

**ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30046
HEARING DATE: March 13, 2012
PUBLIC HEARING AT 6:30 P.M.**

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	INCREASE AGGREGATE TOTAL OF WALL SIGNAGE ALLOWED FROM 120 SQ. FT. TO 240.57 SQ. FT.
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	ZVR2012-00019
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
CASE NUMBER	ZVR2012-00020
APPLICANT	JOSEPH LONG
LOCATION	1500 PLEASANT HILL RD, DULUTH

ZIP CODE 30096
ZONING C2
MRN (DIST,LL,PARCEL) R6204 015
PROPOSED DEVELOPMENT WALL SIGN
VARIANCE TYPE WALL SIGN AREA INCREASE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ. FT. TO 112 SQ. FT.
COMMISSION DISTRICT 1

CASE NUMBER **ZVR2012-00021**
APPLICANT CLIFFORD K. BRUMBLE, JR.
LOCATION 5241 EDGERTON DR, NORCROSS
ZIP CODE 30092
ZONING R75
MRN (DIST,LL,PARCEL) R6317 108
PROPOSED DEVELOPMENT GARAGE
VARIANCE TYPE SIDE SETBACK ENCROACHMENT
VARIANCE REQUEST ENCROACHMENT OF 8.5 FT. INTO THE 10 FT. SIDE YARD SETBACK
COMMISSION DISTRICT 2

CASE NUMBER **ZVR2012-00022**
APPLICANT VLADIMIR LUKYAN
LOCATION 650 BAILEY WOODS RD, DACULA
ZIP CODE 30019
ZONING RA200
MRN (DIST,LL,PARCEL) R2001 091
PROPOSED DEVELOPMENT FENCE
VARIANCE TYPE FENCE HEIGHT INCREASE (FRON/SIDE FRONT)
VARIANCE REQUEST INCREASE FENCE HEIGHT IN A FRONT YARD FROM 4 FT. TO 5 FT
COMMISSION DISTRICT 3

CASE NUMBER **ZVR2012-00023**
APPLICANT RACETRAC PETROLEUM C/O MAHAFFEY PICKENS TUCKER, LLP
LOCATION 7140 BUFORD HWY, DORAVILLE
ZIP CODE 30340
ZONING MUR
MRN (DIST,LL,PARCEL) R6247 404
PROPOSED DEVELOPMENT WALL SIGN
VARIANCE TYPE WALL SIGN AREA INCREASE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ. FT. TO 94 SQ. FT.
COMMISSION DISTRICT 2

CASE NUMBER **ZVR2012-00024**
APPLICANT RACETRAC PETROLEUM C/O MAHAFFEY PICKENS TUCKER, LLP
LOCATION 7140 BUFORD HWY, DORAVILLE

ZIP CODE	30340
ZONING	MUR
MRN (DIST,LL,PARCEL)	R6247 404
PROPOSED DEVELOPMENT	WALL SIGN
VARIANCE TYPE	WALL SIGN AGGREGATE AREA INCREASE
VARIANCE REQUEST	INCREASE AGGREGATE TOTAL OF WALL SIGNAGE ALLOWED FROM 120 SQ. FT. TO 136 SQ. FT.
COMMISSION DISTRICT	2

**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 : INCREASE AGGREGATE TOTAL OF WALL
SIGNAGE ALLOWED FROM 120 SQ. FT. TO
240.57
COMMISSION DISTRICT :(1) 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 : (1) LASSETER

APPLICANT: O'REILLY AUTOMOTIVE STORES, INC
233 S. PATTERSON AVE
SPRINGFIELD, MS 65802

CONTACT: CLAUDIA LETTERMAN PHONE: 417.862.2674

OWNER: THE SUMMIT GROUP, EDWARD WALSH
4124 ARKWRIGHT RD, STE 1
MACON, GA 31210

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.

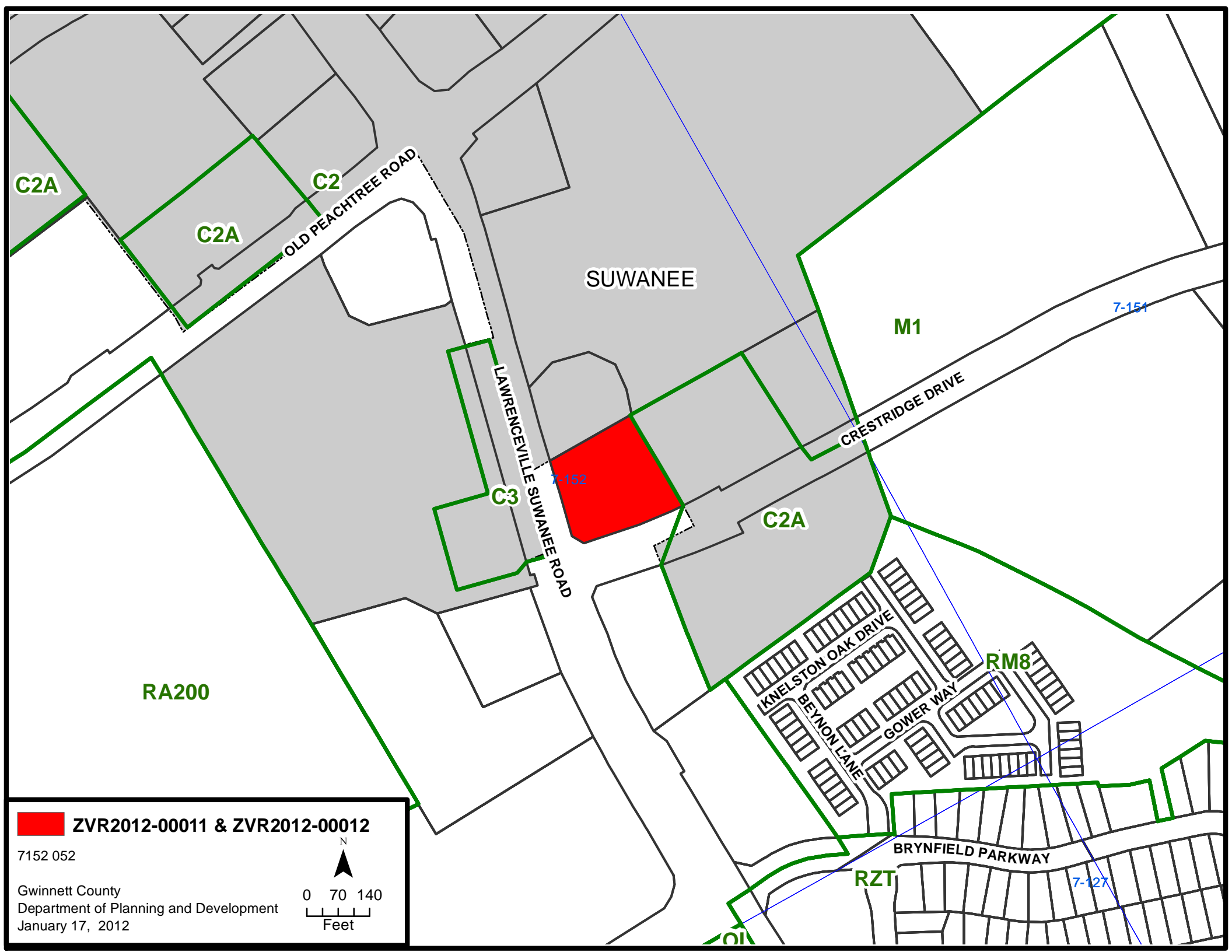
The applicant's letter of intent states that the increase in signage is needed for better visibility due to the topography and to improve safer vehicle maneuvering from the busy roads. The applicant has provided letters from adjoining property owners stating that they do not object to these variance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

These applications were tabled on February 14, 2012 to the March 13, 2012 meeting.

