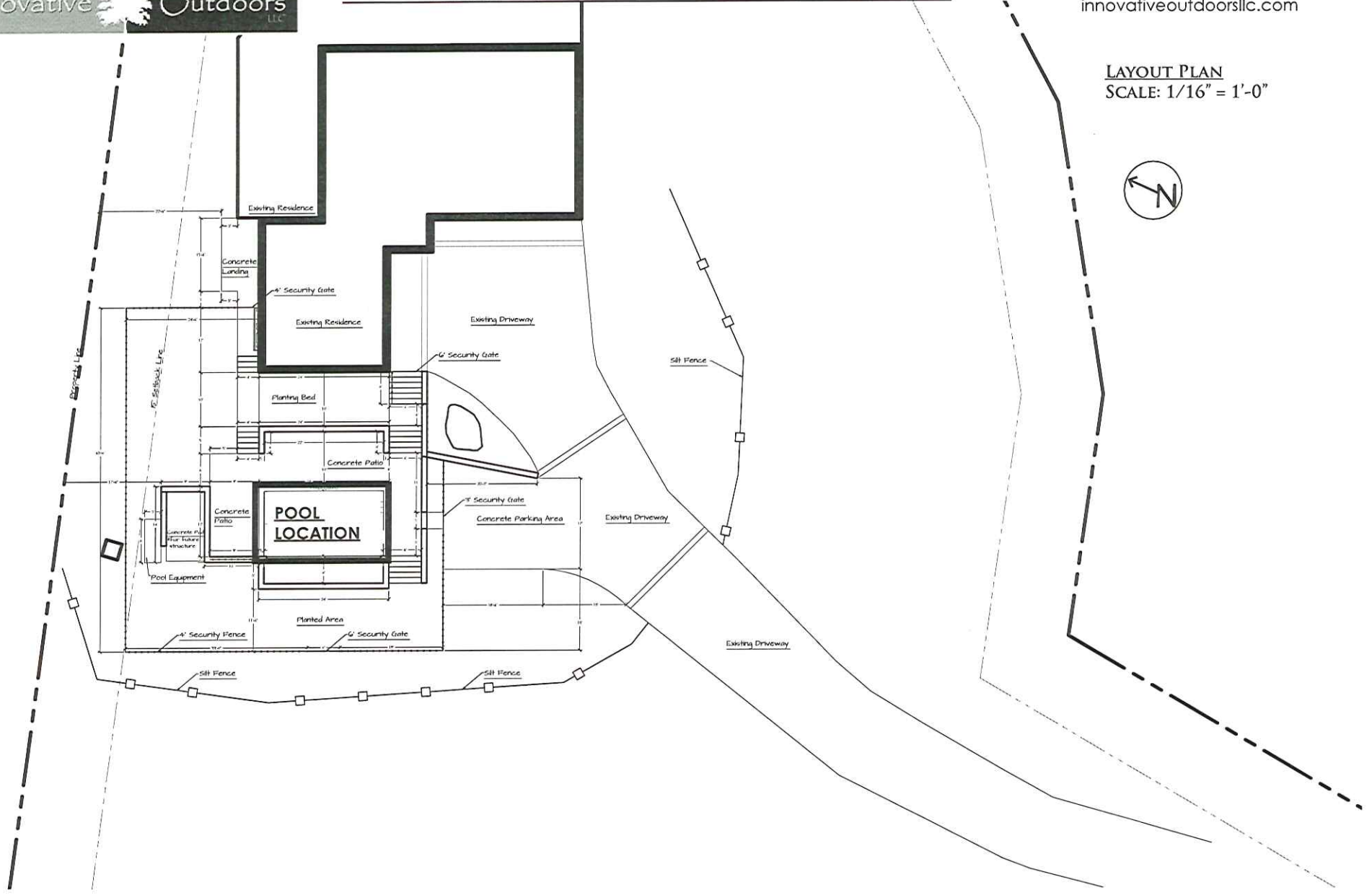
20'-3"

20'-3"

THE TASSOS RESIDENCE

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innovativeoutdoorsllc.com

LAYOUT PLAN
SCALE: 1/16" = 1'-0"

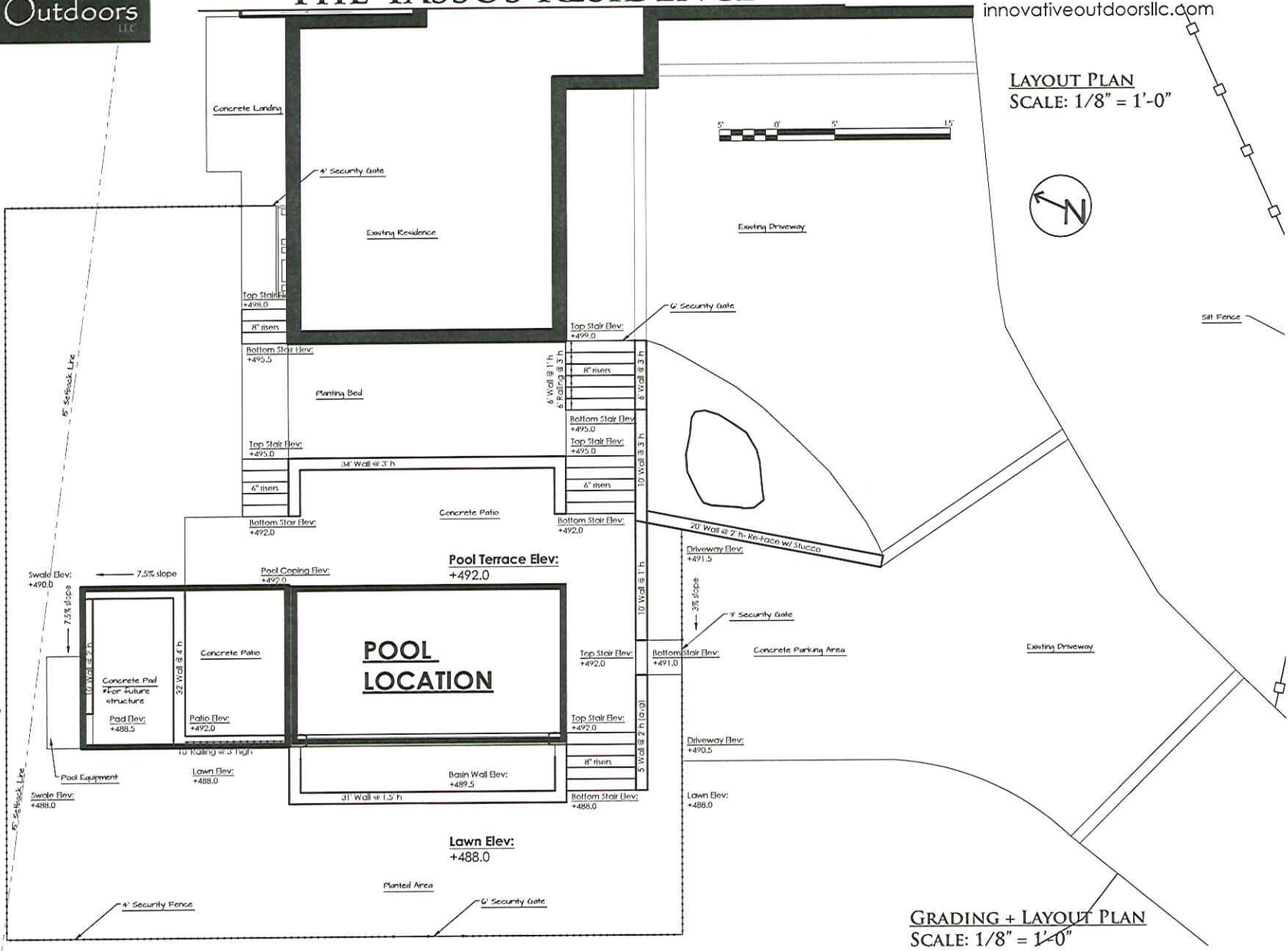


THE TASSOS RESIDENCE

770.995.6795

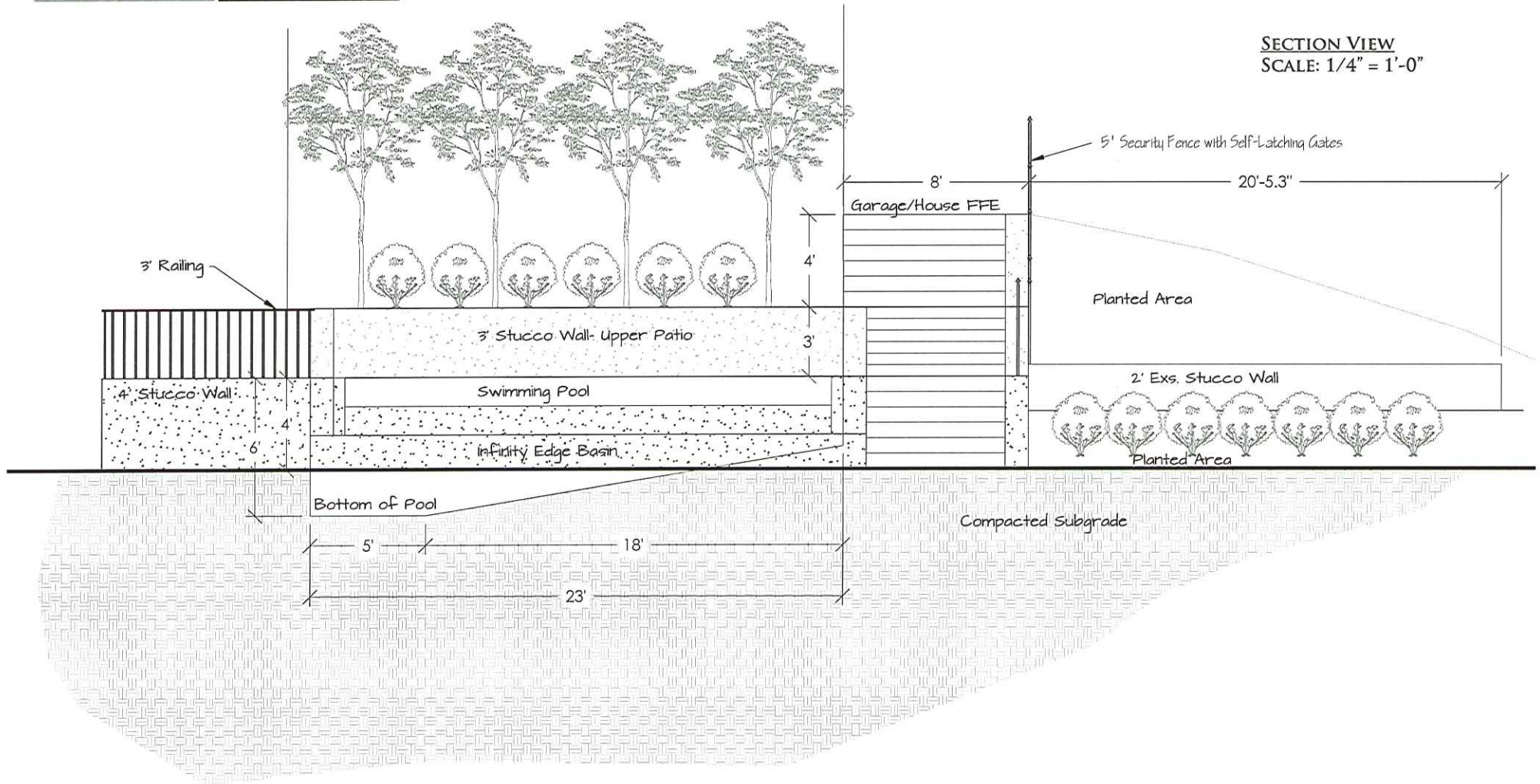
innovativeoutdoorsllc.com

LAYOUT PLAN
SCALE: 1/8" = 1'-0"



GRADING + LAYOUT PLAN
SCALE: 1/8" = 1'-0"

SECTION VIEW
SCALE: 1/4" = 1'-0"





LEGEND

- IPF IRON PIN FOUND
- RB REBAR
- OT OPEN TOP
- HW HEADWALL
- JB JUNCTION BOX
- DI DROP INLET
- YI YARD INLET
- CMP CORRUGATED METAL PIPE
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103,616 sq.ft.
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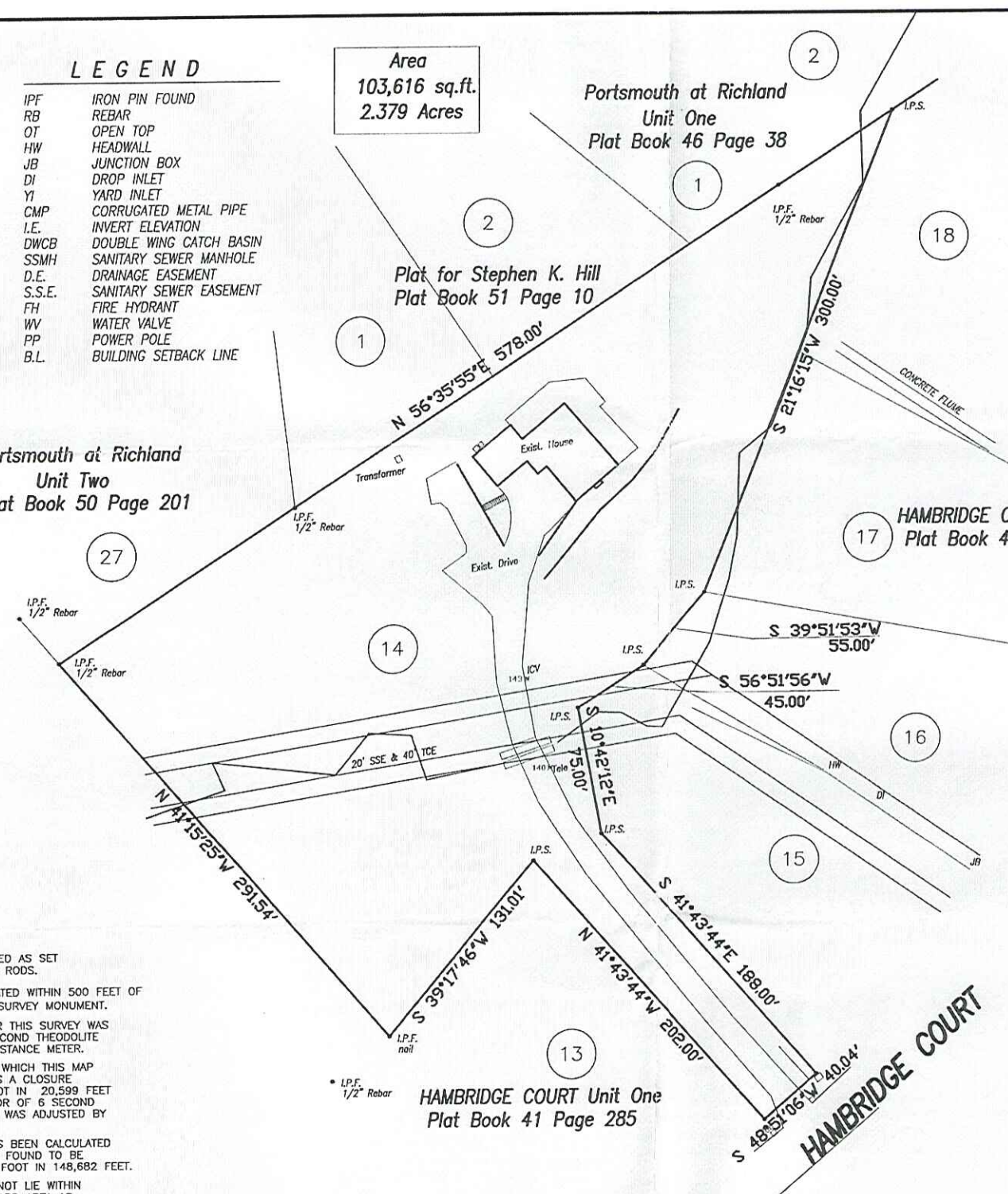
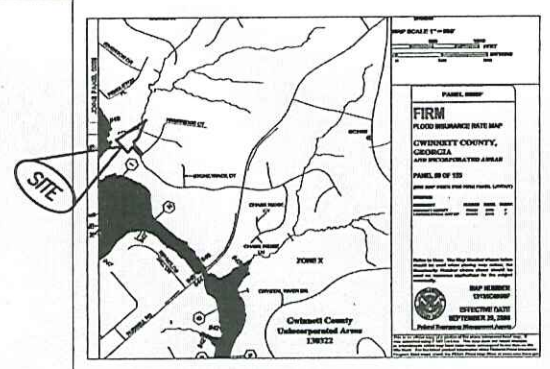
Portsmouth at Richland
Unit One
Plat Book 46 Page 38

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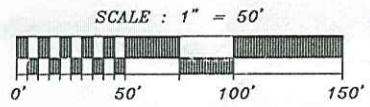
Portsmouth at Richland
Unit Two
Plat Book 50 Page 201

HAMBRIDGE COURT Unit One
Plat Book 41 Page 285

HAMBRIDGE COURT Unit One
Plat Book 41 Page 285

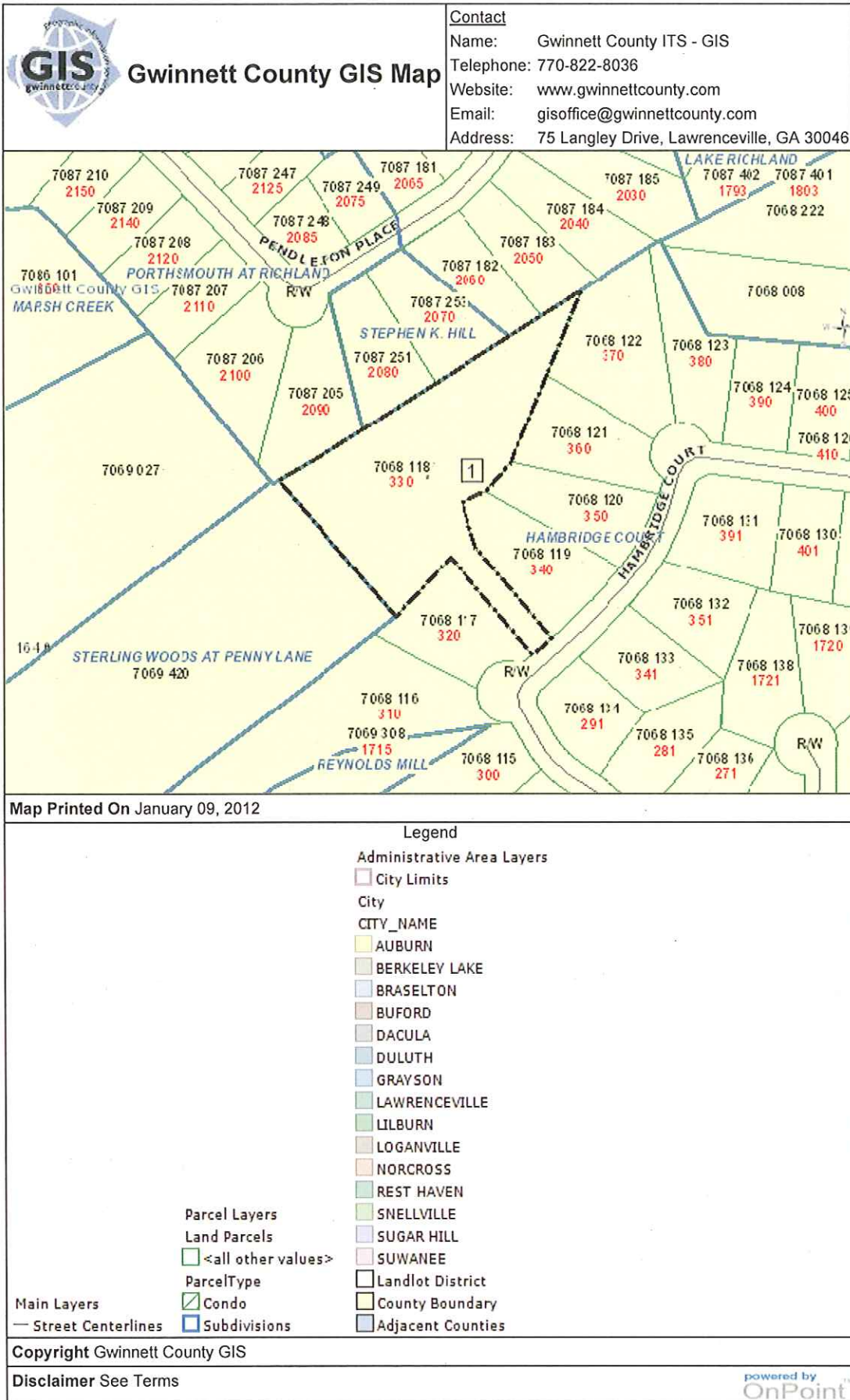


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NOTES:
 ALL IRON PINS INDICATED AS SET (IPFS) ARE 1/2" REBAR RODS.
 THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.
 FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,599 FEET AND AN ANGULAR ERROR OF 6 SECOND PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 148,682 FEET.
 THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA AS PER PANEL NO.

SURVEY FOR:	
James Tassos	
SURVEYING SERVICES BY:	
conroy & associates, P.C.	
LAND LOT: 68	SURVEYED: 11-19-09
DISTRICT: 7th	DRAWN: 11-24-09 BY: dc
COUNTY: Gwinnett	SCALE: 1"=50'
Lot 14	5885 Cumming Hwy #108-317
330 Hambridge Ct	Sugar Hill, GA 30518
Hambridge Court U 1	770.831.3301
Plat Book 41 Page 285	(FAX) 770.831.6284
	AJ101



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>Saleem Mehal</u>	Name <u>Saleem Mehal</u>
Address(all correspondence will be mailed to this address): <u>1151 Bailing Drive</u>	Address <u>1151 Bailing Drive</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>678-983-3965</u>	Phone <u>678-983-3965</u>
Contact Person Name: <u>Saleem Mehal</u> Phone: <u>678-983-3965</u>	
Email Address: <u>S.mehal@yahoo.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 1151 Bailing Drive, Lawrenceville GA 30043
 Subdivision or Project Name McKendree Farms Lot & Block _____
 District, Land Lot, & Parcel (MRN) 7-033-009
 Proposed Development Covered carport
 Building Permit Number (if construction has begun) BLD 2011-08680
 Variance Requested Covered carport

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

Case No. ZVR.2012-00014

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).

[Signature] 1-05-2012
Signature of Applicant Date

Notary Seal

JALREN MEDAL
Typed or Printed Name & Title

[Signature] 1-5-12
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).

[Signature] 1-05-2012
Signature of Property Owner Date

Notary Seal

JALREN MEDAL
Typed or Printed Name & Title

[Signature] 1-5-12
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 1/1/12 Received By: Sharon Cook MRN: 7-033-009

Zoning District: R100 Hearing Date (if applicable): 2-14-12 Commission District: 1

Variance Type: Front setback encroachment Code Section: 22.705.00

Related Cases & Applicable Conditions: NA

Variance Description: encroachment of 16ft into the front yard setback

Saleem Mehal
1151 Bailing Road
Lawrenceville, GA 30043
Ph: 678-983-3965
e-mail: s_mehal@yahoo.com

January 05, 2012

RE: Covered Carport Variance

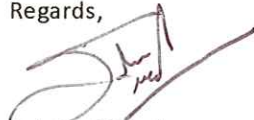
To Whom It May Concern:

This letter is to inform you of the intent of use of the covered carport and garage conversion into additional living space.

My father is 79 years old and due to my mother's passing, my wife and I do not feel he should be living alone overseas. Therefore, he will be living with us in our home and to make him comfortable we decided to convert our garage into a comfortable living space with an attached bath. The covered carport was needed to protect ourselves during rain, snow, etc.

If you have any questions, please feel free to reach me at 678-983-3965.