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

OLD PEACHTREE ROAD

SUWANEE

M1

7-154

CRESTRIDGE DRIVE

LAWRENCEVILLE SUWANEE ROAD

7-152

C3

C2A

RA200

KNELSTON OAK DRIVE

BEYNON LANE


GOWER WAY

RM8

BRYNFIELD PARKWAY

RZT

7-127

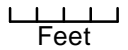
 ZVR2012-00011 & ZVR2012-00012

7152 052

N



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 : **ZVR2012-00019**
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:

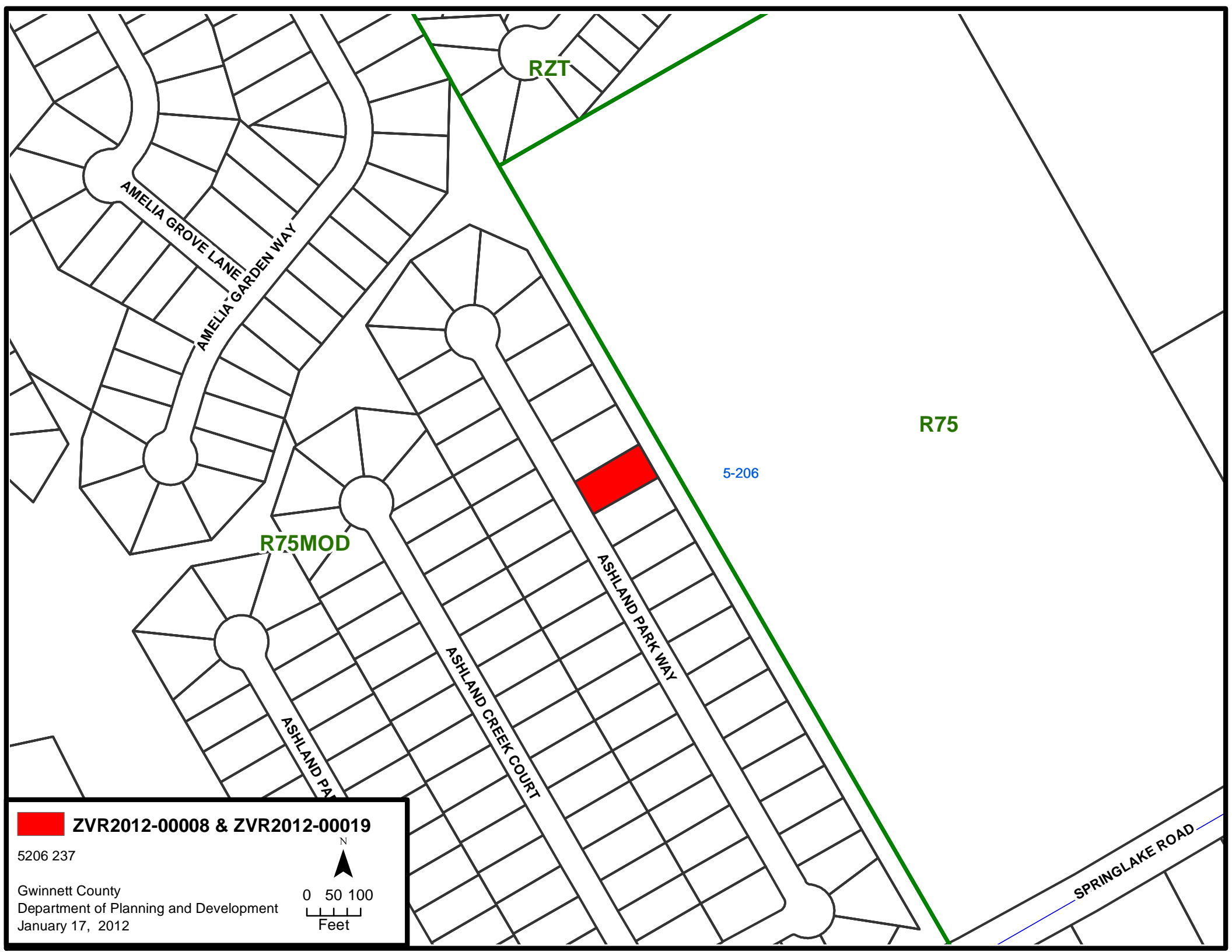
The subject property is a 0.23 acre R-75MOD zoned (per SUP1999-00013) lot with an existing single-family dwelling located in the Ashland Park subdivision. The adjacent lots are zoned R-75MOD with single family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking a variance 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).

This application was tabled on February 14, 2012 to the March 13, 2012 meeting



RZT

AMELIA GROVE LANE

AMELIA GARDEN WAY

R75MOD

R75


5-206

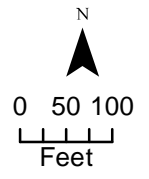
ASHLAND PARK WAY

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 : **ZVR2012-00020**
 ZONING : C-2
 LOCATION : 1500 PLEASANT HILL RD, LAWRENCEVILLE
 MAP NUMBER : R6204 015
 PROPOSED DEVELOPMENT : WALL SIGN
 VARIANCE REQUESTED : INCREASE ALLOWABLE SIGN AREA ON FRONT
 ELEVATION FROM 60 SQ. FT. TO 112 SQ. FT.
 COMMISSION DISTRICT : (I) LASSETER

APPLICANT: JOSEPH LONG
 2775 AMELIA AVE
 DECATUR, GA 30032

CONTACT: MATT LONG PHONE: 770.639.9032

OWNER: 1500 PLEASANT HILL RD. HOLDINGS LLC.
 300 GALLERIA PKWY 12 FLOOR
 ATLANTA, GA 30339

ZONING HISTORY:

The subject property is a 14.49 C-2 (per REZ1973-00081) zoned tract with an existing shopping center located on the northeast corner of Pleasant Hill Road and Club Drive. The adjacent tracts are zoned C-2, with existing commercial, retail businesses and RM and RM-13, with existing apartments to the rear. There is a pending special use permit (SUP2012-00012) to allow truck rental.

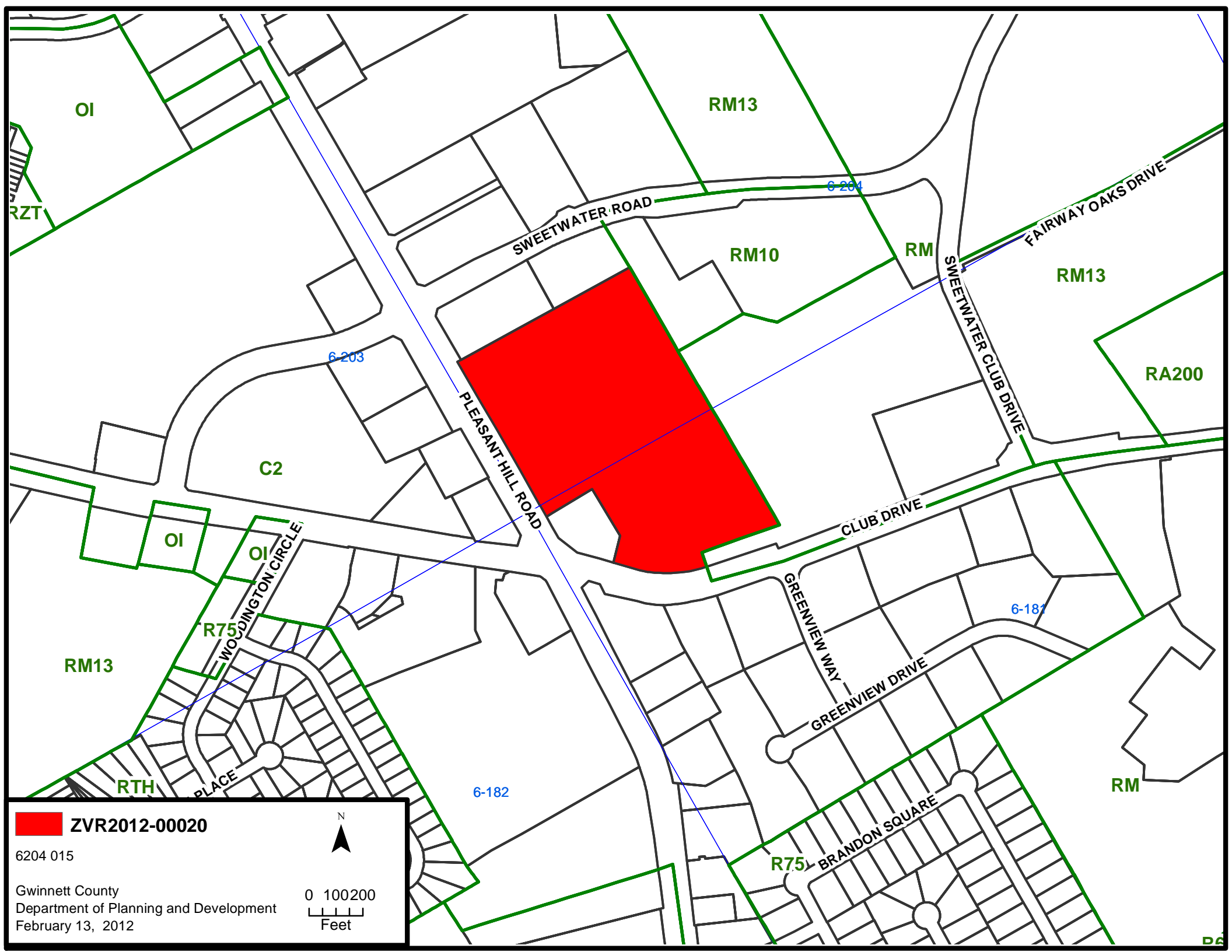
DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to increase the allowable sign area on the front elevation from 60 sq. ft. to 112 sq. ft. The applicant's letter of intent states that the Stevi Bi's restaurant, an existing tenant in the Market Place at Pleasant Hill shopping center, has been subject to a corporate logo change and mandated signage upgrades. The letter of intent further states that the increase in signage is needed due to limited visibility and distance of the store front from the right-of-way.

The Gwinnett County Sign Ordinance allows a maximum of 60 sq. ft. per any one elevation.

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 elevation only.**



 **ZVR2012-00020**

6204 015

Gwinnett County
Department of Planning and Development
February 13, 2012



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

CASE NUMBER : **ZVR2012-00021**
 ZONING : R75
 LOCATION : 5241 EDGERTON DR, NORCROSS
 MAP NUMBER : R6317 108
 PROPOSED DEVELOPMENT : GARAGE
 VARIANCE REQUESTED : ENCROACHMENT OF 8.5 FT INTO THE 10 FT SIDE
 YARD SETBACK
 COMMISSION DISTRICT : (2) HOWARD

APPLICANT: CLIFFORD K. BRAMBLE, JR
 5241 EDGERTON DR
 NORCROSS, GA 30092

CONTACT: CLIFF BRAMBLE PHONE: 678.488.9918

OWNER: CLIFFORD K. BRAMBLE, JR
 5241 EDGERTON DR
 NORCROSS, GA 30092

ZONING HISTORY:

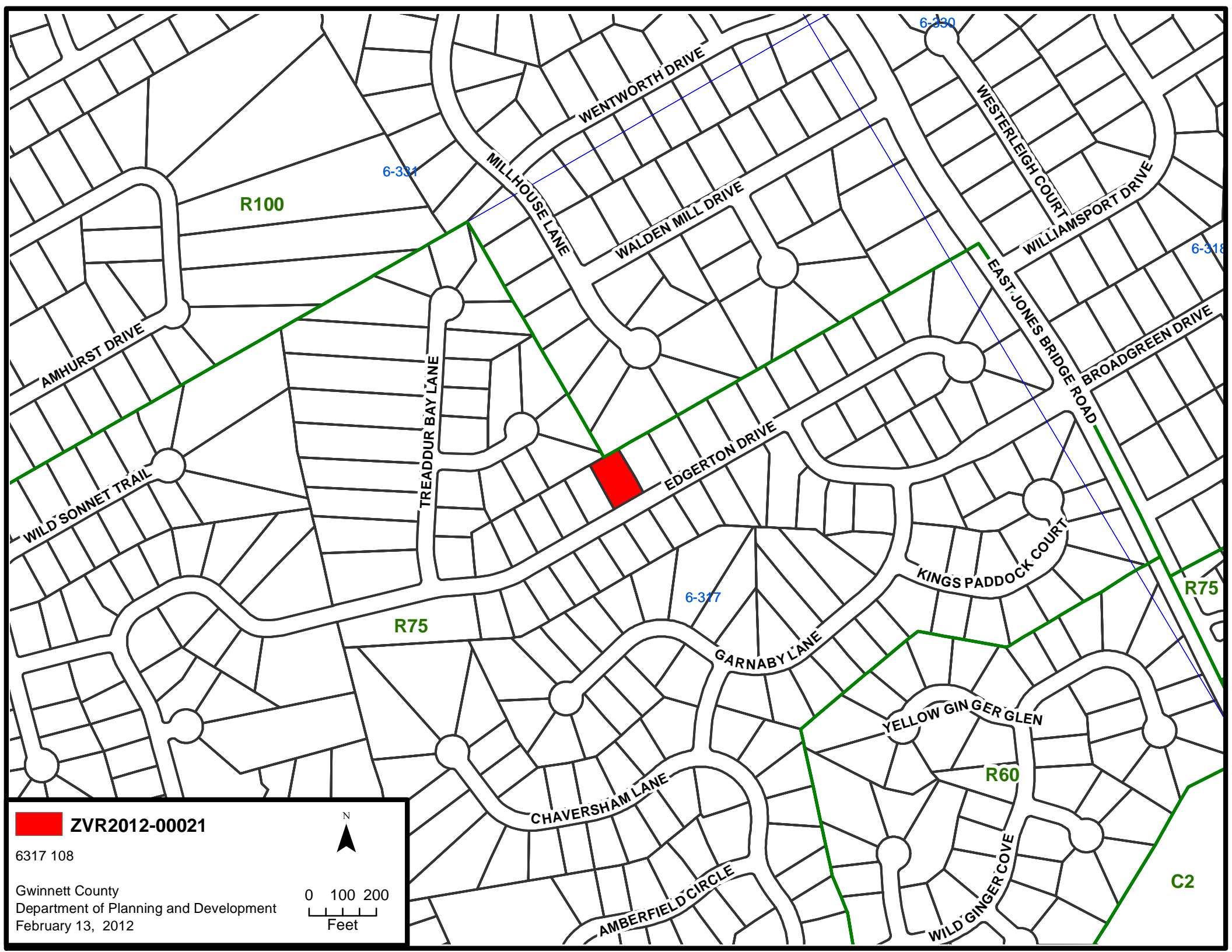
The subject property is a 0.34 acre R-75 (per REZ1991-00046) zoned lot with an existing single-family dwelling located in the Amberfield subdivision. The adjacent tracts are R-75 and R-100 with single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to encroach 8.5 foot into the side yard setback. The applicant's letter of intent states he would like to build a two car garage that aligns with the existing driveway. The applicant indicates the garage will be attached by a breezeway and the architectural treatments will match the existing structure.