Regards,



Saleem Mehal

Department of Planning and Development

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



gwinnettcountry

VARIANCE CONSENT FORM

PROPERTY OWNER: Saleem Mehal

PROPERTY ADDRESS: 1151 Bailing Drive

SUBDIVISION NAME: McKendree Farms

LAND LOT(S): _____ DISTRICT: _____ SECTION/UNIT: _____

LOT NUMBER: 3 BLOCK: B

BRIEF DESCRIPTION OF VARIANCE REQUEST: _____

covered carport

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 1161 Bailing Drive

SUBDIVISION: McKendree Farms

AS OWNER OF LOT: _____, BLOCK: _____

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

Jose Garcia
PRINTED NAME OF OWNER

[Signature]
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

1-5-12
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

Department of Planning and Development

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(tel) 678.518.6000
www.gwinnettcountry.com



gwinnettcountry

VARIANCE CONSENT FORM

PROPERTY OWNER: Saleem Mehal
PROPERTY ADDRESS: 1151 Bailing Drive
SUBDIVISION NAME: McKendree Farms
LAND LOT(S): _____ DISTRICT: _____ SECTION/UNIT: _____
LOT NUMBER: 3 BLOCK: B
BRIEF DESCRIPTION OF VARIANCE REQUEST: _____
Covered carport

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 1141 Bailing Dr.
SUBDIVISION: McKendree Farms
AS OWNER OF LOT: _____, BLOCK: _____

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

Jose Moray
PRINTED NAME OF OWNER

Jose Moray
SIGNATURE OF OWNER

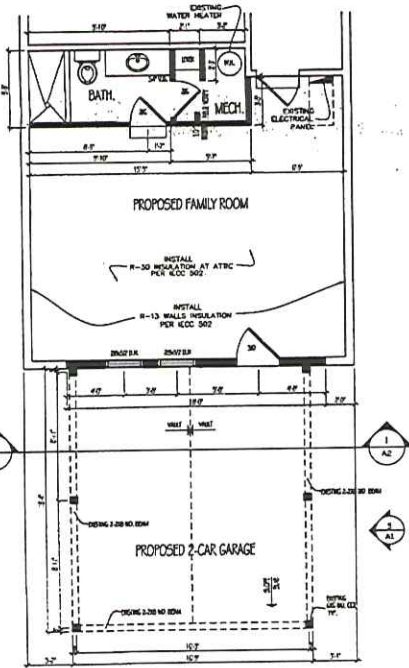
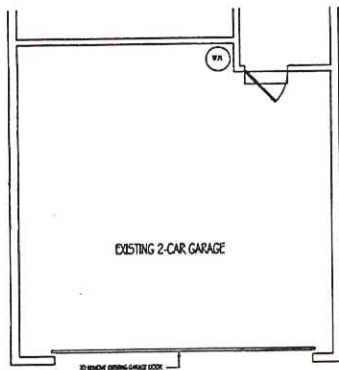
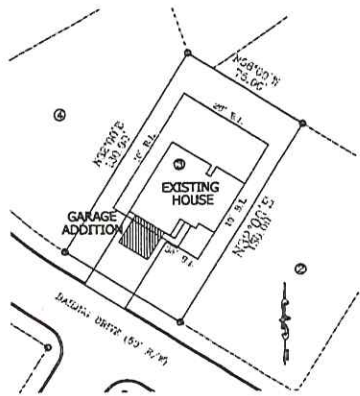
PRINTED NAME OF OWNER

SIGNATURE OF OWNER

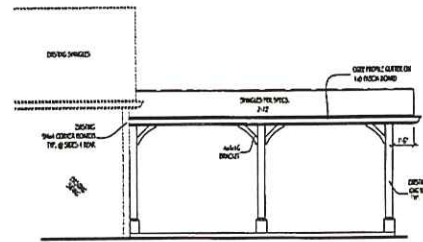
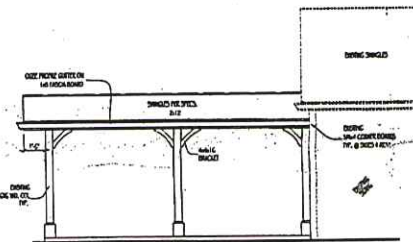
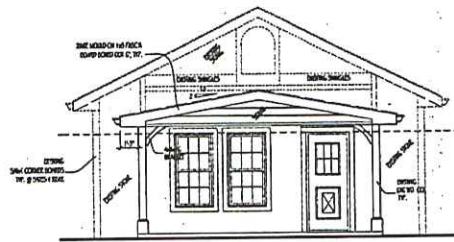
1-5-12
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____



- GENERAL NOTES**
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES, FOUNDATIONS, AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
 4. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.
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 11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOKS AND ALL APPLICABLE LOCAL ORDINANCES.



REVISIONS

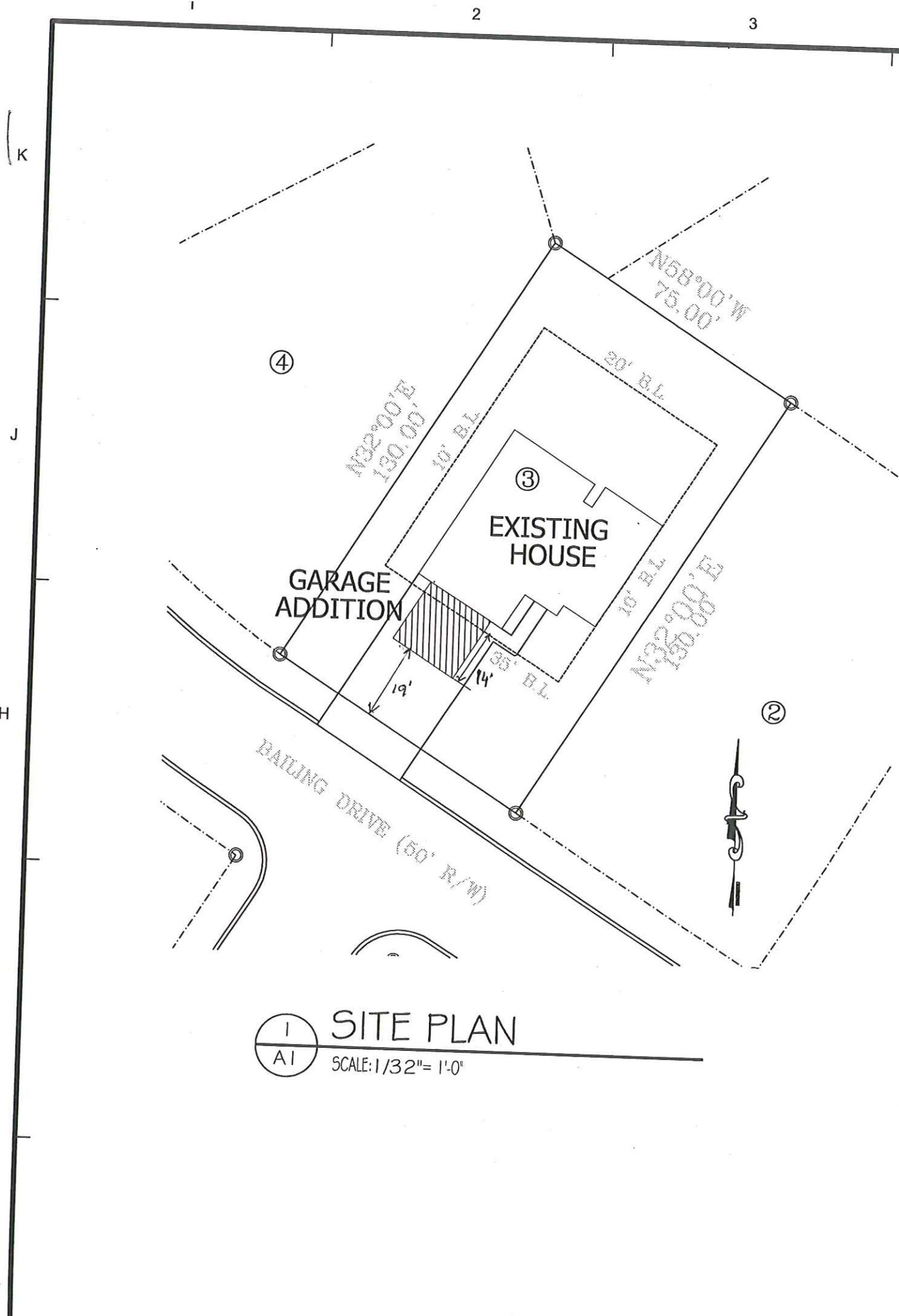
No.	Date	Description / Submittal
1	08-28-2011	ISSUED FOR OWNER REVIEW

SALEEM RESIDENCE ADDITION
1151 BAILING DRIVE
LAWRENCEVILLE, GA 30043

FLOOR PLANS

DATE: 11/21/11
DRAWN: TRAM
CHECKED BY: CG

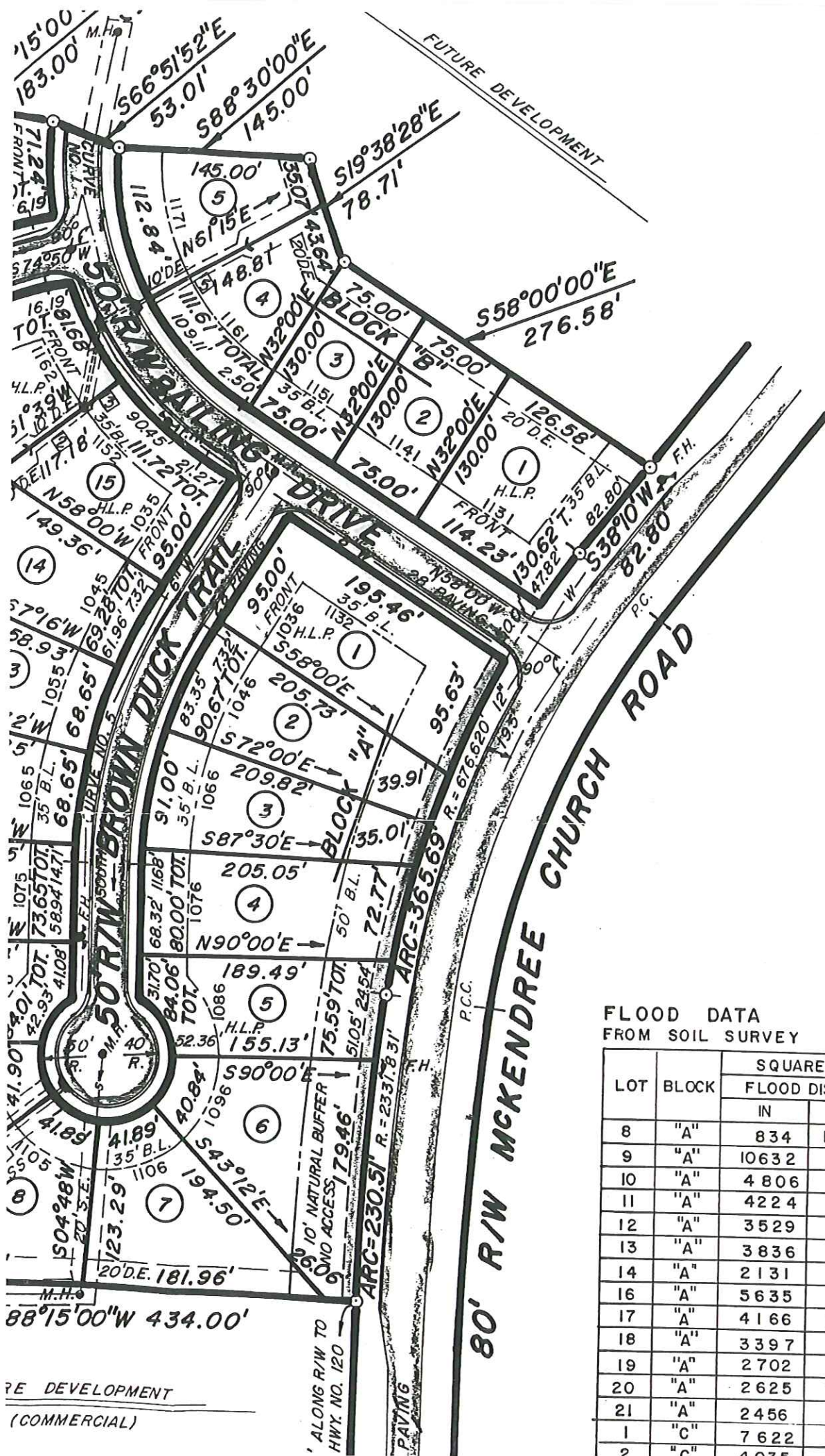
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A1

SITE PLAN

SCALE: 1/32" = 1'-0"



GRID NORTH (GEORGIA WEST ZONE) LOCAL HOUR ANGLE SOLAR OBSERVATION

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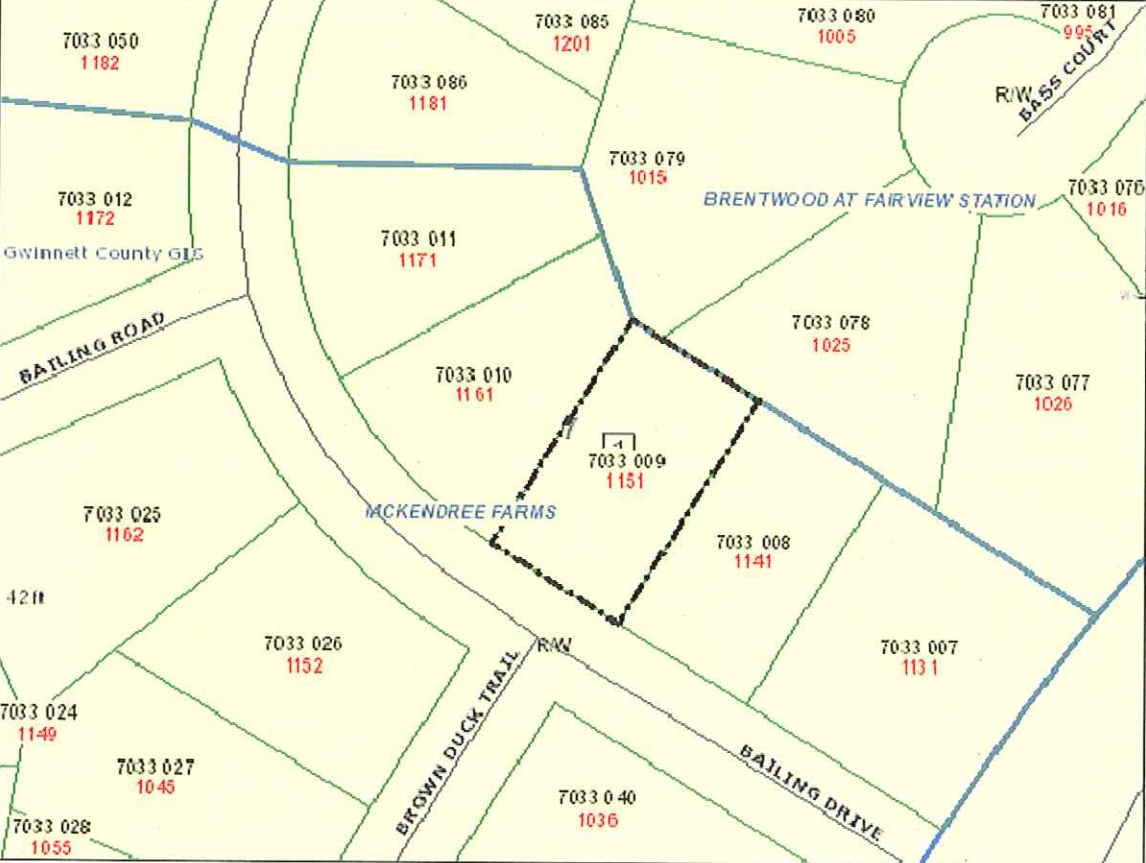
CHAIRMAN
GWINNETT

APPROV
COUNT'
CONTR
APPROVED
BY:

OWNER:
STATE
GWINNE
THE OWNE
WHOSE NA

FLOOD DATA
FROM SOIL SURVEY

LOT	BLOCK	SQUARE FEET ±		
		FLOOD DISTRICT		TOTAL
		IN	OUT	
8	"A"	834	15 843	166 77
9	"A"	10632	8 313	18 945
10	"A"	4 806	7 259	12 065
11	"A"	4224	7 662	11 886
12	"A"	3529	8 368	11 897
13	"A"	3836	8 535	12371
14	"A"	2131	11 185	13316
16	"A"	5635	11 852	17487
17	"A"	4166	10465	14631
18	"A"	3397	8079	11476
19	"A"	2702	7452	10154
20	"A"	2625	7500	10125
21	"A"	2456	7669	10125
1	"C"	7622	10670	18292
2	"C"	4035	8472	12507

	<h3>Gwinnett County GIS Map</h3>	<p>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</p>		
				
<p>Selections</p> <table border="1"><tr><td>1</td><td>7033 009</td></tr></table>			1	7033 009
1	7033 009			
<p>Map Printed On January 10, 2012</p>				
<p>Legend</p>				

Department of Planning and Development

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 www.gwinnettcounty.com



gwinnettcounty

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

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Applicant Information	Property Owner Information
Name <u>Samuel P. and Jacquelyn Tapley</u>	Name <u>Samuel P. and Jacquelyn Tapley</u>
Address(all correspondence will be mailed to this address): <u>2470 Lansdowne Court</u>	Address <u>2470 Lansdowne Court</u>
City <u>Lawrenceville</u>	City <u>Lawrenceville</u>
State <u>GA</u> Zip <u>30044</u>	State <u>GA</u> Zip <u>30044</u>
Phone <u>770/833-0091</u>	Phone <u>770/833-0091</u>
Contact Person Name: <u>Samuel Tapley</u> Phone: <u>770/833-0091</u>	
Email Address: <u>spt404@hotmail.com</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 2470 Lansdowne Ct., Lawrenceville, GA 30044
 Subdivision or Project Name Lansdowne Subdivision Lot & Block Lot 16/Block "A"
 District, Land Lot, & Parcel (MRN) 7th District, Land Lot 2, Unit 1
 Proposed Development Detached Garage
 Building Permit Number (if construction has begun) BLD N/A
 Variance Requested Encroachment of 30 ft. into 50 ft. front yard setback to allow detached garage be built there.

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

Case No. Z/R2012-00015

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).

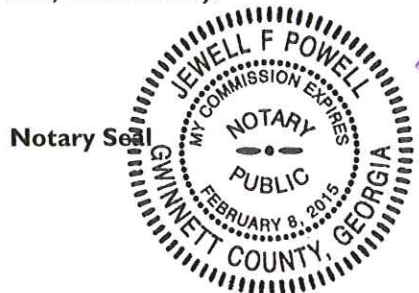


Jacquelyn K. Tapley 1/8/2012
Samuel P. Tapley 1/8/2012
Signature of Applicant Date
Jacquelyn K. Tapley, Applicant
Samuel P. Tapley, Applicant
Typed or Printed Name & Title

Jewell F. Powell 1-8-12
Signature of Notary Public Date

Property Owner Certification

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Jacquelyn K. Tapley 1/8/2012
Samuel P. Tapley 1/8/2012
Signature of Property Owner Date
Jacquelyn K. Tapley, Property Owner
Samuel P. Tapley, Property Owner
Typed or Printed Name & Title

Jewell F. Powell 1-8-12
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 1-9-2012 Received By: L. TIDWELL MRN: 7-002-099

Zoning District: R-100 Hearing Date (if applicable): 2-14-12 Commission District: 4

Variance Type: ACCESSORY STRUCTURE - FRONT YARD Code Section: ZR 600

Related Cases & Applicable Conditions: _____

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

**SAMUEL D. TADLEY
JACQUELLYN K. TADLEY
2470 Lansdowne Court
Lawrenceville, GA 30044
770/833-0091
E-mail: spt404@hotmail.com**

January 6, 2012

Gwinnett County
Department of Planning & Development
One Justice Square, Suite 150
446 West Crogan Street
Lawrenceville, GA 30046

Re: LETTER OF INTENT for Variance Application for property located at:
2470 Lansdowne Court, Lawrenceville, GA 30044
7th District, Land Lot 2, Unit 1

Dear Sirs/Madams:

Please find attached our Variance Application to build a detached garage, between Paden Drive and our current residential structure. The variance request is for an encroachment of 30 feet into the 50 foot front yard setback. The proposed detached garage is necessary for the following reasons:

- 1) We do not currently have a garage or covered parking of any kind. (The original garage was turned into a room addition by a previous owner.)
- 2) We own an antique classic car, a restored 1962 Chevrolet Impala, and we need a place to house it and our driving vehicle. Our antique car insurance specifies that the insured vehicle must be in a lockable facility in order to maintain coverage.
- 3) We would place the detached garage in the area where a concrete parking pad currently exists next to the house, which will minimize environmental impact and makes the best use of the natural surroundings.
- 4) Placing the garage behind the house would be difficult due to the location of the septic tank and HVAC condenser.
- 5) We have three letters from the adjacent property owners, stating they have no objection to this request.

We will follow the conditions outlined below in the construction of the detached garage:

- 1) The encroachment shall include all roof overhangs.
- 2) The architectural elevations shall be consistent with the treatments and color of the existing residence.

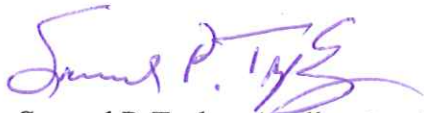
Gwinnett County
Department of Planning & Development
LETTER OF INTENT for Variance Application
2470 Lansdowne Court, Lawrenceville, GA 30044
7th District, Land Lot 2, Unit 1
January 6, 2012
Page 2

- 3) We will obtain all required permits within 30 days of the variance approval and all construction/inspections will be completed within 90 days of the issuance of a building permit.
- 4) All construction shall comply with current building code requirements.

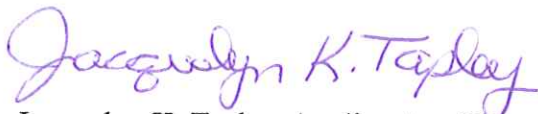
We have not had actual drawings of the garage done as yet. We are awaiting the outcome of this variance application before we invest in having the garage plans drawn.

Please let us know if additional information is needed to comply with this request. We greatly appreciate your consideration of this matter.

Sincerely,



Samuel P. Tapley, Applicant and Property Owner



Jacquelyn K. Tapley, Applicant and Property Owner

Attachments: Variance Application
Plat of Property
Adjacent Property Owner Letters (3)
Photo attachments (6)
Rough draft of proposed garage plan
Example of proposed garage plan

Gwinnett County
Department of Planning and Development
One Justice Square, suite 150
Lawrenceville, Ga. 30046

Zoning Board of Appeals

To whom it may concern;

I the undersigned have personally conversed with Sam Tapley, and have no objection to the zoning variance requested. It is my understanding that the request is to build a detached garage on the side of the house where the drive way pad is located. The garage is to be of similar design and appearance as the house and finished in the same material.

Respectfully submitted,

Donald F. Brown 1/3/12

Patricio O. Brown 1/3/12
My address:

2471 Lansdowne Ct.
Lawrenceville, GA. 30044
(across the street)

Gwinnett County
Department of Planning and Development
One Justice Square, suite 150
Lawrenceville, Ga. 30046

Zoning Board of Appeals

To whom it may concern;

I the undersigned have personally conversed with Sam Tapley, and have no objection to the zoning variance requested. It is my understanding that the request is to build a detached garage on the side of the house where the drive way pad is located. The garage is to be of similar design and appearance as the house and finished in the same material.

Respectfully submitted,

Flora Gresson

My address:

*746 Paden Dr.
Lilville, Ga. 30044*

Gwinnett County
Department of Planning and Development
One Justice Square, Suite 150
Lawrenceville, GA 30046

Zoning Board of Appeals

To whom it may concern;

I the undersigned have personally conversed with Sam Tapley, and have no objection to the zoning variance requested. It is my understanding that the request is to build a detached garage on the side of the house where the drive way pad is located. The garage is to be of similar design and appearance as the house and finished in the same material.

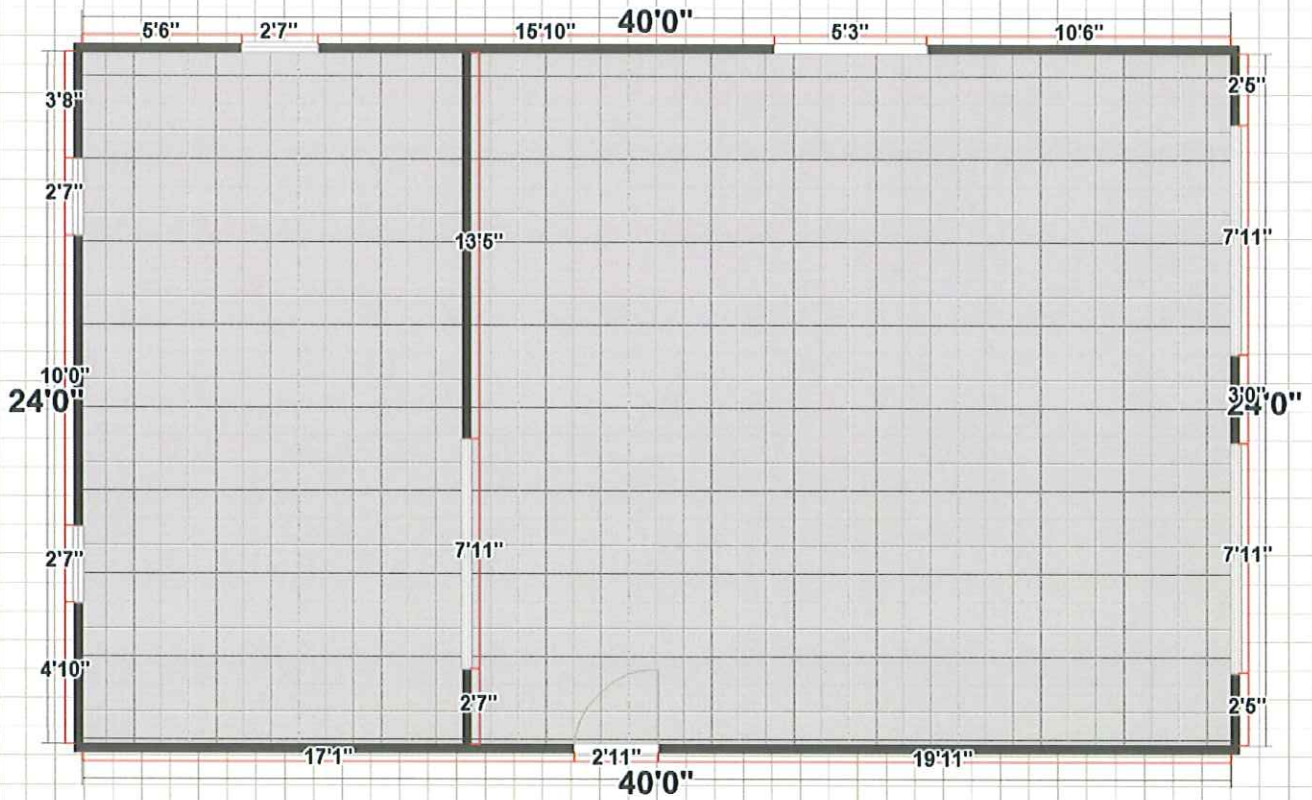
Respectfully submitted,

Beverly J. Beaty

My address:

*2460 Lansdowne Ct.
L'ville, Ga. 30044*

1ST FLOOR



The proposed garage dimensions are 24 ft. wide, 40 ft. deep and 17ft, 2 in high.

Tapey Variance Application Attachment
2470 Lansdowne Ct, Lawrenceville, GA

11 92 USE D.

IF AND PERSON KNOWL- ACTUAL PUBLIC PURPOSES, HEREON ATIONS

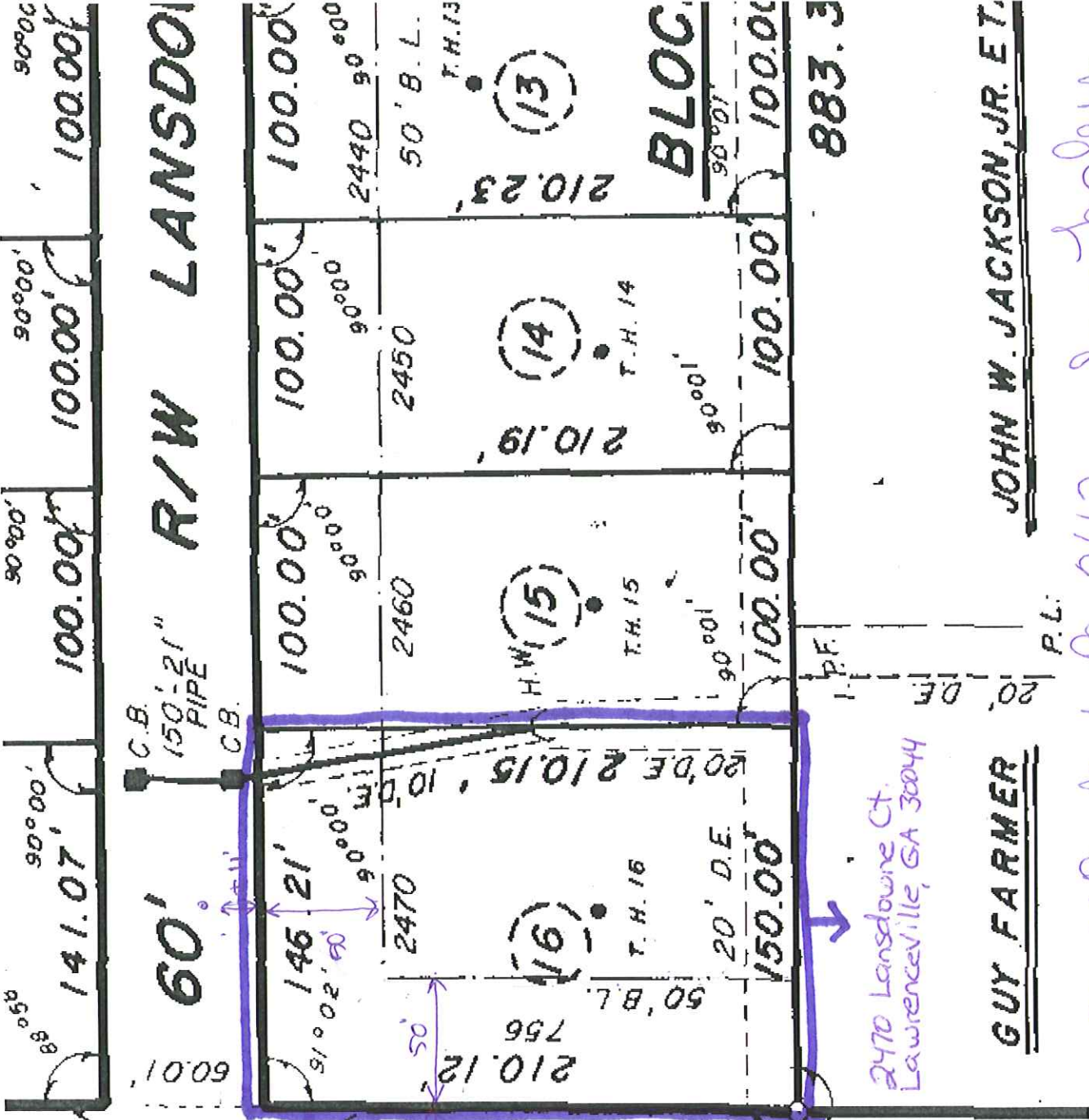
DWNER

NO DE- Y MADE AT THE HEREON, XNS RE- 4 REGU- COUNTY

Plat of Property GA

491.79' 100' - 24" pipe/HW

80' R/W PADEN



2470 Lansdowne Ct. Lawrenceville, GA 30044

GUY FARMER

JOHN W. JACKSON, JR. ET.

Tapley Variance Application Attachment 2470 Lansdowne Ct, Lawrenceville, GA

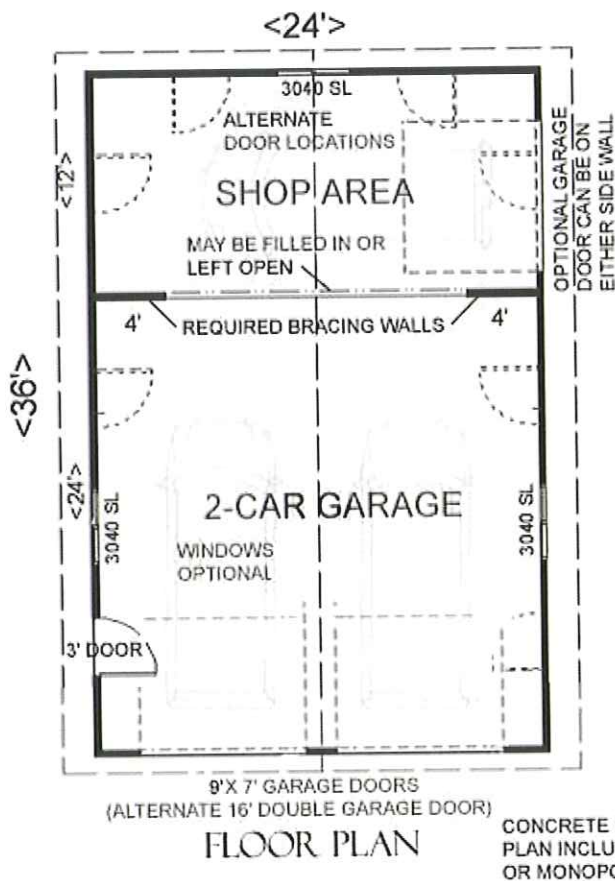
Plat Book 1 Pg. 242 Lot 16 Block A



This is a very good likeness of what we propose to build. The exterior will have same siding & be painted to match the house. Our garage will be 4 ft. deeper for a larger shop area.

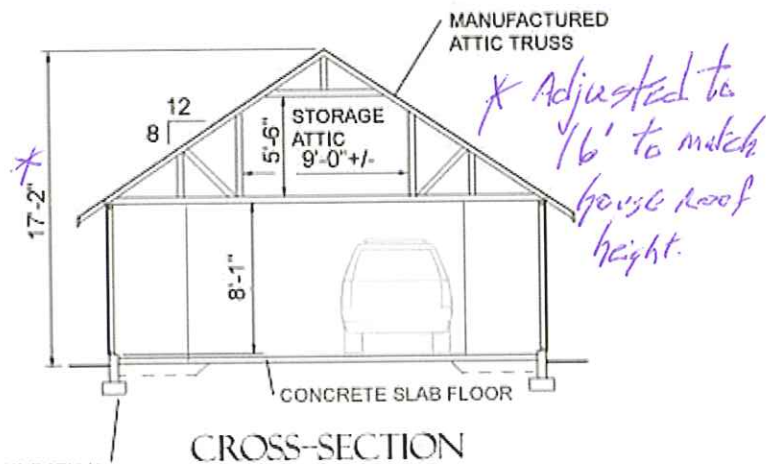
2-CAR GARAGE/SHOP

PLAN #864-5



EXTRA GARAGE DOOR MAY BE PLACED ON EITHER SIDE AS OPTION TO CREATE THIRD GARAGE BAY ... OR THE SPACE CAN BE CLOSED FROM GARAGE AREA AS SHOP SPACE

ROOF TRUSS PROFILE CREATES GENEROUS STORAGE SPACE



BEHM DESIGN PLAN # 864-5

TO ORDER PLANS CALL 1-800-210-6776

Tapey Variance Application Attachment
2470 Lansdowne Ct, Lawrenceville, GA
Example of proposed garage plan



Restored 1962 Chevrolet
Impala





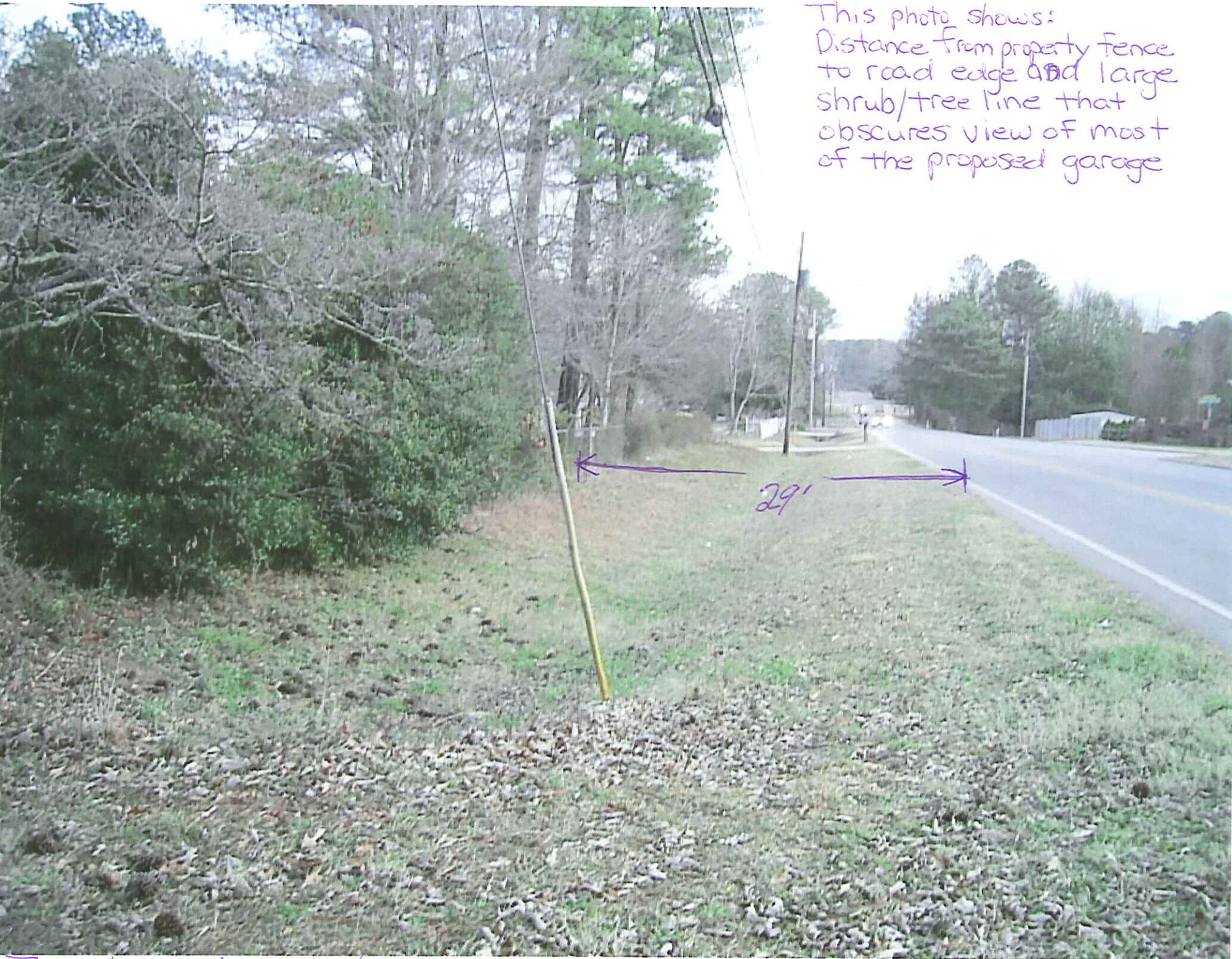


Height 16'

horse length 40'

Property on other side of
Paden





This photo shows:
Distance from property fence
to road edge and large
shrub/tree line that
obscures view of most
of the proposed garage

← 29' →



[Terms](#) | [About this Site](#)

Searches Data Sources

General Engineering/Developers Transportation Utilities Pictometry

Tools Map Content Options

Parcel Search (by PIN or Address)

Scale 1: 1,000.00 GO OnPoint Longitude : -84.072814 , Latitude : 33.938898

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	Parceltype	Exemption Type	Area (sq ft)	Length (Perimeter)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1		7002 099	2470	16	Parcel	Not Exempt	28,986.2758597048	

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>Ron Wright (agent)</u>	Name <u>Retail Planning Corp.</u>
Address(all correspondence will be mailed to this address): <u>188 Colonial Dr.</u>	Address <u>35 Johnson Ferry Rd</u> (See attached authorization letter)
City <u>Woodstock</u>	City <u>Marietta, GA</u>
State <u>GA</u> Zip <u>30189-6807</u>	State <u>GA</u> Zip <u>30068</u>
Phone <u>770-924-5782 C: 678-313-4875</u>	Phone <u>770-956-8383</u>
Contact Person Name: <u>Ron Wright</u> Phone: <u>77-924-5782</u>	
Email Address: <u>ron.wright@mindspring.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 6050 Peachtree Pkwy. Norcross, GA 30092-3336

Subdivision or Project Name Corner Bakery Cafe Lot & Block —

District, Land Lot, & Parcel (MRN) 6.274.051

Proposed Development SIGN

Building Permit Number (if construction has begun) BLD —

Variance Requested One variance will be to increase entrance wall sign square footage from 60sf to 103.75sf and the second on to increase aggregate total all elevations from 120sf to 135sf.

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

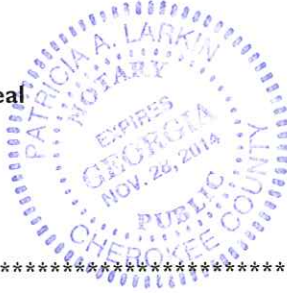
Case No. ZVR 2012-00016

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).

[Signature] 1-9-12
Signature of Applicant Date

Notary Seal



Ron Wright (Agent)
Typed or Printed Name & Title

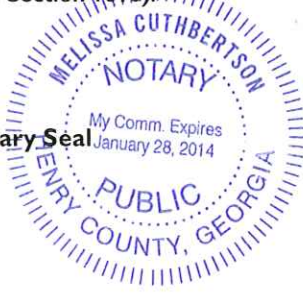
[Signature] 1/9/12
Signature of Notary Public Date

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).

NOKCROSS Peachtree Square NORTH, LLC
By: RETAIL Planning Corporation
Elaine McLuncy 12-22-11
Signature of Property Owner Date

Notary Seal



Elaine McLuncy, V.P. of Project Management
Typed or Printed Name & Title

[Signature] 12/22/11
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 1-9-2012 Received By: L. TIDWELL MRN: 6-274-051

Zoning District: C-2 Hearing Date (if applicable): 2-14-12 Commission District: 2

Variance Type: SIGN Code Section: SO 86-114A

Related Cases & Applicable Conditions: C1C2004-00032, ZVR2011-00028-35, ZVR2011-00070, P'TREE CORNERS OVERLAY DISTRICT

Variance Description: _____

INCREASE ALLOWABLE SIGN AREA FOR TWO ELEVATIONS (FRONT/SIDE) FROM 60 SQ. FT. TO 103.75 SQ. FT.

Case No. ZVR2011-00014



January 5, 2012

To Whom It May Concern:

Corner Bakery Cafes has recently acquired a new site at 6050 Peachtree Place in Norcross, GA in Gwinnett County. Their Branding and Marketing department take a lot of time and research to determine aesthetic features, which includes signage, for all their new locations. They consider design, balance and visibility in determining the best use of color and size for their standard exterior signage. As part of their architectural design they have increased the size of the signage on the store front elevation in order to keep with an aesthetic and balanced appearance. Part of their reasoning is due to the speed limit on the six lane Peachtree Parkway. Although the cabinet we are requesting is larger than code, the largest letter size on the proposed entrance cabinet sign is only 12" tall. At speeds of 40 MPH, a 12" letter is only visible for 2 seconds. This is for a single letter recognition and does not take into account the time to put together a number of letters to form the whole identity of the store. A smaller 8" letter would be visible at 40 MPH for just over a second.

We are requesting two variances. One variance will be to increase entrance wall sign square footage from 60 sq. ft. to 103.75 sq. ft. and second one to increase aggregate total all elevations from 120 sq. ft. to 135sq. ft.

Van Weygandt
Project Manager
CBC Restaurant Corp



12700 Park Central Drive
Suite 1300
Dallas, TX 75251
972.619.4100
www.cornerbakerycafe.com

Feed the Day

Department of Planning and Development

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



gwinnettcountry

VARIANCE CONSENT FORM

PROPERTY OWNER: Norcross Peachtree Square North, LLC
PROPERTY ADDRESS: 6450 Peachtree Parkway, Norcross, GA 30092
SUBDIVISION NAME: _____
LAND LOT(S): 273ⁱ 284 DISTRICT: 6th SECTION/UNIT: _____
LOT NUMBER: _____ BLOCK: _____
BRIEF DESCRIPTION OF VARIANCE REQUEST: 2 Variances
Increase entrance wall sign from 60sf to 103.75sf
Increase aggregate total all elevations from 12sf to 135sf

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: Norcross Peachtree Square LLC
SUBDIVISION: Peachtree Square Shopping Center.
AS OWNER OF LOT: 274 and 283 BLOCK: _____

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

Norcross Peachtree Square LLC
Elaine M-Laney
PRINTED NAME OF OWNER

Elaine M-Laney
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

1-4-2012
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

RETAIL PLANNING CORPORATION

35 JOHNSON FERRY ROAD
MARIETTA, GEORGIA 30068

TELEPHONE 770-956-8383
FAX-DEVELOPMENT 678-385-1930
FAX-LEASING 770-956-9092
FAX-ACCOUNTING 770-984-2662
FAX-PROPERTY MGMT 770-955-7513
DOMAIN retailplanningcorp.com

December 22, 2011

Apollo Signs
Mr. Roger Reid
1238 Logan Circle
Atlanta, GA 30318

Re: Signage Approval
Corner Bakery Café – 6050 Peachtree Parkway, Norcross, GA

Dear Mr. Reid:

Please find enclosed the original signage package approval for each on the individual pages sent to us for approval. I have also enclosed the original notarized sign authorization letter.

Should you have any questions, please feel free to contact me.

Sincerely,

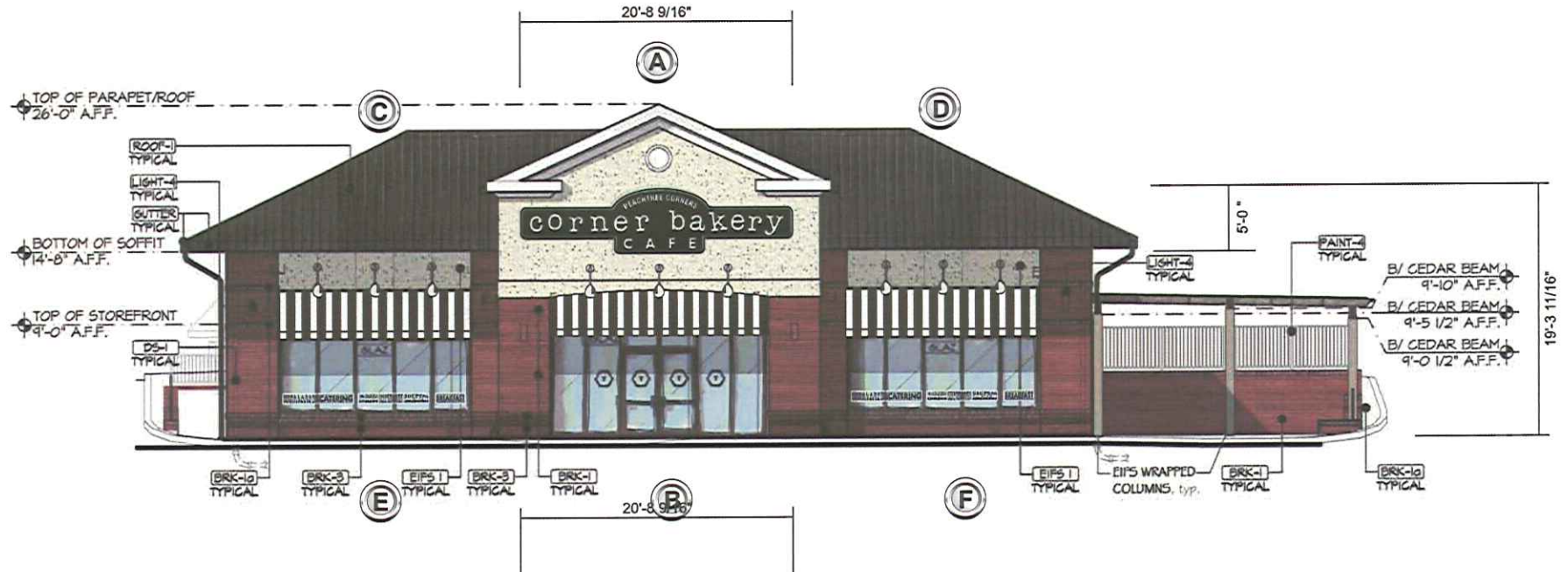
RETAIL PLANNING CORPORATION



Elaine McLaney
Property Manager

Enclosures

SOUTH ELEVATION



1 PROPOSED CONCEPTUAL ELEVATION DRAWING
Scale: 1/8"=1'-0"

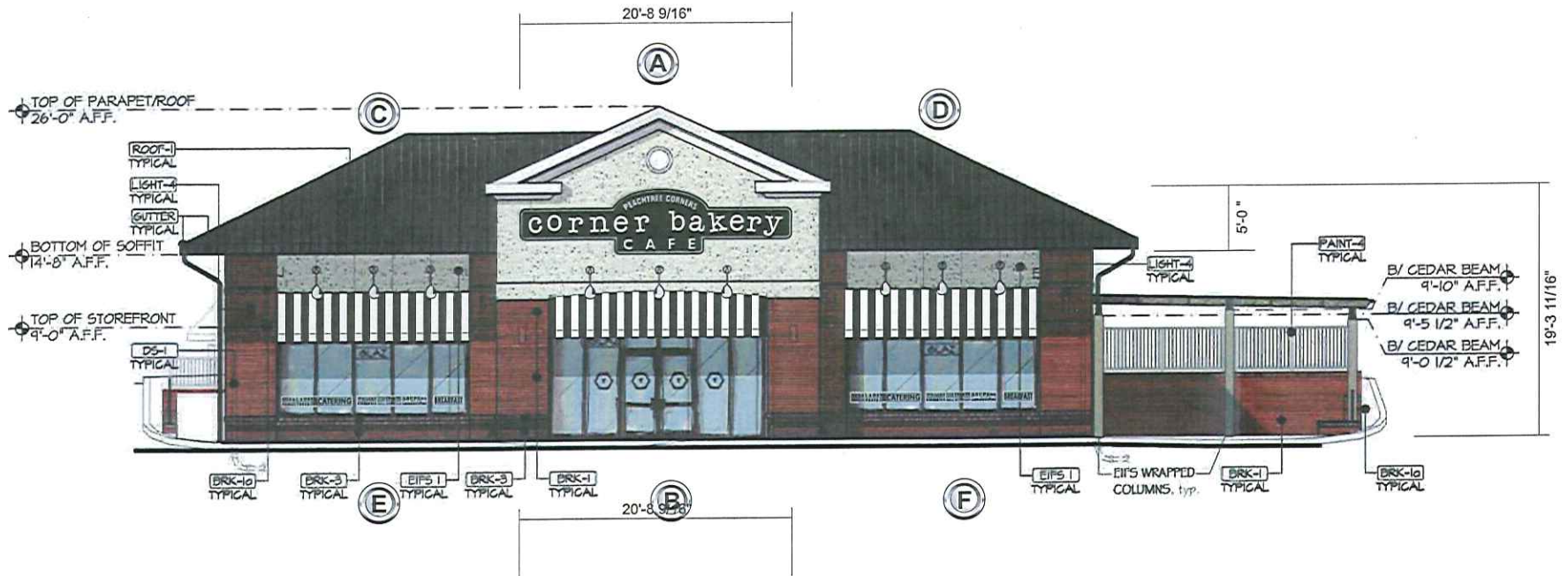


Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	Noted	Address:	6050 Pechtree Place
Drawn:	HA	City / State:	Norcross, GA 30092
Sales:	BW	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
3			
4	Chris C.	07-15-11	Refer to INTRANET
5			
6	J. Viljo	10-28-11	Revised elevations per approved County elevations.
7	R. Mijares	11-17-11	Revisions as per client provisions.
8	Hermes A.	12-4-11	Refer to PATHFINDER