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

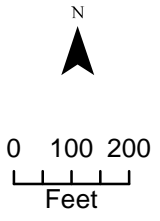
- 1. The approval of this variance shall be for an encroachment only and the existing building line shall remain in place.**
- 2. The encroachment shall include all roof overhangs.**
- 3. The architectural elevations shall be consistent with the treatments and color of the existing residence.**
- 4.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



 ZVR2012-00021

6317 108

Gwinnett County
Department of Planning and Development
February 13, 2012



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

CASE NUMBER : **ZVR2012-00022**
ZONING : RA200
LOCATION : 650 BAILEY WOODS RD, DACULA
MAP NUMBER : R2001 091
PROPOSED DEVELOPMENT : FENCE
VARIANCE REQUESTED : INCREASE FENCE HEIGHT IN A FRONT YARD
FROM 4 FT. TO 5 FT.
COMMISSION DISTRICT : (3) BEAUDREAU

APPLICANT: VLADIMIR LUKYAN
650 BAILEY WOODS RD
DACULA, GA 30018

CONTACT: VLADIMIR LUKYAN PHONE: 610.972.0833

OWNER: VLADIMIR LUKYAN
650 BAILEY WOODS RD
DACULA, GA 30018

ZONING HISTORY:

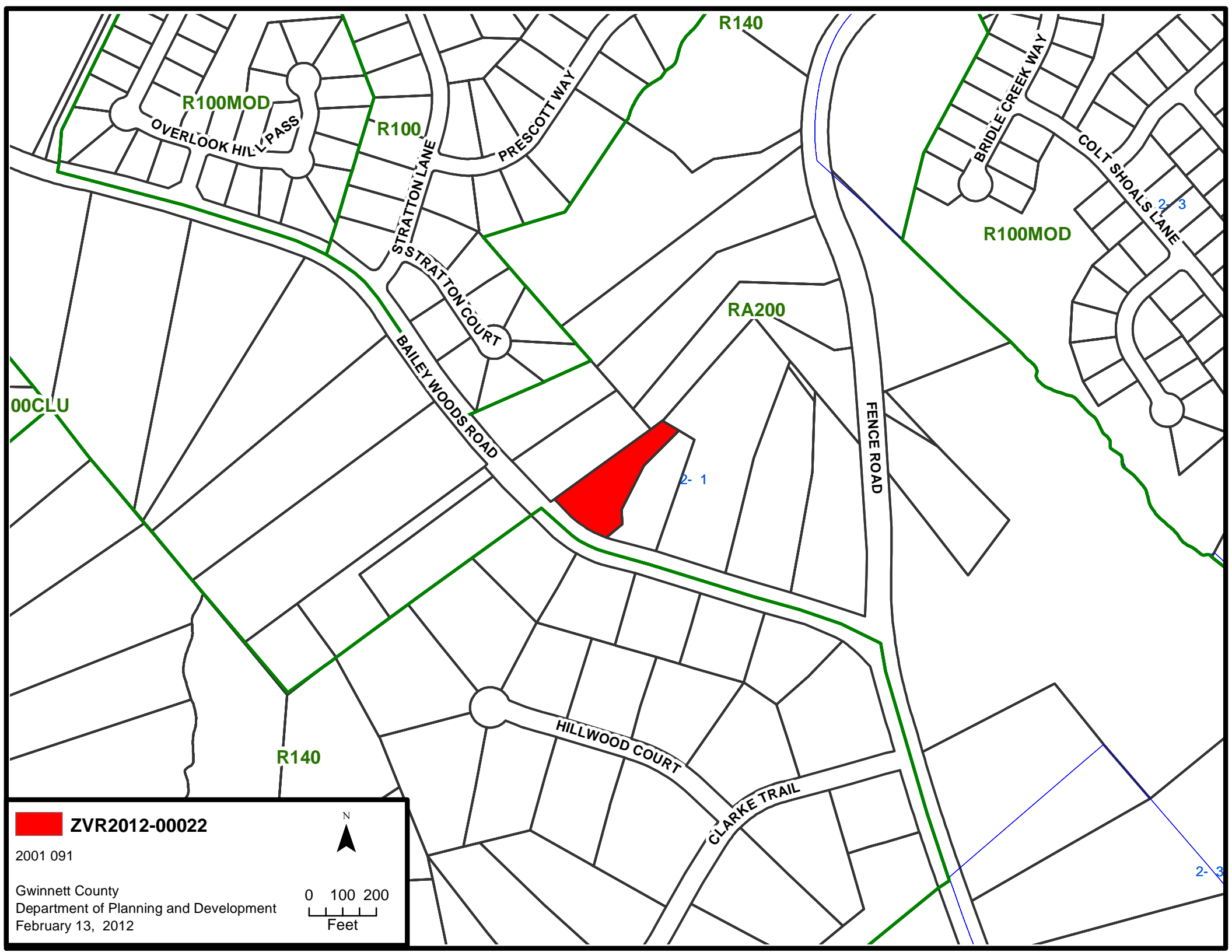
The subject property is a 1.057 acre RA-200 zoned lot with an existing single-family dwelling. The adjacent lots are zoned RA-200 with single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to increase the fence height from 4 ft. to 5 ft. in a front yard. The applicant installed the fence unaware of county regulations. The letter of intent states that he installed the decorative fence to create a safety barrier for their children.

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

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



R100MOD

R100

R140

R100MOD

RA200

00CLU

R140

2-1

2-3

2-3

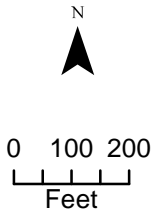
2-3

2-3

 ZVR2012-00022

2001 091

Gwinnett County
Department of Planning and Development
February 13, 2012



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

CASE NUMBER : **ZVR2012-00023**
ZONING : MUR
LOCATION : 7140 BUFORD HWY, DORAVILLE
MAP NUMBER : R6247 404
PROPOSED DEVELOPMENT : WALL SIGN
VARIANCE REQUESTED : INCREASE ALLOWABLE SIGN AREA ON FRONT
ELEVATIONS FROM 60 SQ FT TO 94 SQ FT
COMMISSION DISTRICT :(2) HOWARD

CASE NUMBER : **ZVR2012-00024**
ZONING : MUR
LOCATION : 7140 BUFORD HWY, DORAVILLE
MAP NUMBER : R6247 404
PROPOSED DEVELOPMENT : WALL SIGN
VARIANCE REQUESTED : INCREASE AGGREGATE TOTAL OF WALL
SIGNAGE ALLOWED FROM 120 SQ. FT. TO
136 SQ. FT.
COMMISSION DISTRICT :(2) HOWARD

APPLICANT: RACETRAC PETROLEUM, INC
C/O MAHAFFEY PICKENS TUCKER, LLP
1550 NORTH BROWN RD, STE 125
LAWRENVILLE, GA 30043

CONTACT: MICHELLE ROTHMEIER PHONE: 770.232.0000

OWNER: ANDALUSIA PROPERTIES, INC.
3225 CUMBERLAND BLVD, STE 100
ATLANTA, GA 30339

ZONING HISTORY:

The subject property is a 3.02 acre MUR (per MUR202-00001) zoned tract with a proposed convenience store with fuel station pumps located at the intersection of Global Forum Boulevard and Buford Highway. The adjacent tracts are zoned MUR with commercial retail shopping center and residential townhomes within the Global Forum development to the south.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of two variances. The first variance (ZVR2012-00023) is to increase allowable sign area on a front elevation from 60 sq. ft. to 94 sq. ft. The second variance (ZVR2012-00024) is to allow an increase in aggregate wall signage from 120 sq. ft. to 136 sq. ft.