DESIGN DRAWING 2 of 8
Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005



1 PROPOSED CONCEPTUAL ELEVATION DRAWING
Scale: 1/8"=1'-0"



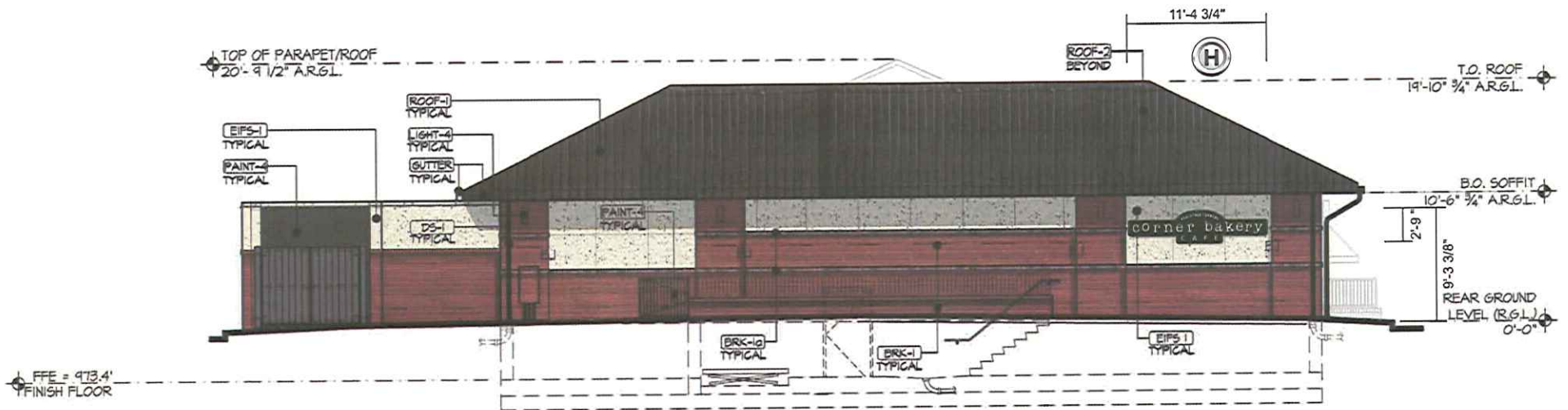
Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	Noted	Address:	6050 Peachtree Place
Drawn:	HA	City / State:	Norcross, GA 30052
Sales:	BW	Client Approval:	Date:

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3			
4	Chris C.	07-15-11	Refer to INTRANET
5			
6	J. Villego	10-28-11	Revised elevations per approved County elevations.
7	R. Maires	11-17-11	Revisions as per client provisions.
8	Hermes A.	12-06-11	Refer to PATHFINDER

DESIGN DRAWING 2 of 8
Request Number: DEV-CBCF-00005-r8
File Location: W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

NORTH ELEVATION



3 PROPOSED CONCEPTUAL ELEVATION DRAWING
Scale: 1/8"=1'-0"

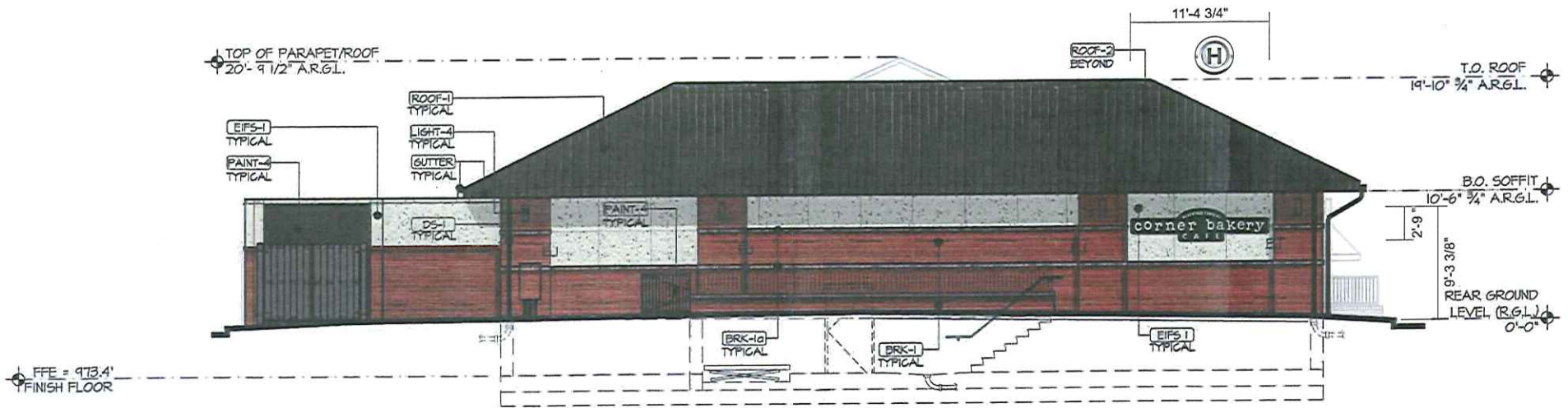


Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	Noted	Address:	6050 Pechtree Place
Drawn:	HA	City / State:	Norcross, GA 30092
Sales:	BW	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
3			
4	Chris C.	07-10-11	Refer to INTRANET
5			
6	J. Villejo	10-29-11	Revised elevations per approved County elevations.
7	R. Mianes	11-17-11	Revisions as per client provisions.
8	Hermes A.	12-6-11	Refer to PATHFINDER

DESIGN DRAWING 4 of 8
Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005



3 PROPOSED CONCEPTUAL ELEVATION DRAWING
 Scale: 1/8"=1'-0"



Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	Noted	Address:	6050 Peachtree Place
Drawn:	HA	City / State:	Norcross, GA 30092
Sales:	GW	Client Approval:	Date:

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3			
4	Chris C.	07-15-11	Refer to INT HANEL
5			
6	J. Vilija	10-26-11	Revised elevations per approved County elevations.
7	R. Mijares	11-17-11	Revisions as per client provisions.
8	Hermes A.	12-4-11	Refer to PATH INDEX

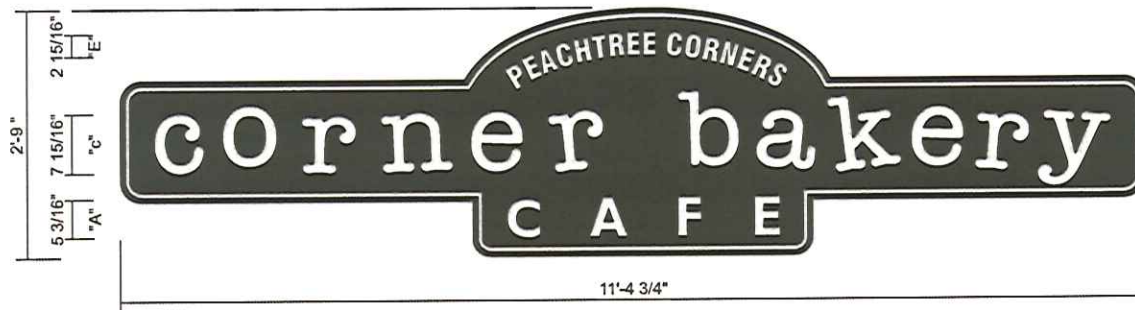
DESIGN DRAWING 4 of 8

Request Number:
DEV-CBCF-00005-r8
 File Location:
 W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

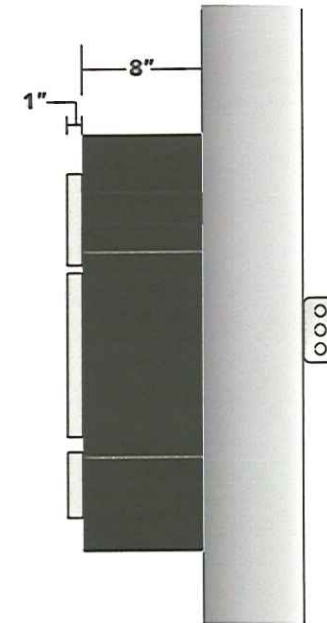
CABINET SIGN



(A) S/F R.O.P.T. WALL MOUNTED (FLUSH) INTERNALLY ILLUM. SIGN
 SCALE: 3/8" = 1'-0" (1) ONE REQUIRED - MANUFACTURE & INSTALL



(H) S/F R.O.P.T. WALL MOUNTED (FLUSH) INTERNALLY ILLUM. SIGN
 SCALE: 3/4" = 1'-0" (1) ONE REQUIRED - MANUFACTURE & INSTALL



SIDE VIEW
 SCALE: 1 1/2" = 1'-0"

- CABINET:** .125 ALUM. S/F INTERNALLY ILLUMINATED DISPLAY W/ 8" RETURN
- FACE:** .125 ALUM. TO BE PAINTED MATTE BLACK WITH COPY ONLY ROUTED OUT.
- COPY:** 1" THICK CLEAR ACRYLIC W/ WHITE DIFFUSER APPLIED 2ND SURFACE. COPY WILL PROJECT OUT FROM THE FACE APPROXIMATELY 3/4".
- BORDER:** 1" THICK ACRYLIC FCO INSET BORDER TO BE PAINTED MATTE WHITE & STUD MOUNTED TO THE SIGN FACE.
- ILLUMINATION:** COPY ONLY IS TO BE ILLUMINATED WITH 800ma H-O COO WHITE FLUORESCENT LAMPS
- INSTALLATION:** FLUSH MOUNTED TO THE WALL SURFACE W/ NON CORROSIVE HARDWARE.



Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	NTS	Address:	6050 Peachtree Place
Drawn:	HA	City / State:	Norcross, GA 30092
Sales:	BW	Client Approval:	Date:

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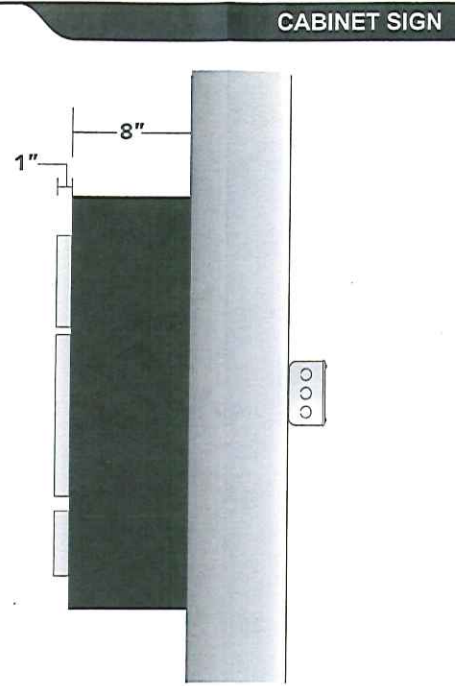
DESIGN DRAWING 6 of 8
 Request Number:
DEV-CBCF-00005-r8
 File Location:
 W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005



(A) S/F R.O.P.T. WALL MOUNTED (FLUSH) INTERNALLY ILLUM. SIGN
 SCALE: 3/8" = 1'-0" (1) ONE REQUIRED - MANUFACTURE & INSTALL

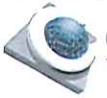


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- INSTALLATION:** FLUSH MOUNTED TO THE WALL SURFACE W/ NON CORROSIVE HARDWARE.



COAST SIGN
 INCORPORATED
 1500 West Embassy St. Anaheim, CA 92802
 (714) 520-9144 FAX: (714) 520-5847

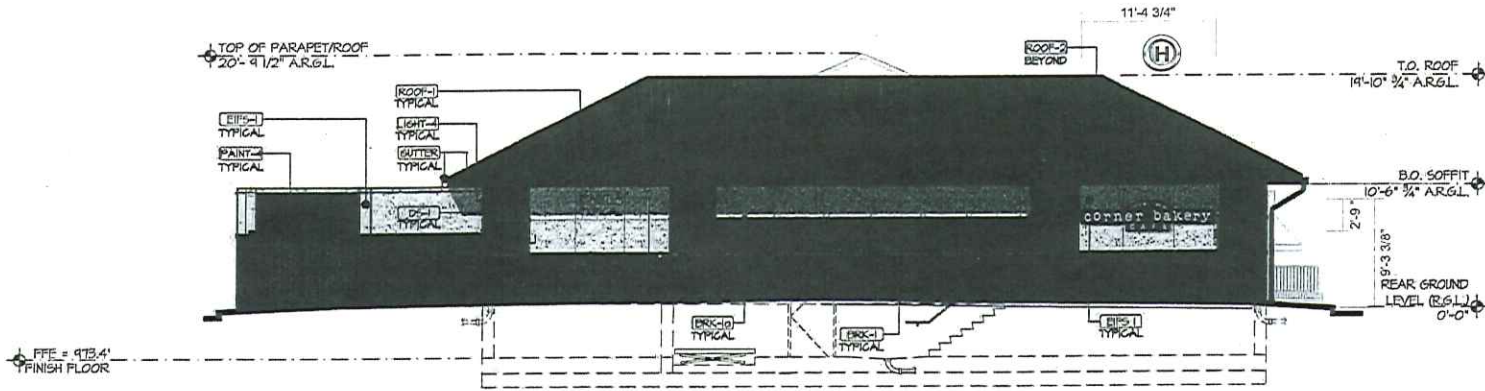
Date: 05-26-11	Project Name: Corner Bakery Cafe
Scale: NTS	Address: 6050 Peachtree Place
Drawn: HA	City / State: Norcross, GA 30002
Sales: BW	Client Approval: _____ Date: _____

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No.	Designer	Date	Revision Notes
3			
4	Chris C.	07-15-11	Refer to INTRANET
5			
6	J. Vallejo	10-26-11	Revised elevations per approved County elevations.
7	R. Mijares	11-17-11	Revisions as per client provisions.
8	Hermes A.	12-6-11	Refer to PART INDEX

DESIGN DRAWING 6 of 8
 Request Number: **DEV-CBCF-00005-r8**
 File Location: W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

NORTH ELEVATION



3 PROPOSED CONCEPTUAL ELEVATION DRAWING
Scale: 1/8"=1'-0"

APPROVED

APPROVAL OF THESE PLANS BY LANDLORD'S AGENT DOES NOT GIVE TENANT'S OBLIGATIONS TO FULLY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS; NOR DOES IT AMEND, MODIFY, OR WAIVE ANY OF TENANT'S OBLIGATIONS OR LANDLORD'S RIGHTS AND REMEDIES UNDER THE LEASE AGREEMENT SUBJECT TO THESE PLANS.

DATE: 12-22-11 APPROVED BY: *Emily*



Date: 05-26-11	Project Name: Corner Bakery Cafe	This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for use by Coast Sign, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.	No.	Designer	Date	Revision Notes
Scale: N/A	Address: 6050 Peachtree Place		3			
Drawn: N/A	City/State: Norcross, GA 30062		4	Chris G.	02-15-11	Refer to EN(FRAN)1
HA: N/A			5			
Sales: RW	Client Approval: _____ Date: _____		6	J. Vargo	06-29-11	Revised elevations per approved County submittals.
			7	H. Shivers	11-17-11	Handsome ink per client instructions.
		8	H. Shivers	12-06-11	Refer to PA1(FR)1(1)	

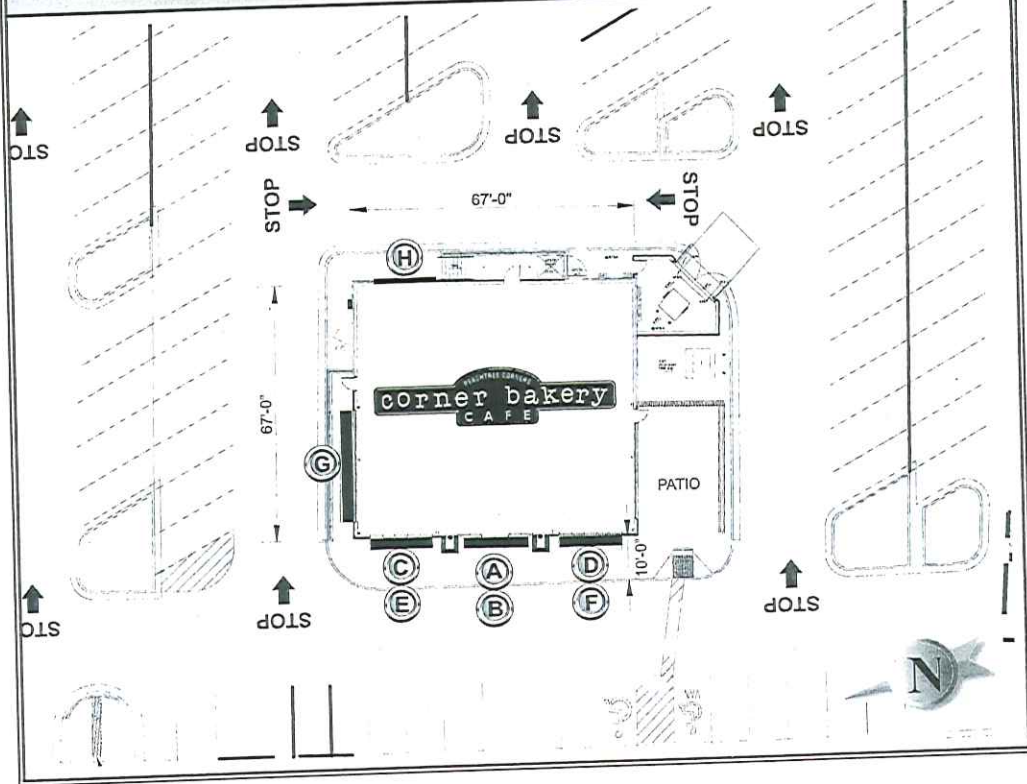
DESIGN DRAWING 4 of 8

Request Number: **DEV-CBCF-00005-r8**

File Location: W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

11 x 17 TEMPLATE VERSION 2.0

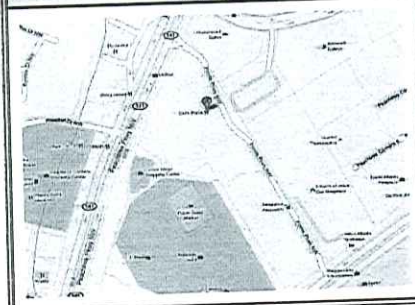
SITE PLAN



SIGNAGE SPECIFICATIONS

- (A) S/F R.O.P.T. ILLUM. WALL MOUNTED SIGN
Manufacture and Install (1) Wall Sign
- (B) AWNING
Manufacture and Install (1) Awning
- (C) AWNING
Manufacture and Install (1) Awning
- (D) AWNING
Manufacture and Install (1) Awning
- (E) TYPICAL MODIFIED ACRYLIC GRAPHICS
Manufacture and Install (1) Set of Window Vinyl
- (F) TYPICAL MODIFIED ACRYLIC GRAPHICS
Manufacture and Install (1) Set of Window Vinyl
- (G) AWNING
Manufacture and Install (1) Awning
- (H) S/F R.O.P.T. ILLUM. WALL MOUNTED SIGN
Manufacture and Install (1) Wall Sign

AREA MAP



APPROVED

APPROVAL OF THESE PLANS BY LANDLORD DOES NOT WAIVE TENANT'S OBLIGATIONS TO FULLY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS; NOR DOES IT AMEND, MODIFY, OR WAIVE ANY OF TENANT'S OBLIGATIONS OR LANDLORD'S RIGHTS AND REMEDIES UNDER THE LEASE SUBJECT TO THESE PLANS.

APPROVED BY: *Em-Jenny*
DATE: 12-22-11



Date: 05-26-11
Scale: NTS
Drawn: HA
Sales: BW
Project Name: Corner Bakery Cafe
Address: 6650 Peachtree Place
City / State: Norcross, GA 30092

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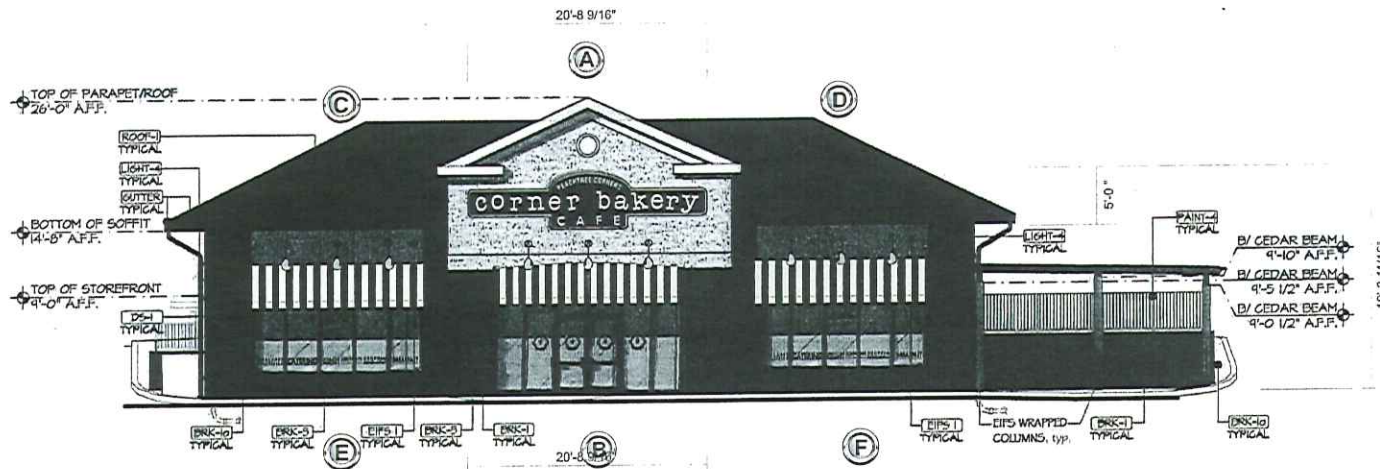
No.	Designer	Date	Revision Notes
3			
4	Chris C.	02-15-11	Revised to PH (HANE) 1
5			
6	J. Valero	10-28-11	Revised elevations per approved County circulars.
7	V. Mann	11-12-11	Revisions as per client provisions.
8	Travis A.	12-01-11	Revised to PH (HANE) 1

DESIGN DRAWING 1 of 8

Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

11.11 TEMPLATE VERSION 2.0

SOUTH ELEVATION



1 PROPOSED CONCEPTUAL ELEVATION DRAWING
Scale: 1/8"=1'-0"

APPROVED

APPROVAL OF THESE PLANS BY LANDLORD DOES NOT WAIVE TENANT'S OBLIGATIONS TO FULLY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS; NOR DOES IT AMEND, MODIFY, OR WAIVE ANY OF TENANT'S OBLIGATIONS OR LANDLORD'S RIGHTS AND REMEDIES UNDER THE LEASE SUBJECT TO THESE PLANS.

APPROVED BY: *Eric Haney*

DATE: 12-22-11



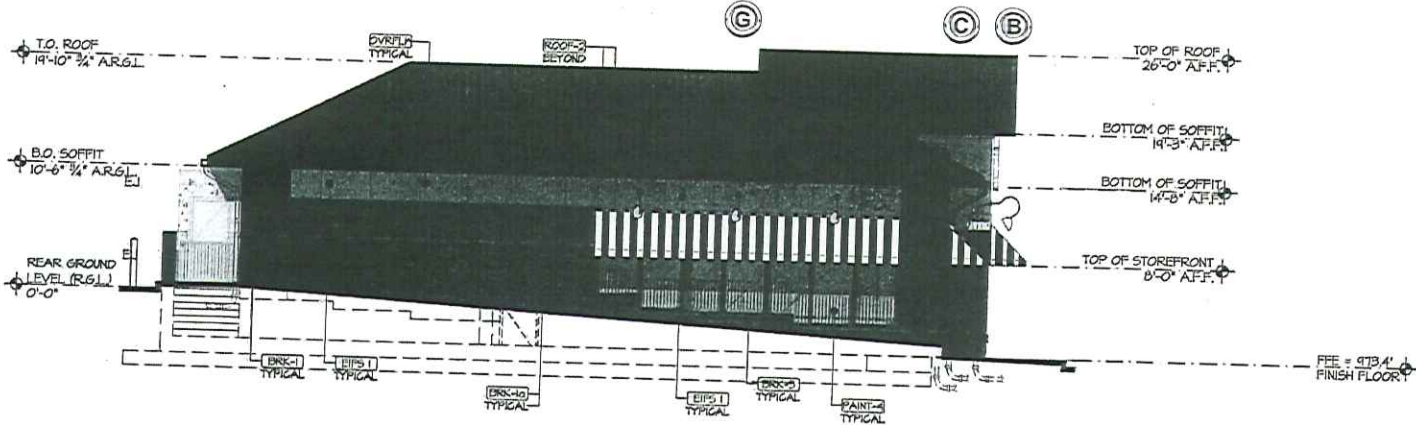
Date: 05-26-11
Project Name: Corner Bakery Cafe
Address: 6850 Peachtree Plaza
City / State: Norcross, GA 30092
Client Approval: _____ Date: _____

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No.	Designer	Date	Revision Notes
1	CHS-LL	07-25-11	Issue for RFI (RAMP)
2	J. Walker	10-23-11	Revised elevations per apartment layout elevations.
3	H. Hansen	11-22-11	Revisions as per client presentation.
4	Hansen A.	12-20-11	Issue to F&H for RFI

DESIGN DRAWING 2 of 8
Request Number: **DEV-CBCF-00005-r8**
File Location: W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

WEST ELEVATION



2 PROPOSED CONCEPTUAL ELEVATION DRAWING
Scale: 1/8"=1'-0"

APPROVED

APPROVAL OF THESE PLANS BY LANDLORD DOES NOT WAIVE TENANT'S OBLIGATIONS TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS; NOR DOES IT AMEND, MODIFY, OR WAIVE ANY OF TENANT'S OBLIGATIONS OR LANDLORD'S RIGHTS AND REMEDIES UNDER THE LEASE AGREEMENT SUBJECT TO THESE PLANS.

APPROVED BY: *J. V. [Signature]*

DATE: 12-22-11



Date: 05-26-11
Project Name: Corner Bakery Cafe
Scale: N=1/8"=1'-0"
Drawn: HA
City / State: Norcross, GA 30092
Sales: BW
Client Approval: _____ Date: _____

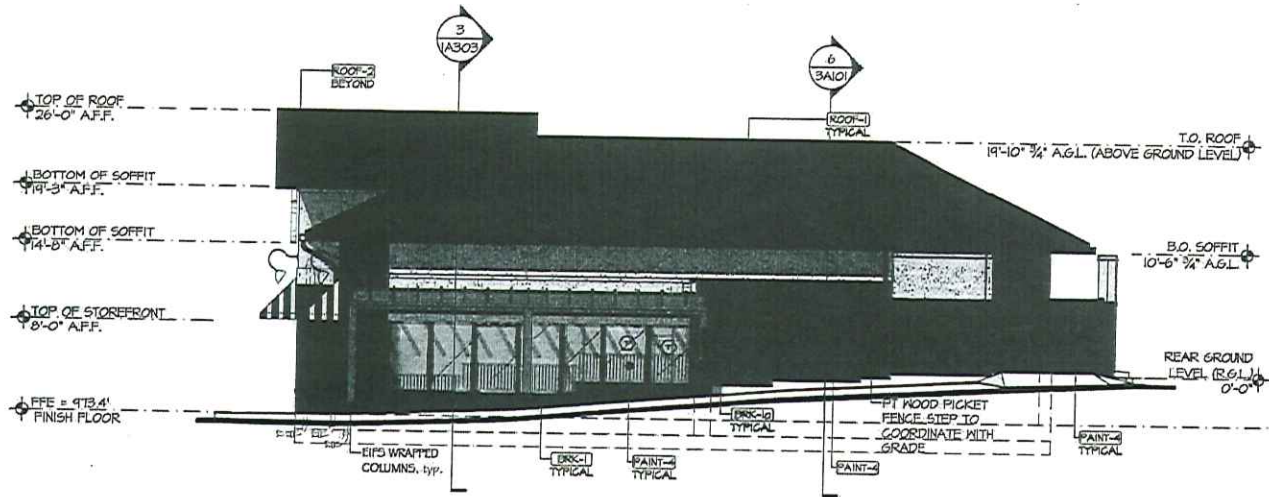
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No.	Designer	Date	Revision Notes
1			
2	Chris L.	07-15-11	Refer to PERMITS
3			
4	J. V. [Signature]	12-23-11	Revised elevations per approved Utility elevation.
5	H. [Signature]	12-21-11	Revisions as per client provisions.
6	H. [Signature]	12-26-11	Refer to PERMITS

DESIGN DRAWING 3 of 8
Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

11x17 TEMPLATE VERSION 7.0

EAST ELEVATION



4 PROPOSED CONCEPTUAL ELEVATION DRAWING

Scale: 1/8"=1'-0"

NOTE: NO PROPOSED SIGN ON THIS SIDE OF THE BUILDING.

APPROVED

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APPROVED BY: *[Signature]*

DATE: 12-22-11



Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	Noted	Address:	6050 Peachtree Place
Drawn:	HA	City / State:	Norcross, GA 30092
Sales:	JWV	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
1			
2	Chris C.	07-15-11	Revised to PERMITS 1
3			
4			
5	J. Vargo	10-23-11	Forwarded information per recipient County elevations.
6	E. Korman	11-17-11	Revisions per their client preferences.
7			
8	Hannah A.	12-04-11	Revised to PERMITS 2/24/11

DESIGN DRAWING 5 of 8
Request Number: DEV-CBCF-00005-F8
File Location: W:\Corner Bakery Cafe\ArchDrawings\DEV-CBCF-00005

5'-0" 9'-3/8" 1'-2 7/16" 5'-5 1/16" "A" "C" "E"



20'-8 9/16"

(A) S/F R.O.P.T. WALL MOUNTED (FLUSH) INTERNALLY ILLUM. SIGN
SCALE: 3/8" = 1'-0"
(1) ONE REQUIRED - MANUFACTURE & INSTALL

2'-9" 5'-3/16" 7'-15/16" 2'-15/16" "A" "C" "E"

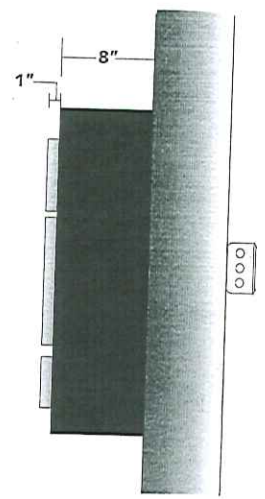


11'-4 3/4"

(H) S/F R.O.P.T. WALL MOUNTED (FLUSH) INTERNALLY ILLUM. SIGN
SCALE: 3/4" = 1'-0"
(1) ONE REQUIRED - MANUFACTURE & INSTALL

- CABINET:** .125 ALUM. S/F INTERNALLY ILLUMINATED DISPLAY W/ 8" RETURN
- FACE:** .125 ALUM. TO BE PAINTED MATTE BLACK WITH COPY ONLY ROUTED OUT.
- COPY:** 1" THICK CLEAR ACRYLIC W/ WHITE DIFFUSER APPLIED 2ND SURFACE. COPY WILL PROJECT OUT FROM THE FACE APPROXIMATELY 3/4".
- BORDER:** 1" THICK ACRYLIC FCO INSET BORDER TO BE PAINTED MATTE WHITE & STUD MOUNTED TO THE SIGN FACE.
- ILLUMINATION:** COPY ONLY IS TO BE ILLUMINATED WITH 800ma H-O COO WHITE FLUORESCENT LAMPS
- INSTALLATION:** FLUSH MOUNTED TO THE WALL SURFACE W/ NON CORROSIVE HARDWARE.

CABINET SIGN



SIDE VIEW
SCALE: 1 1/2" = 1'-0"

APPROVED

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APPROVED BY: *Emily Loney*

DATE: *12-22-11*



Date: 05-25-11
Project Name: Corner Bakery Cafe
Address: 6050 Peachtree Place
City / State: Norcross, GA 30092
Client Approval: _____ Date: _____

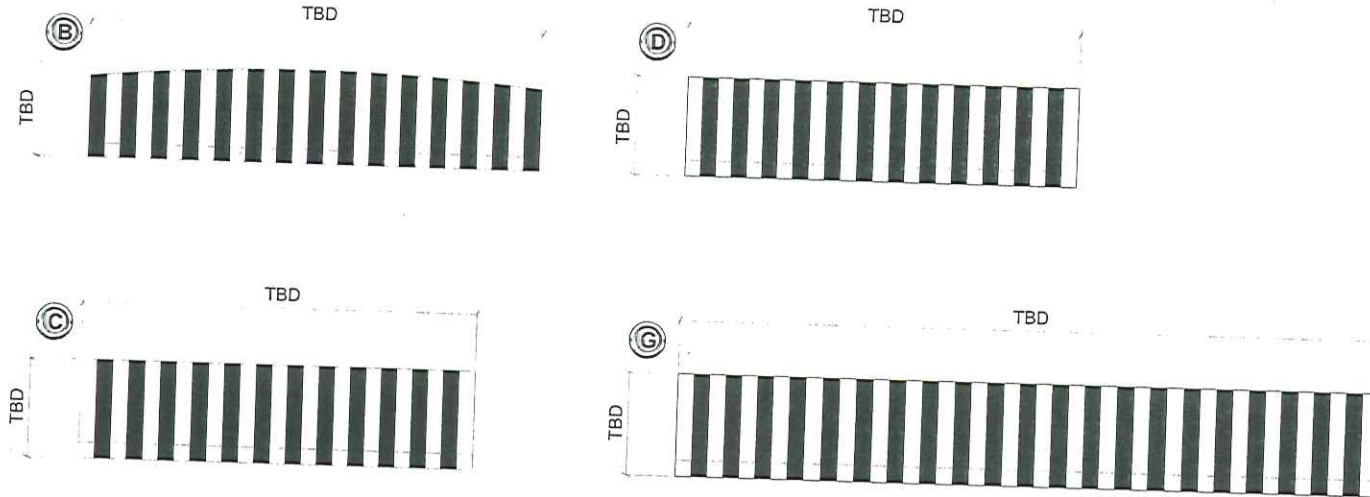
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No.	Designer	Date	Revision Notes
1	J		
2	J		
3	Chris L.	01-19-11	Refer to REV 1 (RAN)
4			
5			
6	J. Village	10-26-11	Forward elevations per approved Century elevations.
7	J. Village	11-12-11	Revisions as per client presentation.
8	Heather A.	12-06-11	Refer to REV 1 (RAN)

DESIGN DRAWING 6 of 8
Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

11A 17 TEMPLATE VERSION 7.0

AWNING



B C D G FRONT VIEW @ AWNING
NTS



Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	NTS	Address:	6050 Peachtree Place
Drawn:	HA	City/State:	Norcross, GA 30092
Sales:	BW	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
1			
2	Chris L.	02-15-11	Revised to INTERACT
3			
4	J. Velez	10-25-11	Revised elevations per approved County elevations.
5	H. Adams	11-17-11	Revisions as per client comments.
6	Herman A.	12-01-11	Revised to PALMER INLET

DESIGN DRAWING 7 of 8
Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

11.17 TEMPLATE VERSION 7.0

APPROVED

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DATE: 12-22-11 APPROVED BY: *Jim Jolley*

TBD

COMBOS SOUPS *tasty* **BREAKFAST**
delicious sandwiches

WINDOW VINYL

TBD

DELICIOUS *tasty* **LUNCH**
HOT FRESH SOUPS *cakes*

TBD

sweets COFFEE *Fruits & Grains* **DINNER**
COMBOS SANDWICHES

TBD

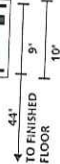
MINI SALADS *tasty* **CATERING**
PANINI PASTA HOT SOUPS

TBD

CORNER **COMBOS** SOUPS *tasty*
COMBOS *SWEETS* *cakes* *delicious* *sandwiches*

TBD

BREAKFAST



TYPICAL MODIFIED ACRYLIC GRAPHICS

AS REQUIRED - MANUFACTURE & APPLY ON FIRST SURFACE

SCALE: 1"=1'-0"

GRAPHICS SHOWN BLACK FOR VISUAL PURPOSE ONLY

COPY SPECIFICATIONS:

1/32" BRIGHT WHITE SINGLE PLY MODIFIED ACRYLIC
W/ VHB ADHESIVE ON BACK SIDE OF ACRYLIC FOR
FIRST SURFACE APPLICATION OF COPY.

EXTRA SIZES & QUANTITIES WITH LAYOUTS
TO BE COMPLETED WITH FINAL ELEVATIONS.



Date: 05-26-11
Scale: Noted
Drawn: HA
Sales: BW
Project Name: Corner Bakery Cafe
Address: 6050 Peachtree Place
City/State: Norcross, GA 30092
Client Approval: _____ Date: _____

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No.	Designer	Date	Revision Notes
1			
2			
3			
4	Chris L.	04-13-11	Notes to the Owner
5			
6	J. Vetro	10-23-11	Revised elevations per approved County elevations.
7	H. Gorman	11-13-11	Revisions as per client preferences
8	Himmels A.	12-6-11	Notes to the Owner

DESIGN DRAWING 8 of 8

Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

1/8 X 1/2 TEMPLATE VERSION 2.0

APPROVED

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DATE:

12-22-11

APPROVED BY: *Jim Janni*



Searches Data Sources

General | Engineering/Developers | Transportation | Utilities | Pictometry

Tools

Map Content Options

Scale 1: 3,535.91 Longitude : -84.233143 , Latitude : 33.953810

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"/>	Info	Tip	Parcel ID (PIN)	Address	Lot	Parceltype	Exemption Type	Area (sq ft)	Length (Perimeter)
<input checked="" type="checkbox"/>			6274 051	6050		Parcel	Not Exempt	451,803.899238382	



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>Ron Wright (agent)</u>	Name <u>Retail Planning Corp.</u>
Address(all correspondence will be mailed to this address): <u>188 Colonial Dr.</u>	Address <u>35 Johnson Ferry Rd</u> (See attached authorization letter)
City <u>Woodstock</u>	City <u>Marietta, GA</u>
State <u>GA</u> Zip <u>30189-6807</u>	State <u>GA</u> Zip <u>30068</u>
Phone <u>770-924-5782 C: 678-313-4875</u>	Phone <u>770-956-8383</u>
Contact Person Name: <u>Ron Wright</u> Phone: <u>77-924-5782</u>	
Email Address: <u>ron.wright@mindspring.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 6050 Peachtree Pkwy. Norcross, GA 30092-3336

Subdivision or Project Name Corner Bakery Cafe Lot & Block —

District, Land Lot, & Parcel (MRN) 6-274-051

Proposed Development SIGN

Building Permit Number (if construction has begun) BLD —

Variance Requested One variance will be to increase entrance wall sign square footage from 60sf to 103.75sf and the second on to increase aggregate total all elevations from 120sf to 135sf.

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

Case No. ZVR2012-00017

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).

[Signature] 1-9-12
Signature of Applicant Date

Notary Seal



Ron Wright (Agent)
Typed or Printed Name & Title

[Signature] 1/9/12
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).

NOKCROSS Peachtree Square NORTH, LLC
By: RETAIL Planning Corporation
[Signature] 12-22-11
Signature of Property Owner Date

Notary Seal



Elaine McLuncy, V.P. of Project Management
Typed or Printed Name & Title

[Signature] 12/22/11
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 1-9-2012 Received By: L. TIDWELL MRN: 6-274-051

Zoning District: C-2 Hearing Date (if applicable): 2-14-12 Commission District: 2

Variance Type: SIGN Code Section: SO 86-114A

Related Cases & Applicable Conditions: C1C2004-00032, ZVR2011-00028-35, ZVR2011-00070, PTREE CORNERS OVERLAY DISTRICT

Variance Description: INCREASE AGGREGATE TOTAL OF WALL SIGNAGE ALLOWED FROM 120 SQ. FT. TO 135 SQ. FT.



January 5, 2012

To Whom It May Concern:

Corner Bakery Cafes has recently acquired a new site at 6050 Peachtree Place in Norcross, GA in Gwinnett County. Their Branding and Marketing department take a lot of time and research to determine aesthetic features, which includes signage, for all their new locations. They consider design, balance and visibility in determining the best use of color and size for their standard exterior signage. As part of their architectural design they have increased the size of the signage on the store front elevation in order to keep with an aesthetic and balanced appearance. Part of their reasoning is due to the speed limit on the six lane Peachtree Parkway. Although the cabinet we are requesting is larger than code, the largest letter size on the proposed entrance cabinet sign is only 12" tall. At speeds of 40 MPH, a 12" letter is only visible for 2 seconds. This is for a single letter recognition and does not take into account the time to put together a number of letters to form the whole identity of the store. A smaller 8" letter would be visible at 40 MPH for just over a second.

We are requesting two variances. One variance will be to increase entrance wall sign square footage from 60 sq. ft. to 103.75 sq. ft. and second one to increase aggregate total all elevations from 120 sq. ft. to 135sq. ft.

Van Weygandt
Project Manager
CBC Restaurant Corp



12700 Park Central Drive
Suite 1300
Dallas, TX 75251
972.619.4100
www.cornerbakerycafe.com

Feed the Day

Department of Planning and Development

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



gwinnettcountry

VARIANCE CONSENT FORM

PROPERTY OWNER: NORCROSS PEACHTREE SQUARE NORTH, LLC
PROPERTY ADDRESS: 6450 PEACHTREE PARKWAY, NORCROSS, GA 30092
SUBDIVISION NAME: _____
LAND LOT(S): 273'
284' DISTRICT: 6th SECTION/UNIT: _____
LOT NUMBER: _____ BLOCK: _____
BRIEF DESCRIPTION OF VARIANCE REQUEST: 2 Variances
Increase entrance wall sign from 60sf to 103.75sf
Increase aggregate total all elevations from 12sf to 135sf

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: NORCROSS PEACHTREE SQUARE LLC
SUBDIVISION: PEACHTREE SQUARE SHOPPING CENTER.
AS OWNER OF LOT: 274 and 283 BLOCK: _____

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

NORCROSS PEACHTREE SQUARE LLC
ELAINE M-LANEY
PRINTED NAME OF OWNER

Elaine M-Laney
SIGNATURE OF OWNER

PRINTED NAME OF OWNER

SIGNATURE OF OWNER

1-4-2012
DATE

FOR INTERNAL USE ONLY

DATE RECEIVED: _____ BY: _____ VARIANCE CASE NUMBER: _____

RETAIL PLANNING CORPORATION

35 JOHNSON FERRY ROAD
MARIETTA, GEORGIA 30068

TELEPHONE 770-956-8383
FAX-DEVELOPMENT 678-385-1930
FAX-LEASING 770-956-9092
FAX-ACCOUNTING 770-984-2662
FAX-PROPERTY MGMT 770-955-7513
DOMAIN retailplanningcorp.com

December 22, 2011

Apollo Signs
Mr. Roger Reid
1238 Logan Circle
Atlanta, GA 30318

Re: Signage Approval
Corner Bakery Café – 6050 Peachtree Parkway, Norcross, GA

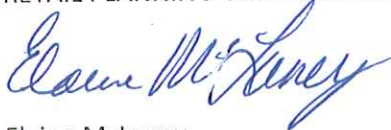
Dear Mr. Reid:

Please find enclosed the original signage package approval for each on the individual pages sent to us for approval. I have also enclosed the original notarized sign authorization letter.

Should you have any questions, please feel free to contact me.

Sincerely,

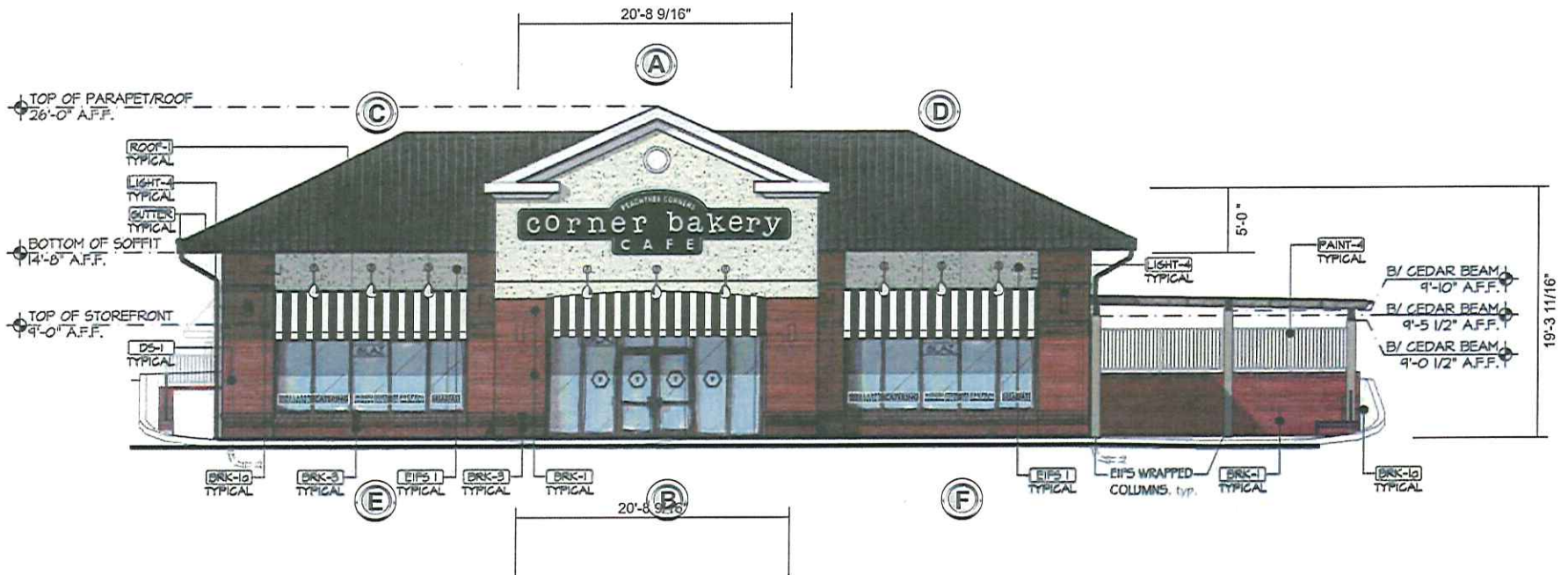
RETAIL PLANNING CORPORATION



Elaine McLaney
Property Manager

Enclosures

SOUTH ELEVATION



1 PROPOSED CONCEPTUAL ELEVATION DRAWING
Scale: 1/8"=1'-0"

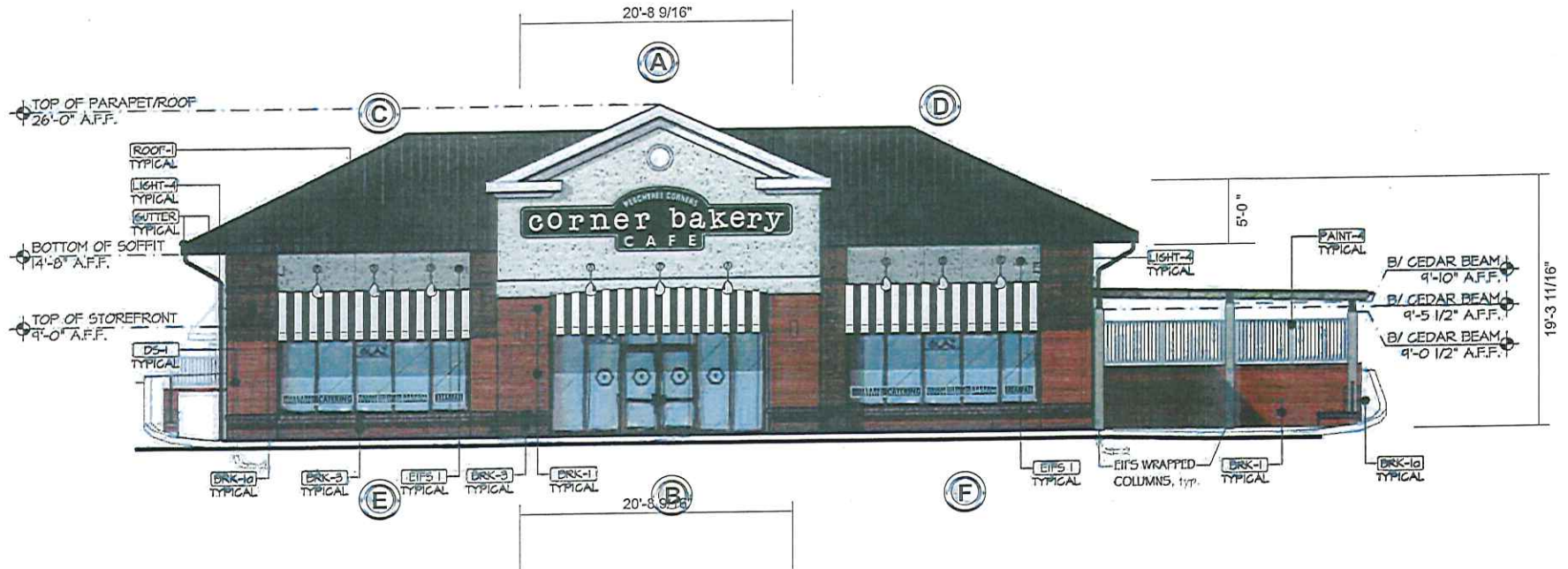


Date:	05-20-11	Project Name:	Corner Bakery Cafe
Scale:	Noted	Address:	0050 Pechtree Place
Drawn:	HA	City/State:	Norcross, GA 30092
Sales:	BW	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
3			
4	Chris C.	07-15-11	Refer to INTRANET
5			
6	J. Vallejo	10-20-11	Revised elevations per approved County elevations.
7	R Mijares	11-17-11	Revisions as per client provisions.
8	Hermes A.	12-6-11	Refer to PATHFINDER