The applicant's letter of intent states that the increase in signage will allow the property to be developed in a safe manner consistent with the intent of the site plan and aid in the advertisement of this development.

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:

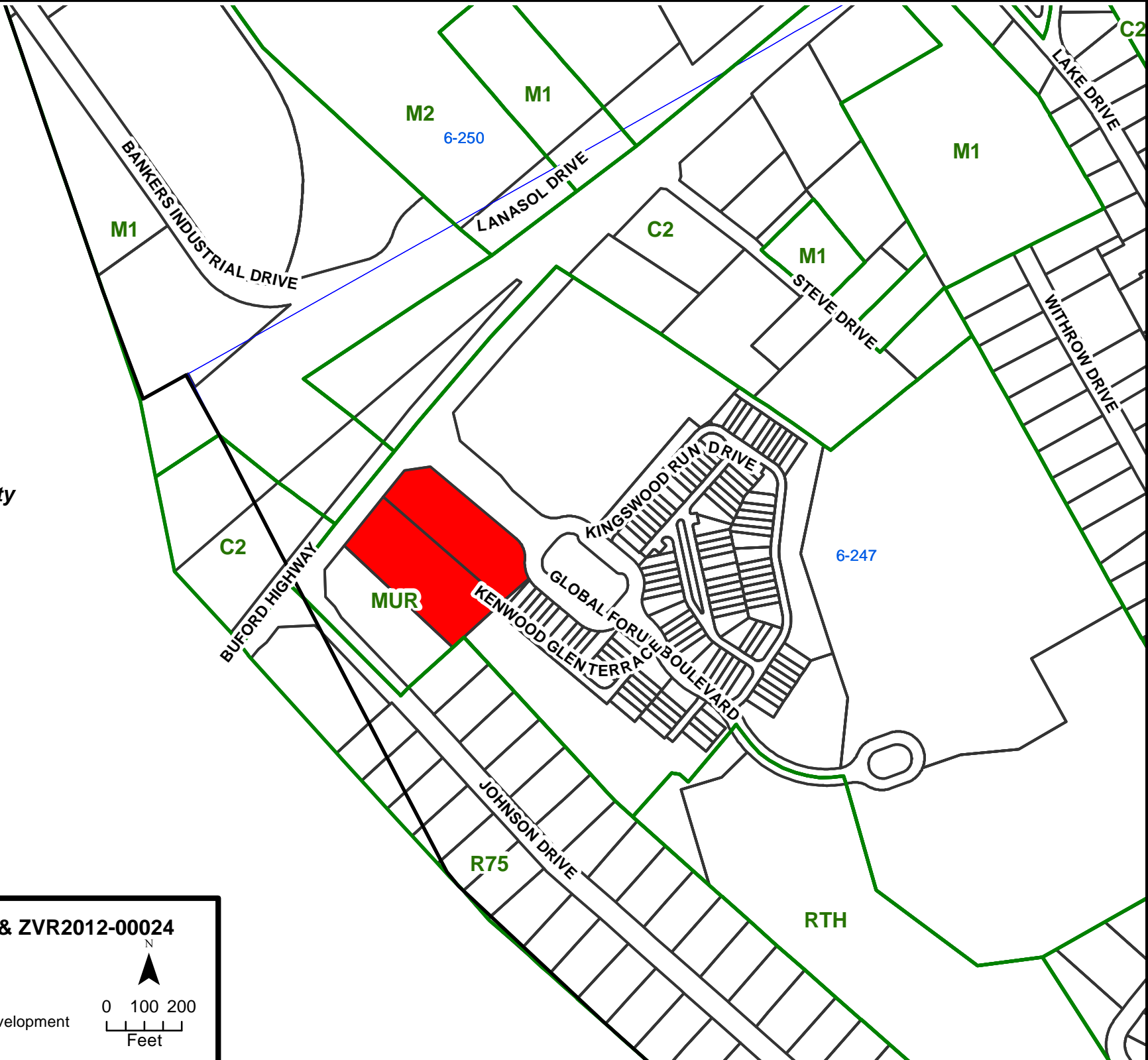
- 1. The increase in front wall sign shall not exceed 94 sq. ft.**
- 2. The total aggregate square footage for all wall signage shall not exceed 136 sq. ft.**

DeKalb County

 **ZVR2012-00023 & ZVR2012-00024**
6247 404 & 6247 405

Gwinnett County
Department of Planning and Development
February 13, 2012


0 100 200
Feet



Department of Planning and Development



446 West Crogan Street • Lawrenceville, GA 30046-2410
 (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>Joseph Long</u>	Name <u>1500 Pleasant Hill Rd. Holdings LLC</u>
Address (all correspondence will be mailed to this address): <u>2775 Amelia Ave</u> <u>Dacula, GA 30032</u>	Address <u>300 GALLERIA PKWY 12th floor</u> <u>#</u>
City _____	City <u>Atlanta</u>
State _____ Zip _____	State <u>GA</u> Zip <u>30339</u>
Phone <u>678-705-4552</u>	Phone <u>770-955-2434</u>
Contact Person Name: <u>Matt Long</u> Phone: <u>770-639-9032</u>	
Email Address: <u>mattlong@nationwidepermit.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 1500 Pleasant Hill Rd. Duluth GA 30096 *skw*

Subdivision or Project Name Market Place Club Lot & Block _____

District, Land Lot, & Parcel (MRN) 6204 015

Proposed Development Steve B's Pizza

Building Permit Number (if construction has begun) BLD Interior Bld 2002-15059

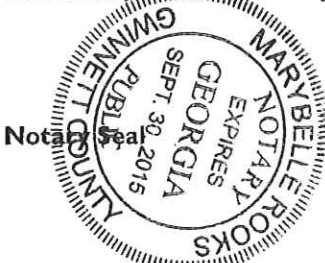
Variance Requested Signage Change for Steve B's Pizza
Increase Allowable Sign Area per Elevation (Front)
From 60 sq ft to 112 sq ft

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

Case No. ZK2012 00020

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] Signature of Applicant 2/6/12 Date

Joseph Long - Permit Expediter
Typed or Printed Name & Title

[Signature] Signature of Notary Public 2/6/12 Date

Property Owner Certification

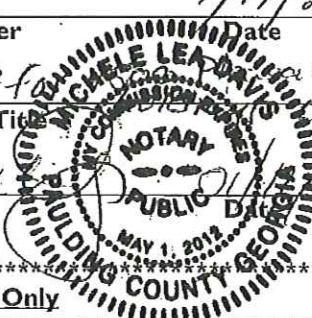
The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by 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

[Signature] Signature of Property Owner 7/11/2012 Date

Brian Gomez as agent for Michele LeDaris
Typed or Printed Name & Title

[Signature] Signature of Notary Public 7/11/2012 Date



Planning & Development Use Below Only

Date Received: 2/6/12 Received By: Sharon Cook MRN: 6204 015

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

Variance Type: Wall Sign Area Increase Code Section: SO 86-114A

Related Cases & Applicable Conditions: BWS 2002-1505a Rez. 1973-00081

Variance Description: Increase Allowable Sign Area per Elevation (Front) From 60 sq ft to 112 sq ft.