DESIGN DRAWING 2 of 8	
Request Number:	DEV-CBCF-00005-r8
File Location:	W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005



1 PROPOSED CONCEPTUAL ELEVATION DRAWING
Scale: 1/8"=1'-0"



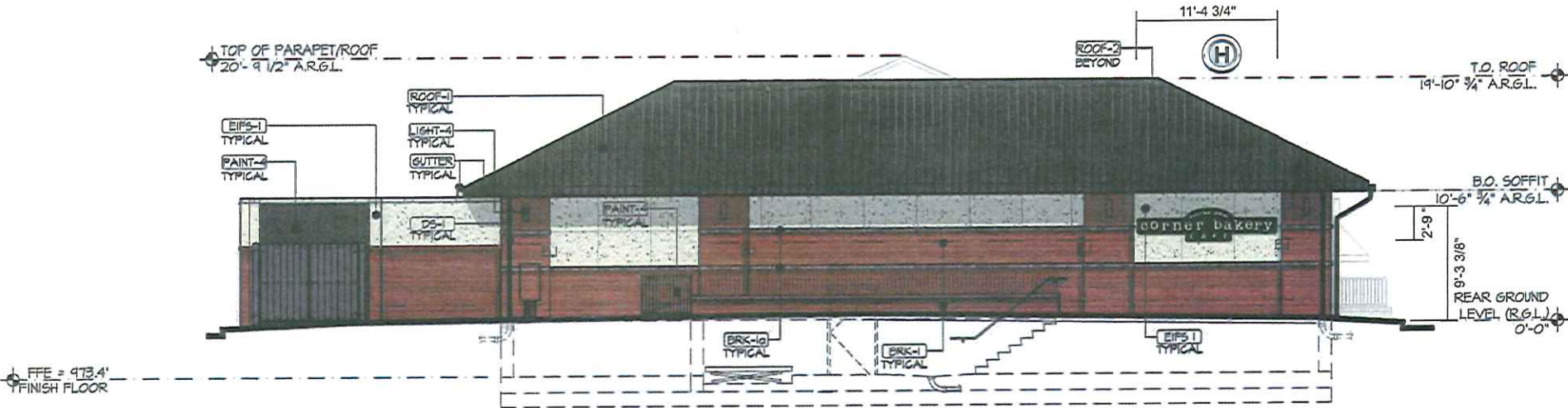
Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	Noted	Address:	6050 Peachtree Place
Drawn:	HA	City / State:	Norcross, GA 30092
Sales:	BW	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
3			
4	Chris C.	07-19-11	Refer to INTRANE.T
5			
6	J. Villego	11-29-11	Revised elevations per approved County elevations.
7	R. Mijares	11-17-11	Revisions as per client provisions.
8	Hermes A.	12-6-11	Refer to PATHFINDER

DESIGN DRAWING 2 of 8
Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

NORTH ELEVATION



3 PROPOSED CONCEPTUAL ELEVATION DRAWING
Scale: 1/8"=1'-0"

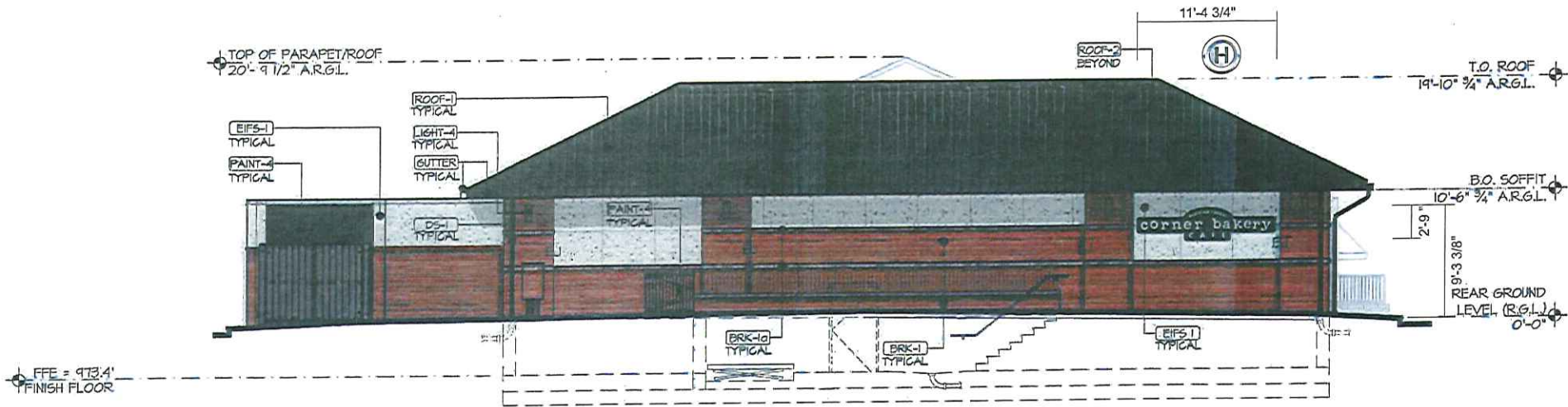


Date:	05-20-11	Project Name:	Corner Bakery Cafe
Scale:	Noted	Address:	6050 Pechtree Place
Drawn:	HA	City / State:	Norcross, GA 30092
Sales:	BW	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
3			
4	Chris C.	07-15-11	Refer to INTRANET
5			
6	J. Vilajo	10-20-11	Revised elevations per approved County elevations.
7	R. Mirares	11-17-11	Revisions as per client provisions.
8	Hermes A.	12-6-11	Refer to PATHFINDER

DESIGN DRAWING 4 of 8
Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005



3 PROPOSED CONCEPTUAL ELEVATION DRAWING
Scale: 1/8"=1'-0"

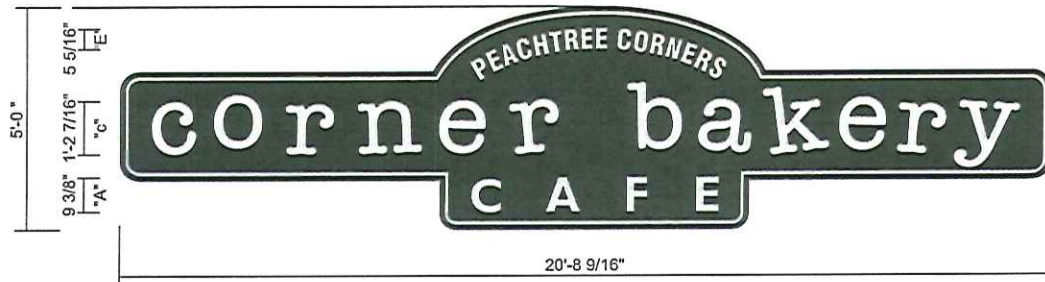


Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	Noted	Address:	6050 Pechtree Place
Drawn:	HA	City / State:	Norcross, GA 30092
Sales:	DW	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
3			
4	Chris C.	07-15-11	Refer to INT-HANLT
5			
6	J. Vallejo	10-20-11	Revised elevations per approved County elevations.
7	R. Mijares	11-17-11	Revisions as per client provisions.
8	Hermes A.	12-6-11	Refer to PATH-INDEX

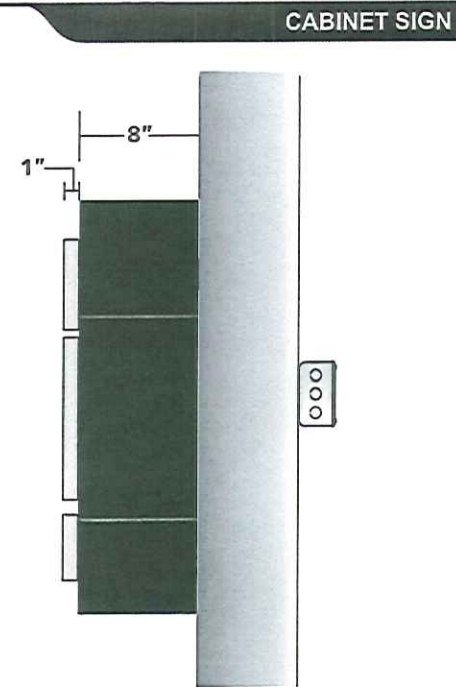
DESIGN DRAWING 4 of 8
Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005



(A) S/F R.O.P.T. WALL MOUNTED (FLUSH) INTERNALLY ILLUM. SIGN
 SCALE: 3/8" = 1'-0" (1) ONE REQUIRED - MANUFACTURE & INSTALL



(H) S/F R.O.P.T. WALL MOUNTED (FLUSH) INTERNALLY ILLUM. SIGN
 SCALE: 3/4" = 1'-0" (1) ONE REQUIRED - MANUFACTURE & INSTALL



SIDE VIEW
 SCALE: 1 1/2" = 1'-0"

- CABINET:** .125 ALUM. S/F INTERNALLY ILLUMINATED DISPLAY W/ 8" RETURN
- FACE:** .125 ALUM. TO BE PAINTED MATTE BLACK WITH COPY ONLY ROUTED OUT.
- COPY:** 1" THICK CLEAR ACRYLIC W/ WHITE DIFFUSER APPLIED 2ND SURFACE. COPY WILL PROJECT OUT FROM THE FACE APPROXIMATELY 3/4".
- BORDER:** 1" THICK ACRYLIC FCO INSET BORDER TO BE PAINTED MATTE WHITE & STUD MOUNTED TO THE SIGN FACE.
- ILLUMINATION:** COPY ONLY IS TO BE ILLUMINATED WITH 800ma H-O COO WHITE FLUORESCENT LAMPS
- INSTALLATION:** FLUSH MOUNTED TO THE WALL SURFACE W/ NON CORROSIVE HARDWARE.



Date: 05-20-11	Project Name: Corner Bakery Cafe
Scale: NTS	Address: 6050 Peachtree Place
Drawn: HA	City / State: Norcross, GA 30092
Sales: BW	Client Approval: _____ Date: _____

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No.	Designer	Date	Revision Notes
3			
4	Chris C.	07-15-11	Refer to INTRANET
5			
6	J. Vilko	10-25-11	Revised elevations per approved County elevations.
7	R. Mianari	11-17-11	Revisions as per client provisions.
8	Herman A.	12-4-11	Refer to PATHFINDER

DESIGN DRAWING 6 of 8

Request Number: **DEV-CBCF-00005-r8**

File Location: W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

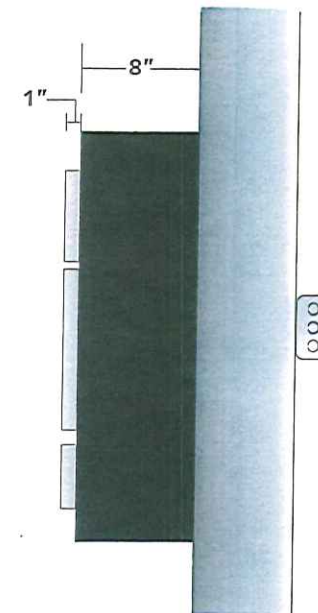
CABINET SIGN



(A) S/F R.O.P.T. WALL MOUNTED (FLUSH) INTERNALLY ILLUM. SIGN
 SCALE: 3/8" = 1'-0"
 (1) ONE REQUIRED - MANUFACTURE & INSTALL



(H) S/F R.O.P.T. WALL MOUNTED (FLUSH) INTERNALLY ILLUM. SIGN
 SCALE: 3/4" = 1'-0"
 (1) ONE REQUIRED - MANUFACTURE & INSTALL



SIDE VIEW
 SCALE: 1 1/2" = 1'-0"

- CABINET:** .125 ALUM. S/F INTERNALLY ILLUMINATED DISPLAY W/ 8" RETURN
- FACE:** .125 ALUM. TO BE PAINTED MATTE BLACK WITH COPY ONLY ROUTED OUT.
- COPY:** 1" THICK CLEAR ACRYLIC W/ WHITE DIFFUSER APPLIED 2ND SURFACE. COPY WILL PROJECT OUT FROM THE FACE APPROXIMATELY 3/4".
- BORDER:** 1" THICK ACRYLIC FCO INSET BORDER TO BE PAINTED MATTE WHITE & STUD MOUNTED TO THE SIGN FACE.
- ILLUMINATION:** COPY ONLY IS TO BE ILLUMINATED WITH 800ma H-O COO WHITE FLUORESCENT LAMPS
- INSTALLATION:** FLUSH MOUNTED TO THE WALL SURFACE W/ NON CORROSIVE HARDWARE.



Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	NTS	Address:	6050 Peachtree Place
Drawn:	HA	City / State:	Norcross, GA 30092
Sales:	DW	Client Approval:	Date:

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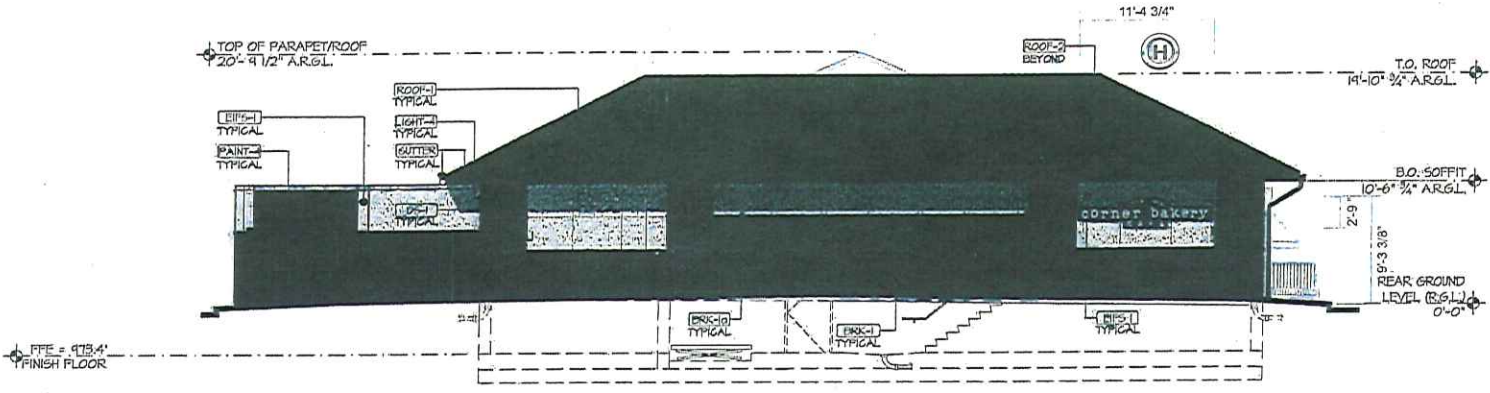
No.	Designer	Date	Revision Notes
3			
4	Chis C.	07-10-11	Refer to INTRANEI
5			
6	J. Villejo	10-28-11	Revised elevations per approved County elevations.
7	R Mjares	11-17-11	Revisions as per client provisions.
8	Hermes A.	12-6-11	Refer to PATHFINDER

DESIGN DRAWING 6 of 8

Request Number:
DEV-CBCF-00005-r8

File Location:
 W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

NORTH ELEVATION




3 PROPOSED CONCEPTUAL ELEVATION DRAWING
Scale: 1/8"=1'-0"

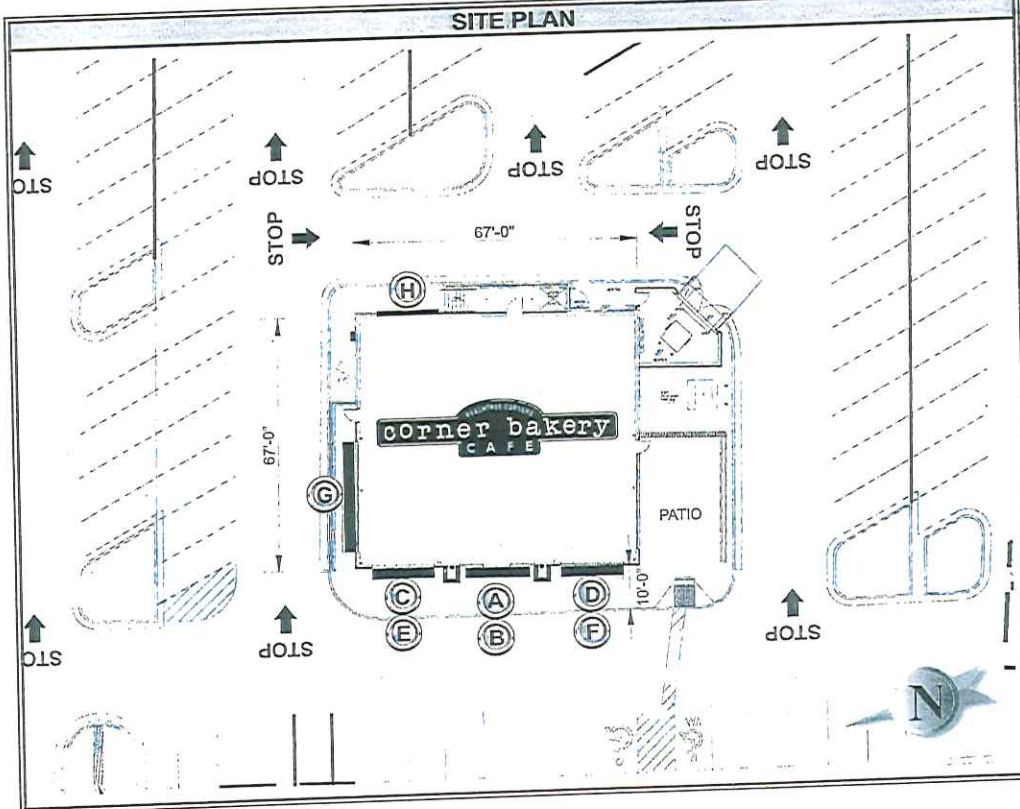
APPROVED

APPROVAL OF THESE PLANS BY LANDLORD DOES NOT WAIVE TENANT'S OBLIGATIONS TO FULLY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS; NOR DOES IT AMEND, MODIFY, OR WAIVE ANY OF TENANT'S OBLIGATIONS OR LANDLORD'S RIGHTS AND REMEDIES UNDER THE LEASE AGREEMENT TO THESE PLANS.

DATE: 12-22-11 APPROVED BY: *Emidany*

 COAST SIGN INCORPORATED 1380 West Embassy St. Anahaim, CA 92802 (714) 520-9144 FAX: (714) 520-3047	Date:	05-26-11	Project Name:	Corner Bakery Cafe	This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in connection with a project being planned for you by Coast Sign, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.	No.	1	Designer		Date		Revision Notes		DESIGN DRAWING 4 of 8 Request Number: DEV-CBCF-00005-r8 File Location: W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005
	Scale:	Nbsrl	Address:	6050 Peachtree Place		2	K. Piro G.	02/15/11	Refer to 311 (RAM) 1					
	Drawn:	HA	City / State:	Norcross, GA 30092		3	J. V. Miller	03/26/11	Revised elevations per approved canopy elevations.					
	Sales:	HW	Client Approval:	Date:		4	M. Marcus	11-17-11	Revisions as per client instructions.					
						5	Thomas A.	12-22-11	Refer to 311 (RAM) 1					

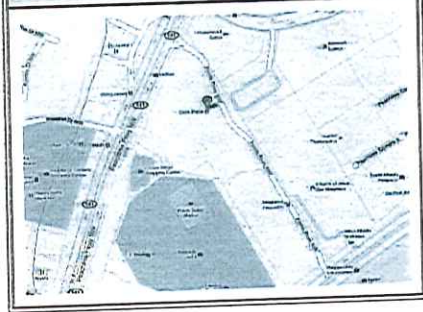
11 X 17 TEMPLATE VERSION 2.0



SIGNAGE SPECIFICATIONS

- (A) S/F R.O.P.T. ILLUM. WALL MOUNTED SIGN
Manufacture and Install (1) Wall Sign
- (B) AWNING
Manufacture and Install (1) Awning
- (C) AWNING
Manufacture and Install (1) Awning
- (D) AWNING
Manufacture and Install (1) Awning
- (E) TYPICAL MODIFIED ACRYLIC GRAPHICS
Manufacture and Install (1) Set of Window Vinyl
- (F) TYPICAL MODIFIED ACRYLIC GRAPHICS
Manufacture and Install (1) Set of Window Vinyl
- (G) AWNING
Manufacture and Install (1) Awning
- (H) S/F R.O.P.T. ILLUM. WALL MOUNTED SIGN
Manufacture and Install (1) Wall Sign

AREA MAP



APPROVED

APPROVAL OF THESE PLANS BY LANDLORD DOES NOT WAIVE TENANT'S OBLIGATIONS TO FULLY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS; NOR DOES IT AMEND, MODIFY, OR WAIVE ANY OF TENANT'S OBLIGATIONS OR LANDLORD'S RIGHTS AND REMEDIES UNDER THE LEASE SUBJECT TO THESE PLANS.

APPROVED BY: *Em-Jenny*

DATE: 12-22-11



Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	NTS	Address:	6050 Peachtree Place
Drawn:	MA	City/State:	Norcross, GA 30092
Sales:	BW	Client Approval:	Date:

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No	Designer	Date	Revision Notes
1			
2			
3			
4	Chris G.	02-15-11	Refer to BEEHONEY
5			
6	J. Vella	06-28-11	Revised dimensions per approved layout elevation.
7	S. Stevens	11-12-11	Revisions as per client comments.
8	Timothy A.	12-26-11	Refer to EXHIBIT 1

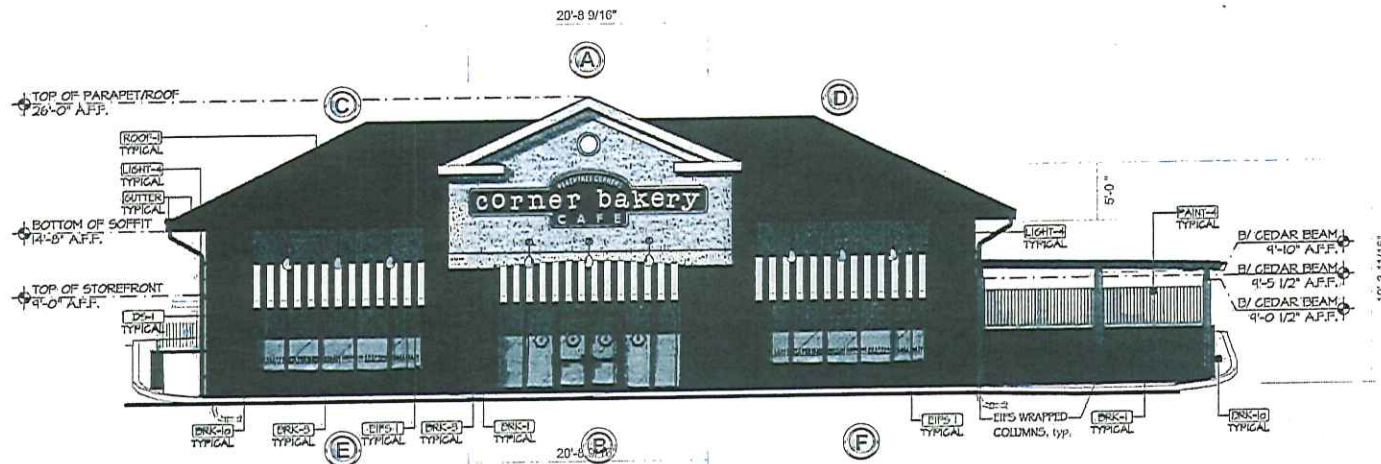
DESIGN DRAWING 1 of 8

Request Number:
DEV-CBCF-00005-r8

File Location:
W:\Corner Bakery Cafe\AutoDrawings\DEV-CBCF-00005

11.1.11 TEMPLATE VERSION 7.0

SOUTH ELEVATION



1 PROPOSED CONCEPTUAL ELEVATION DRAWING
Scale: 1/8"=1'-0"

APPROVED

APPROVAL OF THESE PLANS BY LANDLORD DOES NOT WAIVE TENANT'S OBLIGATIONS TO FULLY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS; NOR DOES IT AMEND, MODIFY, OR WAIVE ANY OF TENANT'S OBLIGATIONS OR LANDLORD'S RIGHTS AND REMEDIES UNDER THE LEASE SUBJECT TO THESE PLANS.

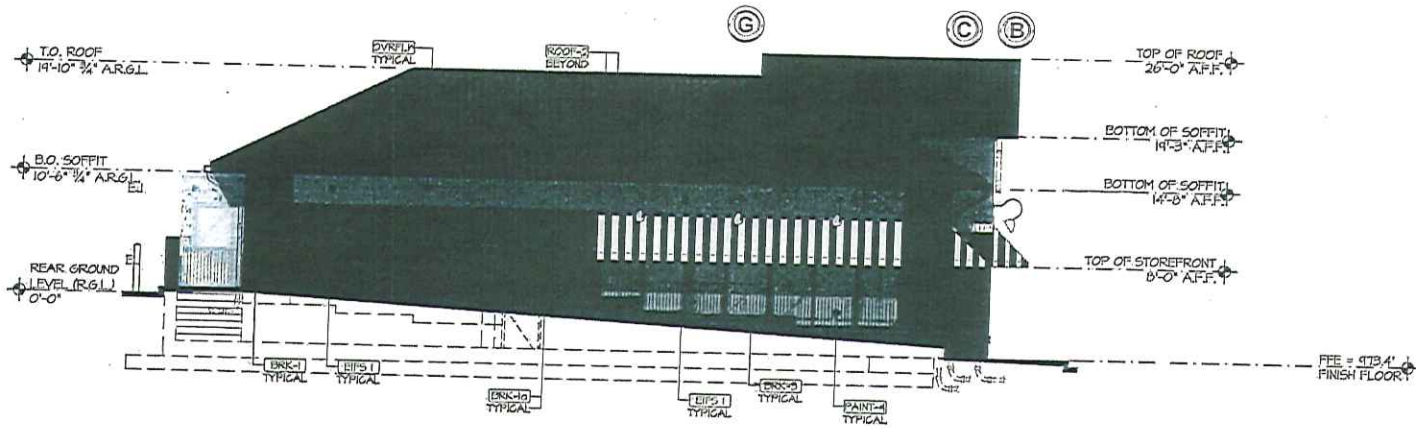
DATE: 12-22-11 APPROVED BY: *JM. Jancy*



Date:	05-26-11	Project Name:	Corner Bakery Cafe	This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. And shall not be reprinted, used by or disposed to any form of copieration for any purpose whatsoever without written permission.	No.	1	Designer	Chris C.	Date	07-19-11	Revised to BIL HANSEN
Scale:	Noted	Address:	6050 Pechelon Place		2						
Drawn:	MA	City/State:	Norcross, GA 30092		3		J. Valdes	10-29-11	Forward elevations per approved County elevations.		
Sales:	BMW	Client Approval:	Date:		4		H. Mariani	11-17-11	Revisions as per client instructions.		
					5		T. Torres	12-24-11	Revised to PHILIP WALLIS		

DESIGN DRAWING 2 of 8	
Request Number:	DEV-CBCF-00005-r8
File Location:	W:\Corner Bakery Cafe\Ari\Drawings\DEV-CBCF-00005
11 X 17 TEMPLATE VERSION 1.0	

WEST ELEVATION



2 PROPOSED CONCEPTUAL ELEVATION DRAWING
Scale: 1/8" = 1'-0"

APPROVED

APPROVAL OF THESE PLANS BY LANDLORD DOES NOT RELIEVE TENANT'S OBLIGATIONS TO FULFILL ALL APPLICABLE CODES AND REQUIREMENTS; NOR DOES IT AMEND, MODIFY, OR WAIVE ANY OF TENANT'S OBLIGATIONS OR LANDLORD'S RIGHTS AND REMEDIES UNDER THE LEASE AGREEMENT SUBJECT TO THESE PLANS.

DATE: 12-22-11 APPROVED BY: *J. McHenry*



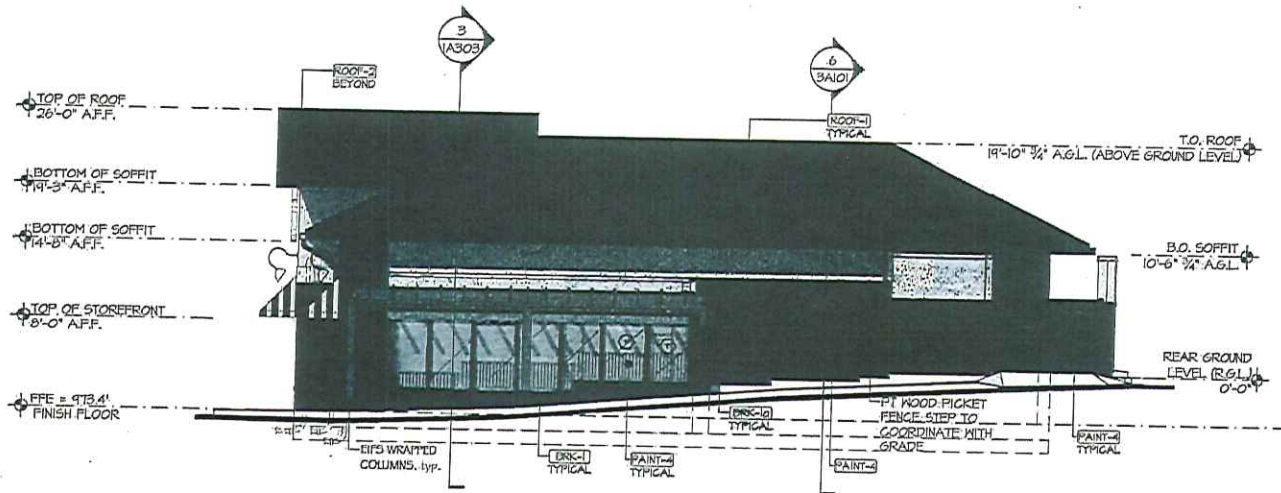
Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	Noted	Address:	6050 Peachtree Place
Drawn:	NA	City / State:	Norcross, GA 30002
Date:	BW	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
1	Chris C.	04-26-11	Notes to INTERLINE IT
2	J. Valero	10-23-11	Revised elevations per approved County conditions.
3	B. Mims	11-17-11	Revisions as per client provisions.
4	Hannah A.	02-02-12	Notes to INTERLINE IT

DESIGN DRAWING 3 of 8
Request Number: DEV-CBCF-00005-r8
File Location: W:\Corner Bakery Cafe\Arch\Drawings\DEV-CBCF-00005

EAST ELEVATION



APPROVED

APPROVAL OF THESE PLANS BY LANDLORD DOES NOT WAIVE TENANT'S OBLIGATIONS TO FULLY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. TENANTS, NOR DOES IT AMEND, MODIFY, OR WAIVE ANY OF TENANT'S OBLIGATIONS OR LANDLORD'S RIGHTS AND REMEDIES UNDER THE LEASE SUBJECT TO THESE PLANS.

APPROVED BY: *[Signature]*
DATE: 12-22-11

4 PROPOSED CONCEPTUAL ELEVATION DRAWING

Scale: 1/8"=1'-0"

NOTE: NO PROPOSED SIGN ON THIS SIDE OF THE BUILDING.



Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	Noted	Address:	6850 Peachtree Place
Drawn:	HA	City / State:	Norcross, GA 30092
Sales:	BW	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
1			
2			
3			
4	Chris G.	07-10-11	Notes to BETHANNI
5			
6	J. Vetter	10-20-11	Revised elevations per adjustment City addresses.
7	H. Minner	11-17-11	Revisions on per client instructions.
8	H. Minner	12-01-11	Revised ELEVATION DUE TO

DESIGN DRAWING 5 of 8
Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\ArchDrawings\DEV-CBCF-00005

11 X 17 TEMPLATE VERSION 7.0

5'-0"
9'-3/8" 1'-2 7/16" 5 5/16"
"A" "C" "E"



20'-8 9/16"

(A) S/F R.O.P.T. WALL MOUNTED (FLUSH) INTERNALLY ILLUM. SIGN
SCALE: 3/8" = 1'-0"
(1) ONE REQUIRED - MANUFACTURE & INSTALL

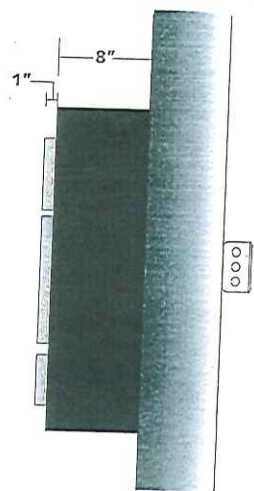
2'-9"
8 3/16" 7 15/16" 2 15/16"
"A" "C" "E"



11'-4 3/4"

(H) S/F R.O.P.T. WALL MOUNTED (FLUSH) INTERNALLY ILLUM. SIGN
SCALE: 3/4" = 1'-0"
(1) ONE REQUIRED - MANUFACTURE & INSTALL

CABINET SIGN



SIDE VIEW
SCALE: 1 1/2" = 1'-0"

- CABINET:** .125 ALUM. S/F INTERNALLY ILLUMINATED DISPLAY W/ 8" RETURN
- FACE:** .125 ALUM. TO BE PAINTED MATTE BLACK WITH COPY ONLY ROUTED OUT.
- COPY:** 1" THICK CLEAR ACRYLIC W/ WHITE DIFFUSER APPLIED 2ND SURFACE. COPY WILL PROJECT OUT FROM THE FACE APPROXIMATELY 3/4".
- BORDER:** 1" THICK ACRYLIC FCO INSET BORDER TO BE PAINTED MATTE WHITE & STUD MOUNTED TO THE SIGN FACE.
- ILLUMINATION:** COPY ONLY IS TO BE ILLUMINATED WITH 800ma H-O COO WHITE FLUORESCENT LAMPS
- INSTALLATION:** FLUSH MOUNTED TO THE WALL SURFACE W/ NON CORROSIVE HARDWARE.



Date:	05-26-11	Project Name:	Corner Bakery Cafe	This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.	No.	Designer	Date	Revision Notes
Scale:	NTS	Address:	6050 Peachtree Place		1			
Drawn:	RA	City/State:	Norcross, GA 30092		2	Chen C.	02-11-11	Refer to RFI PANEL
Sales:	BW	Client Approval:			3			
		Date:			4			
					5			
					6	J. Valdez	05-23-11	Forward elevations per approved County elevations.
					7	W. Almon	11-11-11	Revisions on per Owner instructions.
				8	Hitters, A.	12-01-11	Enter in 20110-REG-118	

DESIGN DRAWING 6 of 8
Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\A\Drawings\DEV-CBCF-00005

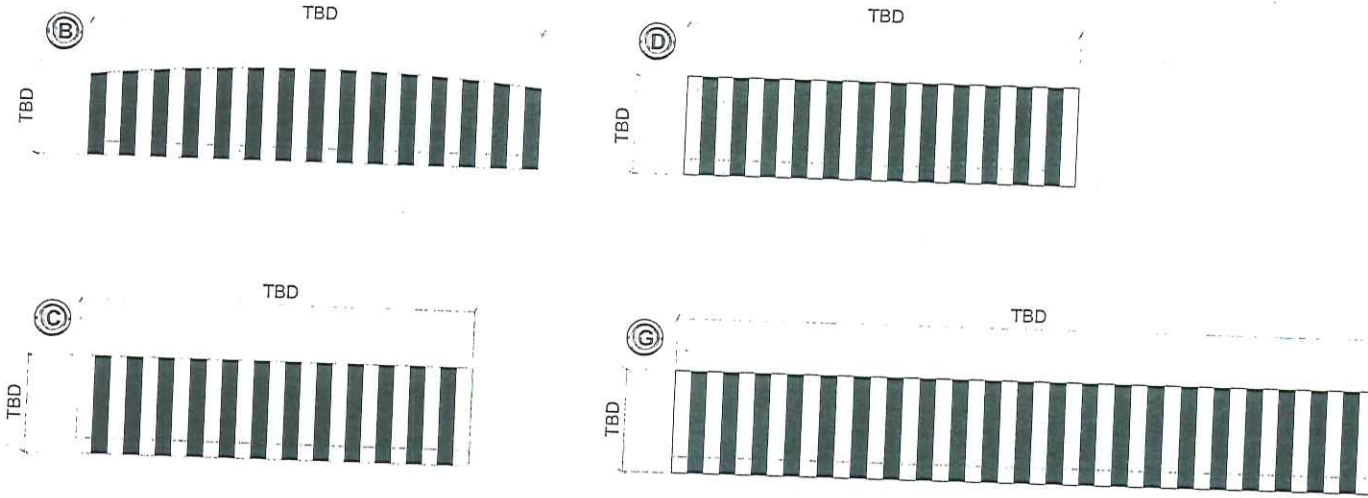
APPROVED

APPROVAL OF THESE PLANS BY LANDLORD DOES NOT WAIVE TENANT'S OBLIGATIONS TO FULLY COMPLY WITH ALL APPLICABLE CODES AND REGULATORY ORDINANCES; NOR DOES IT AMEND, MODIFY, OR WAIVE ANY OF TENANT'S OBLIGATIONS OR LANDLORD'S RIGHTS AND REMEDIES UNDER THE LEASE CONTRACT TO THESE PLANS.

APPROVED BY: *Emyr Jany*

DATE: *12-22-11*

AWNING



(B)(C)(D)(G) FRONT VIEW @ AWNING
NTS



Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	NTS	Address:	6850 Pochtree Place
Drawn:	HA	City / State:	Norcross, GA 30002
Sales:	BW	Client Approval:	Date:

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No.	Designer	Date	Revision Notes
1			
2			
3	Chen, C.	04-15-11	State in ILLINOIS: F
4	J. Villegas	04-28-11	Revised elevations per approval County elevations.
5	W. Williams	11-12-11	Revised elevations per client instructions.
6	Williams, A.	12-05-11	Revised as per 10/10/2011

DESIGN DRAWING 7 of 8
Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\Ard\Drawings\DEV-CBCF-00005

11 X 17 TEMPLATE VERSION 2.0

APPROVED

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DATE: 12-22-11

APPROVED BY: *Sm. Jurey*

TBD

COMBOS SOUPS *tasty* **BREAKFAST**
delicious sandwiches

WINDOW VINYL

TBD

DELICIOUS *tasty* **LUNCH**
HOT FRESH SOUPS *cakes*

TBD

sweet's COFFEE *Fruits & Grains* **DINNER**
COMBOS SANDWICHES

TBD

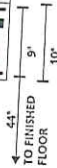
PIZZA SALADS *tasty* **CATERING**
PANINI PASTA *HOT* SOUPS

TBD

CORNER **COMBOS** SOUPS *tasty*
COMBOS *SWEETS* *cakes* *delicious* sandwiches

TBD

BREAKFAST



TYPICAL MODIFIED ACRYLIC GRAPHICS

AS REQUIRED - MANUFACTURE & APPLY ON FIRST SURFACE

SCALE: 1"=1'-0"

GRAPHICS SHOWN BLACK FOR VISUAL PURPOSE ONLY

COPY SPECIFICATIONS:

1/32" BRIGHT WHITE SINGLE PLY MODIFIED ACRYLIC
W/ VHB ADHESIVE ON BACK SIDE OF ACRYLIC FOR
FIRST SURFACE APPLICATION OF COPY.

EXTRA SIZES & QUANTITIES WITH LAYOUTS
TO BE COMPLETED WITH FINAL ELEVATIONS.



Date:	05-26-11	Project Name:	Corner Bakery Cafe
Scale:	Noted	Address:	6050 Peachtree Place
Drawn:	HA	City / State:	Norcross, GA 30092
Sales:	DW	Client Approval:	Date:

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. And shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes
1			
2			
3			
4	Chris C.	07-13-11	Revised to INTERIM
5			
6	J. Varga	10-23-11	Revised dimensions per approved Security instructions.
7	H. Moore	11-13-11	Revised dimensions per approved Security instructions.
8	H. Moore	12-06-11	Revised to FINAL DESIGN

DESIGN DRAWING 8 of 8
Request Number:
DEV-CBCF-00005-r8
File Location:
W:\Corner Bakery Cafe\Art\Drawings\DEV-CBCF-00005

11.4.17 TEMPLATE VERSION 7.0

APPROVED

APPROVAL OF THESE PLANS BY LANDLORD DOES NOT RELIEVE TENANT'S OBLIGATIONS TO FULLY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS; NOR DOES IT AMEND, MODIFY, OR WAIVE ANY OF TENANT'S OBLIGATIONS OR LANDLORD'S RIGHTS AND REMEDIES UNDER THE LEASE AGREEMENT SUBJECT TO THESE PLANS.

DATE: 12-22-11

APPROVED BY: Jim Lenny



Searches Data Sources

General | Engineering/Developers | Transportation | Utilities | Pictometry

Tools Map Content Options

Scale 1: 3,535.91 GO OnPoint Longitude : -84.233143 , Latitude : 33.953810

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"/>			Parcel ID (PIN)	Address	Lot	Parceltype	Exemption Type	Area (sq ft)	Length (Perimeter)
<input checked="" type="checkbox"/>			6274 051	6050		Parcel	Not Exempt	451,803.899238382	

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>SARRAN MARSHALL</u> ROBERT LOMBARDO Address (all correspondence will be mailed to this address): <u>3132 ABBEY DRIVE, SW</u> City <u>ATLANTA</u> State <u>GA</u> Zip <u>30331</u> Phone <u>404.441.3602</u>	Name <u>ROBERT LOMBARDO</u> Address <u>3838 SONG RIVER</u> <u>CIRCLE</u> City <u>DULUTH</u> State <u>GA</u> Zip <u>30097</u> Phone <u>770 476 5587</u>
Contact Person Name: <u>SARRAN MARSHALL</u> Phone: <u>404.441.3602</u> Email Address: <u>narrascis@yahoo.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 3838 SONG RIVER CIRCLE
 Subdivision or Project Name RIVER PLANTATION Lot & Block 424, BLD
 District, Land Lot, & Parcel (MRN) 16th 241, 424
 Proposed Development SINGLE FAMILY RESIDENTIAL
 Building Permit Number (if construction has begun) BLD
 Variance Requested REAR YARD REDUCTION FROM 40' TO
17' FOR SCREEN PORCH ADDITION

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

Case No. 2VR 2012-00018

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).



[Signature] 1/10/12
Signature of Applicant Date

SARRAN MARSHALL - AGENT
Typed or Printed Name & Title

Helen Marie Sessom 01/10/12
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).

Signature of Property Owner Date

Notary Seal

Typed or Printed Name & Title

Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 01.10.2012 Received By: M.M.S. MRN: 7.241.145

Zoning District: R-100 Hearing Date (if applicable): 02.16.12 Commission District: 1

Variance Type: REAR SETBACK ENCROACHMENT Code Section: ZR 1401
SETBACK/YARDS.

Related Cases & Applicable Conditions: _____

CHATTAHOOCHEE RIVER CORRIDOR REVIEW.

Variance Description: ENCROACHMENT OF 23 FT INTO THE
40 FT REAR YARD SETBACK.

JUSTIFICATION LETTER

Robert Lombardo
3838 Song River Circle, Duluth, GA
LL 241 of the 6th District, Gwinnett County

Request: **To reduce the rear yard setback from 40-feet to 17-feet within the R-100 (Single Family Residential) District, to allow for a proposed screened porch.**

The owner of 3838 Song River Circle proposes to add a screened porch to the rear of the existing home by enclosing a portion of the existing deck at the rear of the home. Since the home was built in its current location prior to the current owners purchase – which included the existing deck – the need for the variance in no way related to the actions by the current owner. No addition impervious surface will be added to the property. All other requirements of the zoning ordinance and of the specific property will be satisfied.

The size, shape and topography are not exceptional characteristic of the subject property. However, the presence of the existing deck, where a portion of it will be used for the proposed enclosed screened porch, will not further impact the existing undeveloped portions of the property and will be within the footprint of the developed portions of the lot.

Section 1605 outlines criteria to be used by the Zoning Board of Appeals in deciding applications for variances. The following are stated responses to the criteria that show that this variance request satisfies all such requirements:

- A. **There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography, and;**
The size, shape and topography are not exceptional characteristic of the subject property. However, the presence of the existing deck, where a portion of it will be used for the proposed enclosed screened porch, will not further impact the existing undeveloped portions of the property and will be within the footprint of the developed portions of the lot.
- B. **The application of the Resolution to this particular piece of property would create an unnecessary hardship, and;**
The strict application of the Resolution to this particular piece of property would create an unnecessary hardship as the allowance of such would cause the maximum allowable impervious surface (lot coverage) to be exceeded. Not variance provisions are allowed for the reducing the maximum limits of impervious surface on single family residential properties in the same zoning district.
- C. **Such conditions are peculiar to the particular piece of property involved, and;**
Yes. The existing deck currently extends into the required rear yard setback, making this location the best place for the proposed addition.
- D. **Such conditions are not the result of any actions of the property owner, and;**

The property owner purchased to existing home as currently situated. The existing conditions are not the actions of the property owner.

E. **Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this Resolution.**

The proposed request is consistent with the character of other homes within similarly zoned districts and is consistent with the spirit and purpose of the Chapter of the Zoning Ordinance relating to the granting of variances where exceptional conditions exist.

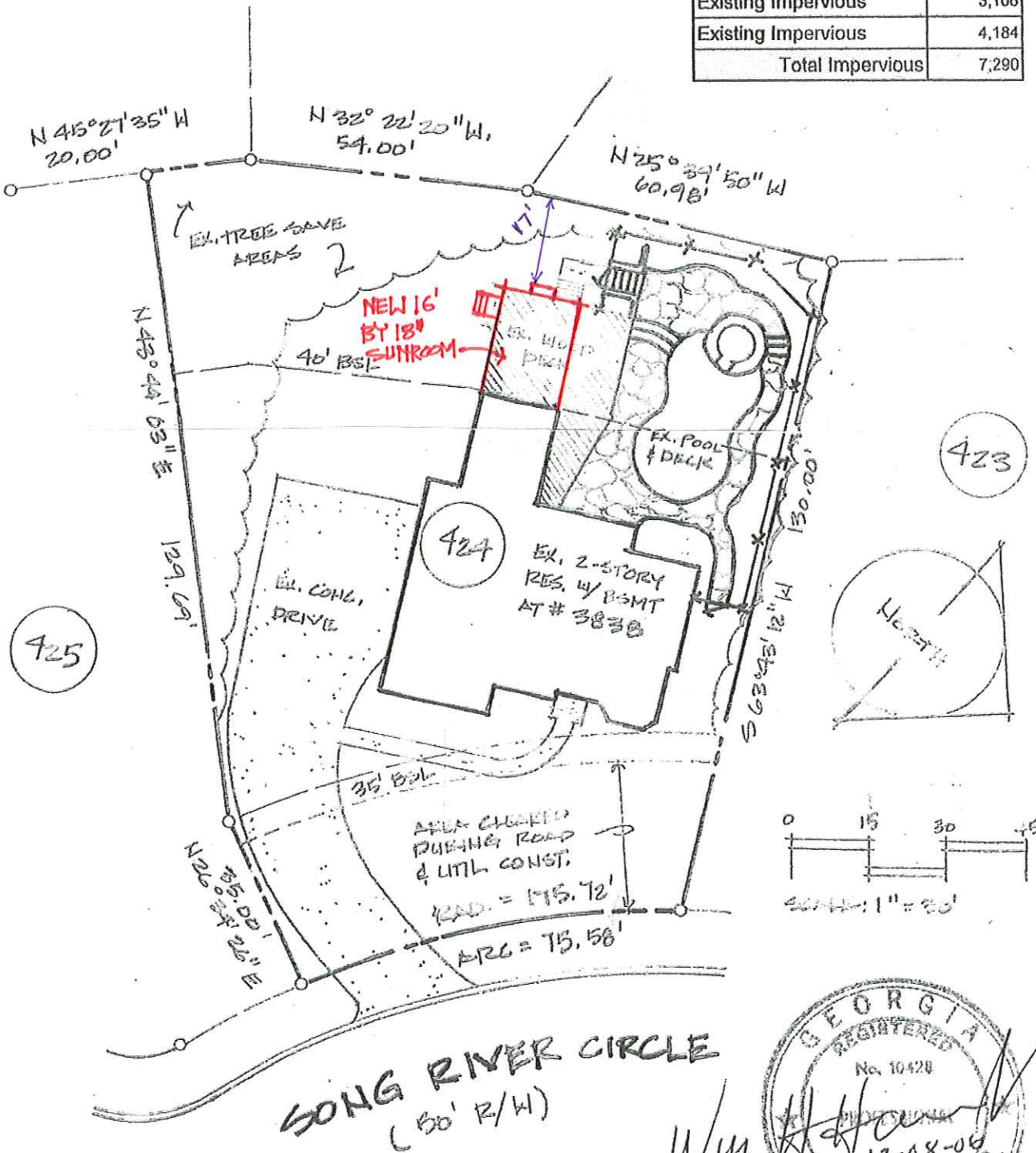
Denial of this application would be deemed unconstitutional and would not be consistent with decisions made by the Board of Appeals regarding applications of similar merit.