January 31, 2012

Re: Stevi B's Pizza Sign Variance

To Whom it May Concern:

As the owner of Stevi B's Pizza at 1500 Pleasant Hill Road, I'd like to explain the negative impact a smaller size sign will have on my business.

I opened this business 9 years ago with a much larger, awning type sign. Three years ago, Stevi B's Corporate was sold. As an individual franchisee, I had/ have no say over changes which have been mandated by the new management. They recently changed the company logo and have required me to change the outdoor signage as well.

The demographics of the area have also changed dramatically over the last 9 years. A once flourishing, middle to upper income area has become an area filled with diverse cultures and a lower income population. You are aware of this. Everyone is. The shopping center itself has also undergone changes: from original owner to bankruptcy to bank owned to new owner. Several years ago, a Walgreens opened in front of the center which decreased my visibility from the intersection. As you are aware, the state of the economy has also made profitability a daily struggle.

These combined factors have negatively impacted my business and my income. I am a small franchisee who is struggling to make a living. I feel very strongly that the community would miss this business should we close or relocate. We hold ongoing fundraisers with 22 of the surrounding schools, we have implemented reading incentive programs for the community, feed county employees at a discount as an appreciation of what they do, donate to non-profit groups with auction prizes, food donations for staff ... and much, much more. I also employ 28 team members. I am considered an anchor store for this strip center.

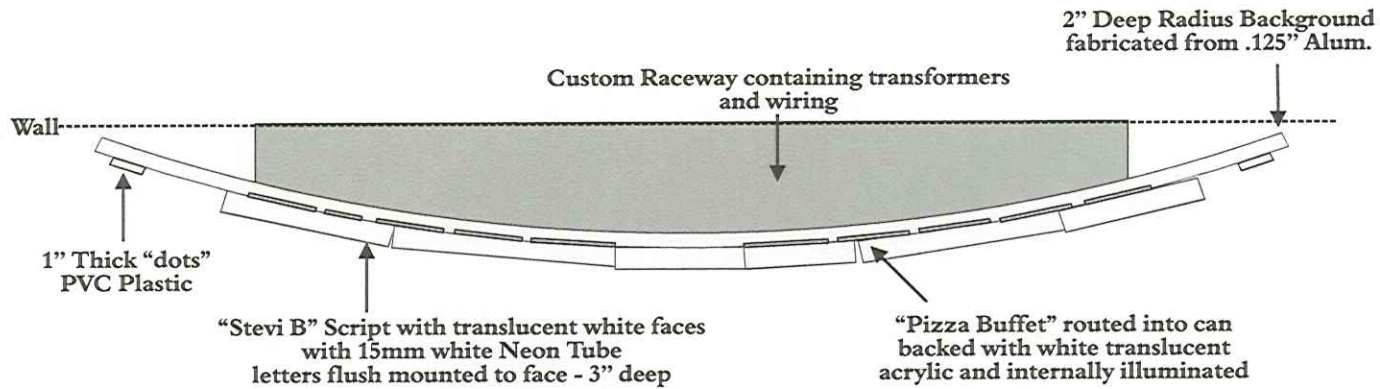
The installation of a smaller sign will most definitely have a negative impact on my business and my finances. The shopping center sits far back from the road. Any decrease in my visibility will reduce the advantage I have of being located on a busy roadway. I pay a great deal of rent each month to sit on Pleasant Hill Road. I cannot afford to lessen my visibility and lose any business. Each day is already a struggle financially. I highly doubt that my landlord will be able to fill my space should I leave. There are already other vacancies in the center ... and around the area.

Please approve my variance request for a sign of 111.94 sq feet to ensure that I may remain as a viable business in this community. I appreciate your consideration of this matter.

Best-

Carol Lucker

Stevi B's Pizza/Owner



Stevi B's
PIZZA BUFFET

Stevi B's / Duluth
1500 Pleasant Hill Rd
Duluth, GA 30096

Scale 3/8"=1' S \ Stevi B's \ Duluth 2011 Sign Program

Existing Sign

Awning Size: 5' x 30'
150 sq ft



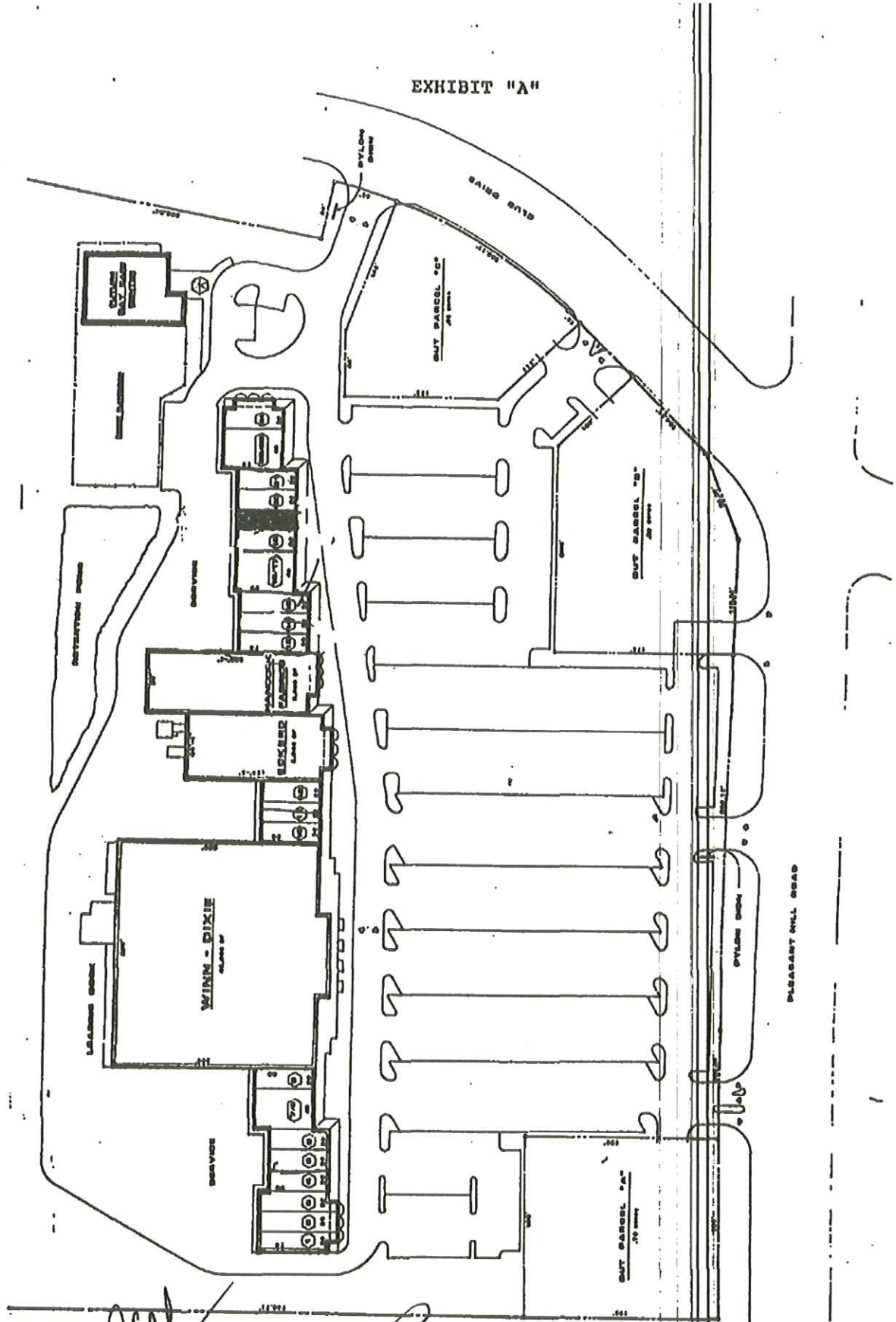
Proposed Sign

6'9" x 16'7"
111.94 total sq ft



Scale 3/8"=1' S \ Stevi B's \ Duluth 2011 Sign Program

EXHIBIT "A"