In conclusion, I respectfully ask for your approval of the requested variance and thank you for your consideration in advance.


SARRAN MARSHALL AGENT.

This parcel is not in a special flood hazard area as per FEMA Flood Insurance Rate Map Number 130322 0065 B, Panel 65 of 325 covering Gwinnett County, Georgia, dated June 15, 1981.

Land Vulnerability Category	
Total Square Feet	15,797
	E
Max. Allowed Clearing	11,000
Existing Clearing	4,480
Existing Clearing	5,870
Total Clearing	10,350
Max. Allowed Impervious	7,500
Existing Impervious	3,106
Existing Impervious	4,184
Total Impervious	7,290



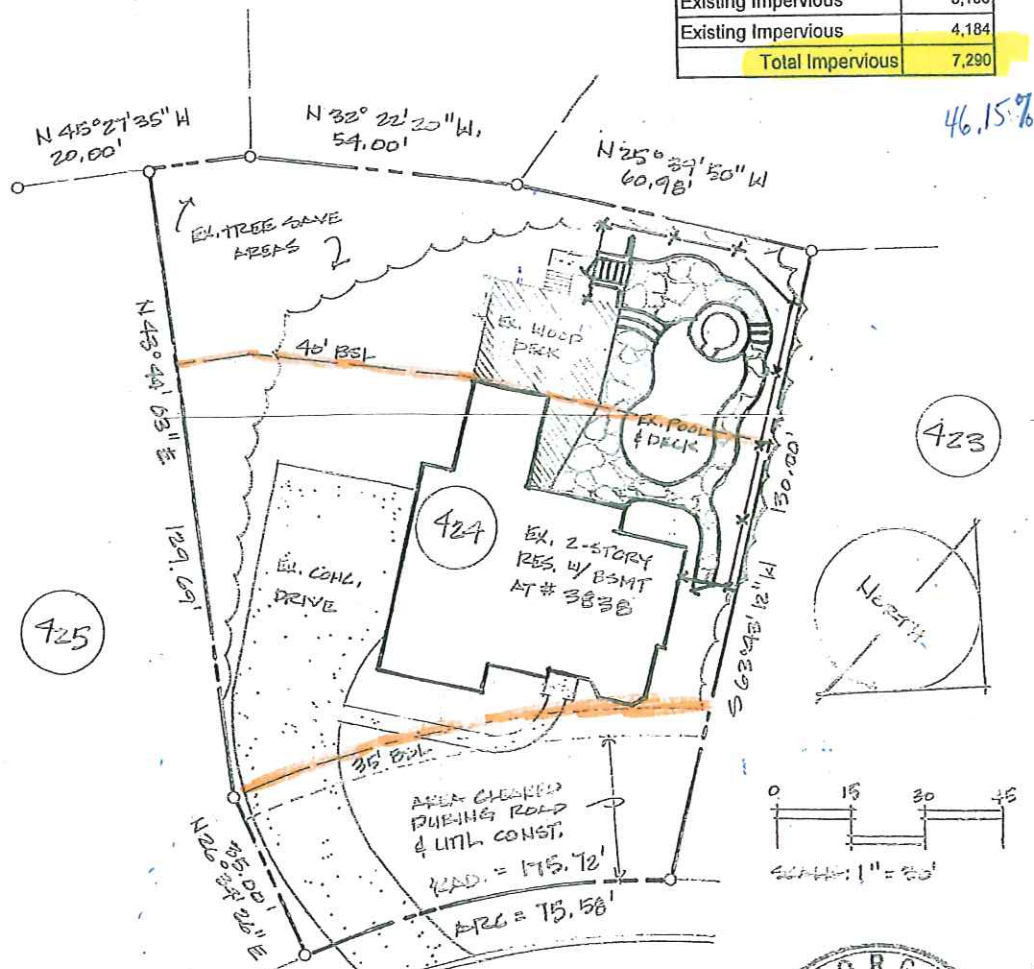
HOUSE LOCATION (A.R.C.) PLAN

for

Lot 424, Block D, Phase Four of River Plantation Subdivision

This parcel is not in a special flood hazard area as per FEMA Flood Insurance Rate Map Number 130322 0065 B, Panel 65 of 325 covering Gwinnett County, Georgia, dated June 15, 1981.

Land Vulnerability Category	
Total Square Feet	15,797
	E
Max. Allowed Clearing	11,000
Existing Clearing	4,480
Existing Clearing	5,870
Total Clearing	10,350
Max. Allowed Impervious	7,500
Existing Impervious	3,106
Existing Impervious	4,184
Total Impervious	7,290



SONG RIVER CIRCLE
(50' R/W)

HOUSE LOCATION (A.R.C.) PLAN

for

Lot 424, Block D, Phase Four of River Plantation Subdivision

located in

Land Lot 241 of the 6th District, Gwinnett County, Georgia


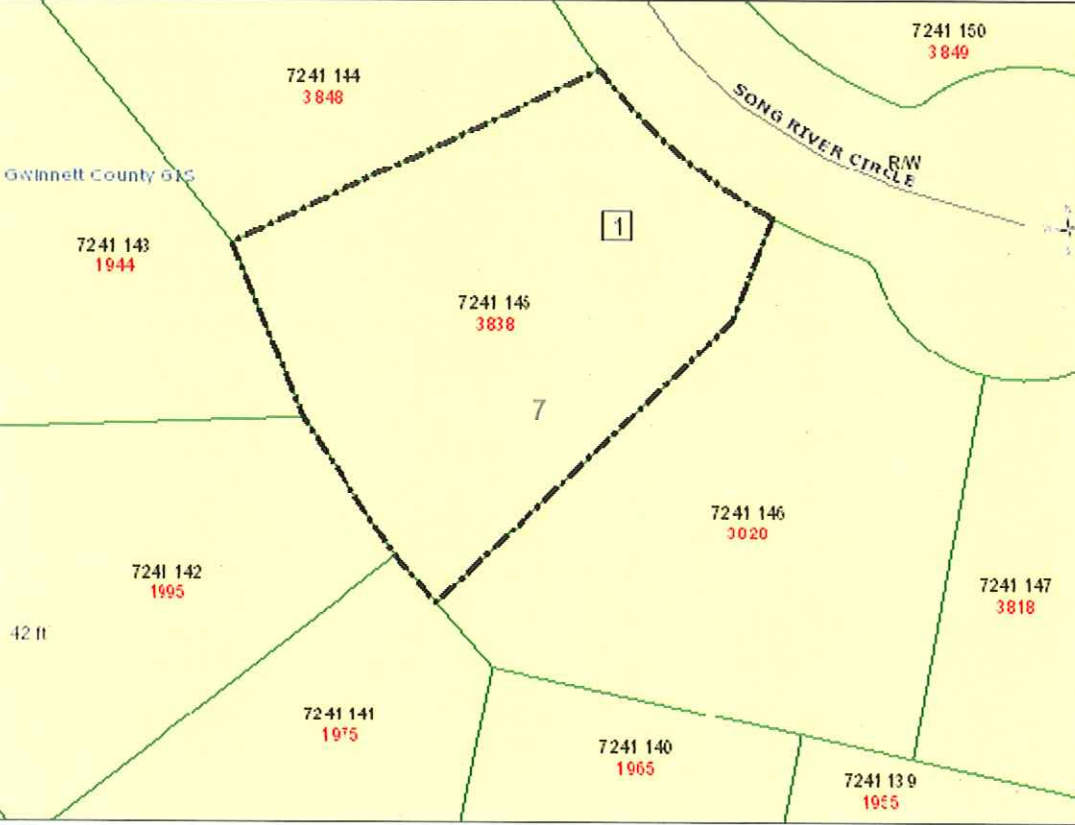
Prepared for: Robert and Michelle Lombardo
3838 Song River Circle

Date: August 17, 2006
Rev: Dec. 8, 2006 (As-Built)

HARRIS ENGINEERING CORPORATION
5128 South Old Peachtree Road
Norcross, Georgia 30092

*Westward 5th
Perid road*

Wm Harris Jr

 <p>Gwinnett County GIS Map</p>	<p><u>Contact</u> 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 January 11, 2012</p>																																																											
<p style="text-align: center;">Legend</p> <table style="width: 100%; border: none;"> <tr> <td colspan="2">Administrative Area Layers</td> </tr> <tr> <td><input type="checkbox"/></td> <td>City Limits</td> </tr> <tr> <td colspan="2">City</td> </tr> <tr> <td colspan="2">CITY_NAME</td> </tr> <tr> <td><input type="checkbox"/></td> <td>AUBURN</td> </tr> <tr> <td><input type="checkbox"/></td> <td>BERKELEY LAKE</td> </tr> <tr> <td><input type="checkbox"/></td> <td>BRASELTON</td> </tr> <tr> <td><input type="checkbox"/></td> <td>BUFORD</td> </tr> <tr> <td><input type="checkbox"/></td> <td>DACULA</td> </tr> <tr> <td><input type="checkbox"/></td> <td>DULUTH</td> </tr> <tr> <td><input type="checkbox"/></td> <td>GRAYSON</td> </tr> <tr> <td><input type="checkbox"/></td> <td>LAWRENCEVILLE</td> </tr> <tr> <td><input type="checkbox"/></td> <td>LILBURN</td> </tr> <tr> <td><input type="checkbox"/></td> <td>LOGANVILLE</td> </tr> <tr> <td><input type="checkbox"/></td> <td>NORCROSS</td> </tr> <tr> <td><input type="checkbox"/></td> <td>REST HAVEN</td> </tr> <tr> <td><input type="checkbox"/></td> <td>SNELLVILLE</td> </tr> <tr> <td><input type="checkbox"/></td> <td>SUGAR HILL</td> </tr> <tr> <td><input type="checkbox"/></td> <td>SUWANEE</td> </tr> <tr> <td colspan="2">Parcel Layers</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Land Parcels</td> </tr> <tr> <td><input type="checkbox"/></td> <td><all other values></td> </tr> <tr> <td><input type="checkbox"/></td> <td>ParcelType</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Condo</td> </tr> <tr> <td colspan="2">Main Layers</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Street Centerlines</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Landlot District</td> </tr> <tr> <td><input type="checkbox"/></td> <td>County Boundary</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Adjacent Counties</td> </tr> </table>		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		<input type="checkbox"/>	Land Parcels	<input type="checkbox"/>	<all other values>	<input type="checkbox"/>	ParcelType	<input type="checkbox"/>	Condo	Main Layers		<input type="checkbox"/>	Street Centerlines	<input type="checkbox"/>	Landlot District	<input type="checkbox"/>	County Boundary	<input type="checkbox"/>	Adjacent Counties
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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>Ana Canales</u>	Name <u>Ana Canales</u>
Address(all correspondence will be mailed to this address): <u>875 Ashland Pkwy</u>	Address <u>875 Ashland Pkwy</u>
City <u>Lawrenceville GA</u>	City <u>Lawrenceville</u>
State _____ Zip <u>30045</u>	State <u>GA</u> Zip <u>30045</u>
Phone <u>678-939-0986</u>	Phone <u>678-939-0986</u>
Contact Person Name: <u>Ana Canales</u> Phone: <u>678-939-0986</u>	
Email Address: <u>sara0726@yahoo.com</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 875 ASHLAND DRWAY., LAWRENCEVILLE, GA 30045
 Subdivision or Project Name ASHLAND PARK Lot & Block 118-A
 District, Land Lot, & Parcel (MRN) 5-206-237
 Proposed Development SINGLE-FAMILY DWELLING
 Building Permit Number (if construction has begun) BLD _____
 Variance Requested increase impervious

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

Case No. 24R 2012-00019.

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).



Notary Seal

Ana Conalt 1-10-2012
Signature of Applicant Date

Typed or Printed Name & Title
Ana Ruth Baban 01/10/2012
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).



Notary Seal

Ana Conalt 1-10-2012
Signature of Property Owner Date

Typed or Printed Name & Title
Ana Ruth Baban 01/10/2012
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 01.10.2012 Received By: MMS MRN: 5.206.237

Zoning District: R-75MD Hearing Date (if applicable): 02.1.12 Commission District: 4

Variance Type: FRONT YARD PAVING PERCENT INCREASE Code Section: ZR-1004.6

Related Cases & Applicable Conditions: _____

Variance Description: INCREASE AMOUNT OF PAVEMENT AND DRIVEWAY IN A FRONT YARD FROM 35% TO 50%

Case No. ZVR 2012-00019

Serban, Maria

From: Richard Ventura <richventura1@gmail.com>
Sent: Tuesday, January 10, 2012 3:59 PM
To: Serban, Maria
Subject: Variance Petition

Ana D. Canales
875 Ashland Parkway
Lawrenceville, GA 30045

January 10, 2012

Re: Variance Petition

I Ana Canales would like to petition for a variance to get permission to increase an existing exterior surface on my front yard up to 50% its current size.

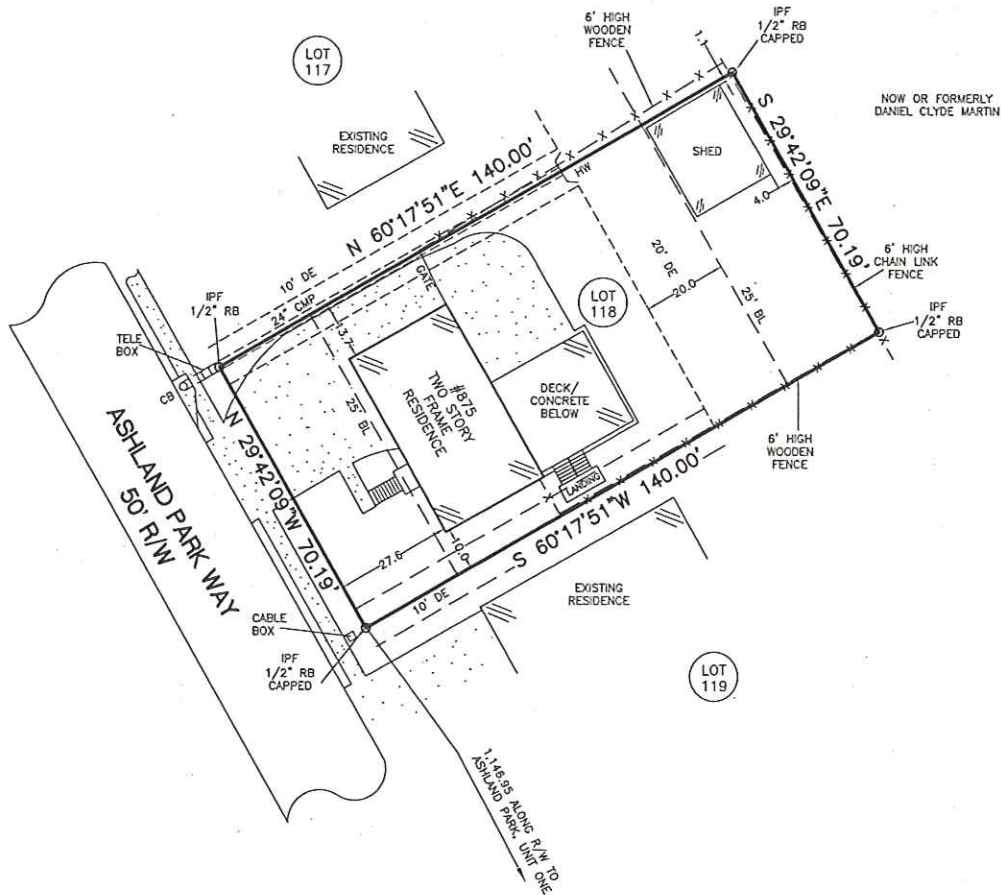
Best Regards,

Ana D. Canales
770-231-6591



LEGEND

- | | | | |
|-----|--------------------|------|-------------------------|
| R/W | RIGHT OF WAY | FES | FLARED END SECTION |
| P/V | PAVEMENT | JB | JUNCTION BOX |
| WM | WATER METER | HW | HEADWALL |
| B/L | BUILDING LINE | CL | CENTER LINE |
| P/L | PROPERTY LINE | DR | DRAINAGE DIRECTION |
| A | FIRE HYDRANT | HN | HOUSE NUMBER |
| V | VALVE | IPF | IRON PIN FOUND |
| WM | WATER MAIN | IPFS | IRON PIN SET |
| MH | MANHOLE | EP | ELECTRIC POWER |
| SL | SEWER LINE | R | RADIUS OF CURVATURE |
| DE | DRAINAGE EASEMENT | CB | DOUBLE WING CATCH BASIN |
| SE | SEWER EASEMENT | SCB | SINGLE WING CATCH BASIN |
| GL | GAS LINE | PP | POWER POLE |
| PP | POWER POLE | A | ARC OF CURVE |
| N&C | NAIL IN CAP | INV | INVERT |
| LP | LIGHT POLE | DI | DROP INLET |
| EE | EXISTING ELEVATION | PE | PROPOSED ELEVATION |



SURVEY AS PER IRON PINS FOUND AND THE FINAL PLAT OF ASHLAND PARK, UNIT TWO PREPARED BY HANNON, MEEKS AND BAGWELL. PLAT DATED MARCH 13, 2001 AND RECORDED IN PLAT BOOK 89, PAGE 118.

SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.

SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER F.I.R.M. PANEL NO. 13135C0075F, EFFECTIVE DATE SEPTEMBER 29, 2006

SURVEYOR'S CERTIFICATE

I, J. SCOTT SMITH, A GEORGIA REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AS TO THE PROPERTY LINES AND IMPROVEMENTS SHOWN HEREON; THAT IT WAS PREPARED FROM AN ACTUAL FIELD SURVEY OF THE PROPERTY DEPICTED, HEREON, EITHER BY ME, OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN, HEREON ACTUALLY EXISTED AT THE TIME THE FIELD SURVEY WAS CONDUCTED AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY REPRESENTED.

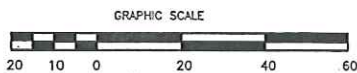
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE PRECISION (BEFORE ADJUSTMENT) OF 1 FOOT IN 84,354 FEET WITH AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES ADJUSTMENT.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 999,999 FEET.

THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREON WAS: A TOPCON 303 SEMI TOTAL STATION.

By: *J. Scott Smith*

J. SCOTT SMITH - Georgia Land Surveyor No. 3014



PARCEL ID: 5-206-237



As-Built Survey

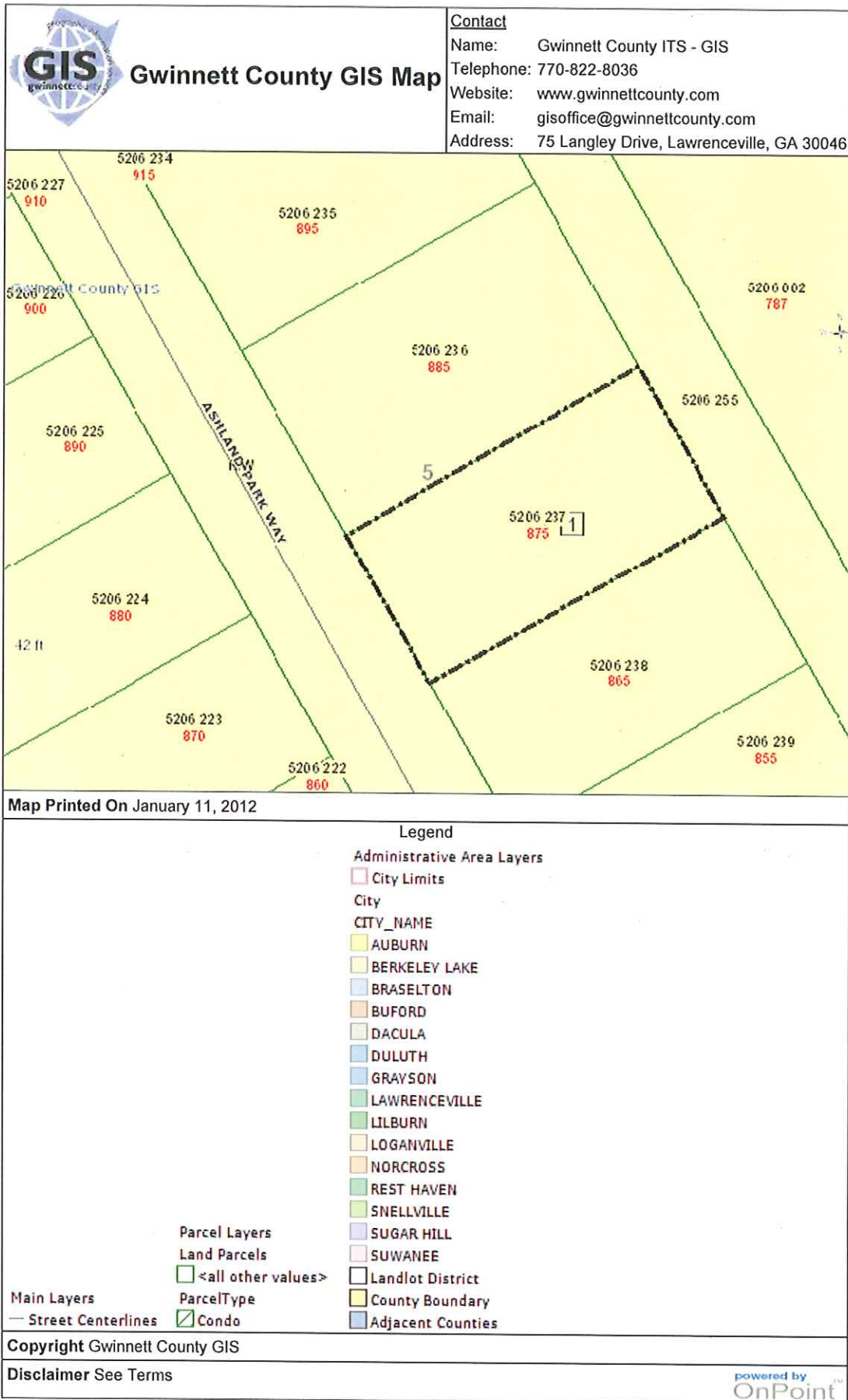
Douglas A. Canales

DIVERSIFIED TECHNICAL GROUP, L.L.C.

LAND SURVEYING
RESIDENTIAL & COMMERCIAL SITE DESIGN
2700 BRASELTON HIGHWAY - SUITE 10-430
Dacula, Georgia 30019
PH. 770-614-7095 - FAX 770-614-7099
EMAIL: DtgSurvey@yahoo.com
Web: DtgSurvey.com

COUNTY: GWINNETT LAND LOT (S): 206 DISTRICT: 5 STATE: GEORGIA

SCALE: 1" = 20'	DATE: 12/8/2011	DRAWN: J.S.S.	CHECKED: J.S.S.	JOB NO. 11182
--------------------	--------------------	------------------	--------------------	------------------



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 January 11, 2012

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

Main Layers

- Street Centerlines

- Landlot District
- County Boundary
- Adjacent Counties

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