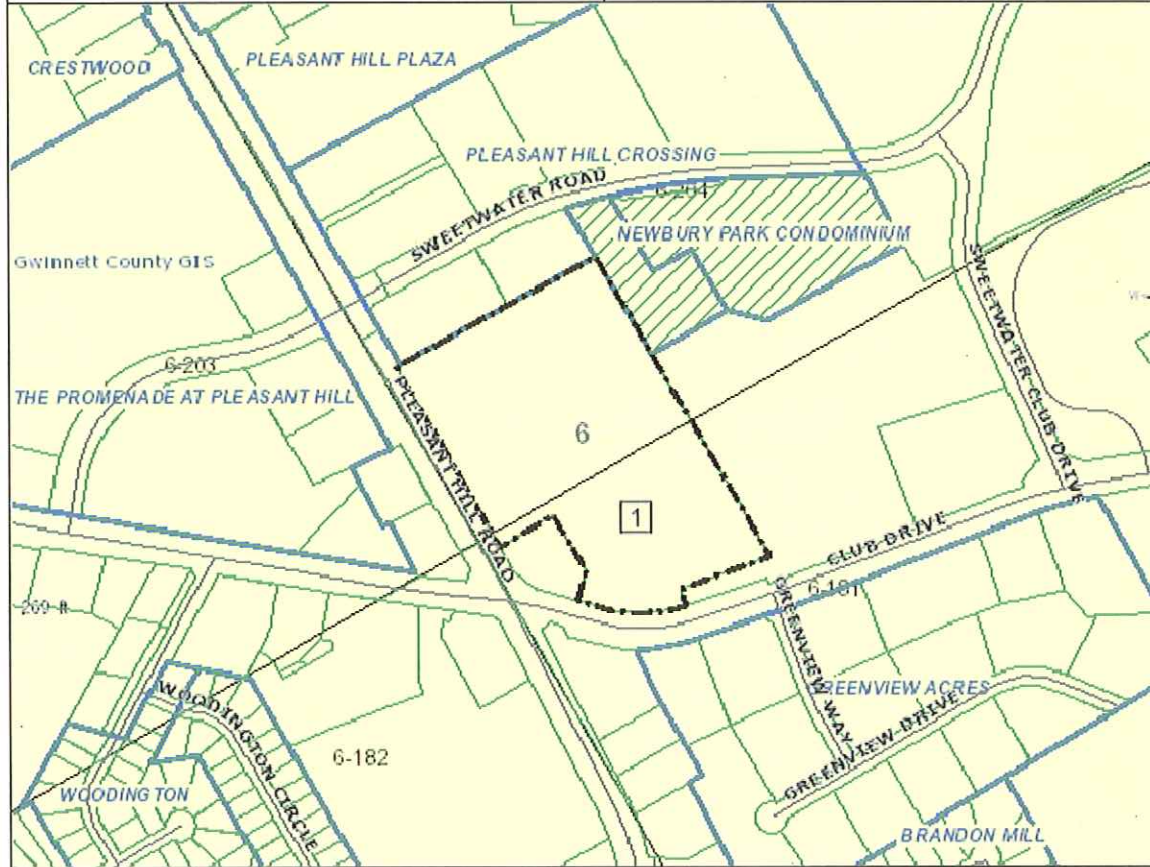


[Signature]
Landlord

[Signature]
Tenant

MARKET PLACE
AT
PLEASANT HILL

 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	



Selections
1 6204 015

Map Printed On February 06, 2012

Legend	
Parcel Layers	
Land Parcels	<input type="checkbox"/> <all other values>
ParcelType	<input checked="" type="checkbox"/> Condo
Main Layers	<input checked="" type="checkbox"/> Subdivisions
— Street Centerlines	

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Department of Planning and Development

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



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

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

Applicant Information	Property Owner Information
Name <u>CLIFFORD K BRAMBLE JR</u>	Name <u>CLIFFORD K BRAMBLE JR</u>
Address (all correspondence will be mailed to this address): <u>5241 EDGERTON DR</u>	Address _____ <u>5241 EDGERTON DR</u>
City <u>NORCROSS</u>	City <u>NORCROSS</u>
State <u>GA</u> Zip <u>30092</u>	State <u>GA</u> Zip <u>30092</u>
Phone <u>770 242 7330</u>	Phone <u>770 242 7330</u>
Contact Person Name: <u>CLIF BRAMBLE</u> Phone: <u>678 488 9918</u>	
Email Address: <u>CKBRAMBLE@gmail.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 5241 EDGERTON DR

Subdivision or Project Name Amberfield Lot & Block LOT 245 Block A

District, Land Lot, & Parcel (MRN) _____ Parcel 6317108

Proposed Development ATTACHED GARAGE (2 car)

Building Permit Number (if construction has begun) BLD _____

Variance Requested decrease side setback to 1.5 Feet

Maximum

Encroachment of 8.5 Ft into the 10 Ft. side yard
Setback

UNIT II
Phase
1

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

Case No. ZVR2012.00021

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] 1-30-2012
Signature of Applicant Date

CLIFFORD K BRAMBLE JR
Typed or Printed Name & Title

Kerstin Sundell 1-30-2012
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).



[Signature] 1-30-2012
Signature of Property Owner Date

CLIFFORD K BRAMBLE JR
Typed or Printed Name & Title

Kerstin Sundell 1-30-2012
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received: 1/31/2012 Received By: SCOOK MRN: 6317 108

Zoning District: RMS Hearing Date (if applicable): 3/13/12 Commission District: 2

Variance Type: Side Setback Encroachment Code Section: ZR 1401SY

Related Cases & Applicable Conditions: Rez1991-00040

Variance Description: encroachment of 8.5 ft. into the 10 ft. Side yard setback.

CLIFFORD K. BRAMBLE, JR.
5241 EDGERTON DRIVE
NORCROSS, GA 30092
770.242.7330

LETTER OF INTENT TO BUILD A GARAGE

This letter is to justify the variance that I have applied for in building a garage at 5241 Edgerton Drive, Norcross, GA.

Currently, the driveway that was built on the property in 1993 goes to within eighteen inches of the adjacent property line. My plans call for a two-car garage (20X20) to be built within eighteen inches (1.5 feet) of the neighbor's property line so that the new garage will be aligned with the current driveway. I believe that the request is justifiable so that the look of the new garage is aligned correctly with the driveway and will retain the nice look of the neighborhood. The garage will have a foundation that will measure 21X21. There is 28 feet from my property line to the neighbors. Less the 1.5 foot which gives me 26.5

The attached garage will have a white 18-foot front garage door with opener. It will have a brick front and a light on the left and right side front wall. It will have a square non-opening window above the garage that is centered in the middle. The sides of the garage will be hardiplank and painted the same color of the house. There will be gutters on two sides of the garage. The trim and color will also match the house. The shingles will be architectural shingles that match the house. There will be a three foot side door that will be lead to the patio area and the walkway will be covered by a three foot dormer that will be connected to the home. The interior of the garage will be 20 x 20 and finished with painted drywall. The walls will be ten foot walls. There will be a garage door opener in the ceiling along with a plug and two flourecent lights on each bay of the garage. There will be two separate outlets in each wall and be spaced accordingly. There will be one light switch that will be located to the right of the door entrance on the interior of the garage. The below image on the left is an example of how the garage may look and the image on the right is how the garage will be attached to the house.



2

Department of Planning and Development

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VARIANCE CONSENT FORM

PROPERTY OWNER: Clifford K Bramble, Jr
PROPERTY ADDRESS: 5241 Edgerton Drive, Norcross GA 30092
SUBDIVISION NAME: Amberfield
LAND LOT(S): _____ DISTRICT: _____ SECTION/UNIT: II
LOT NUMBER: 245 BLOCK: A
BRIEF DESCRIPTION OF VARIANCE REQUEST: Request to Build A garage 15 Feet From Neighbors Lot instead of The 10 Foot

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 5231 Edgerton Drive, Norcross GA 30092
SUBDIVISION: Amberfield
AS OWNER OF LOT: 246, BLOCK: A

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

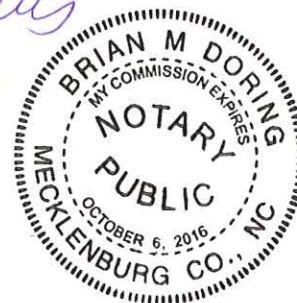
Sheri H. Ruis
PRINTED NAME OF OWNER

Sheri H. Ruis
SIGNATURE OF OWNER

Mark A. Ruis
PRINTED NAME OF OWNER

Mark A. Ruis
SIGNATURE OF OWNER

1/12/12
DATE



FOR INTERNAL USE ONLY

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

G.S. § 10B-41 NOTARIAL CERTIFICATE FOR
ACKNOWLEDGMENT

Mecklenburg County, North Carolina

I certify that the following person(s) personally appeared before me this day, each
acknowledging to me that he or she signed the foregoing document: Variance Consent Form
Sheri H Ruis, Mark A Ruis
Name(s) of principal(s)

Date: Jan 12, 2012



Brian M Doring

Official Signature of Notary

Brian M Doring, Notary Public
Notary's printed or typed name

My commission expires: October 6 2016

JN:12 002

GENERAL NOTES:

1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.

2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

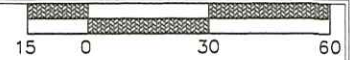
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

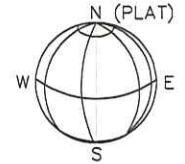
5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

REFERENCE: PB 58 PG 125
DB 49423 PG 132

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0052G EFFECTIVE DATE JUNE 18, 2010



1" = 30'



TOTAL AREA: 14,969 FT SQ, 0.34 AC

CALCULATED PLAT CLOSURE: 1:61,092

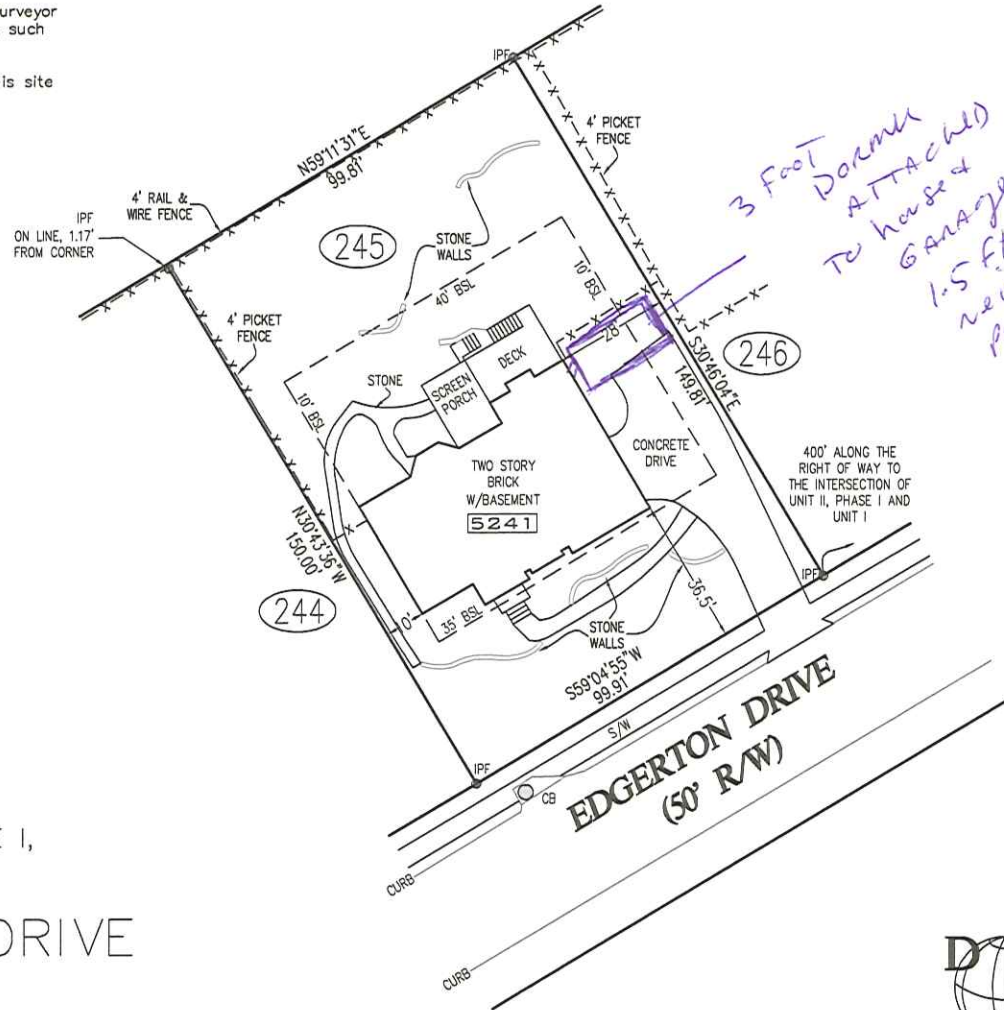
FIELD DATA:
TRAVERSE PRECISION: 1:10,000+
AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE
AND WAS UNADJUSTED

EQUIPMENT:
TOPCON GPT 3005 TOTAL STATION

BOUNDARY SURVEY FOR
CLIFF BRAMBLE
LOT 245, BLOCK A, UNIT II, PHASE I,
AMBERFIELD SUBDIVISION

5241 EDGERTON DRIVE

GWINNETT COUNTY, GEORGIA
LAND LOT 317, DIST 6
DATE: JANUARY 10, 2012



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND (1/2" REBAR)
- IPS 1/2" REBAR SET
- SW SIDE WALK
- CO CLEAN OUT (6" PVC)
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN



PATRICK F. CAREY, R.L.S. #3077
FOR
DEKALB SURVEYS, INC.
403. W. PONCE DE LEON
SUITE 106
DECATUR, GEORGIA 30030
404.373.9003



www.dekalbsurveys.com

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SURVEYOR
DRAWN IN THE U.S.A.

JN:12_002

GENERAL NOTES:

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2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.

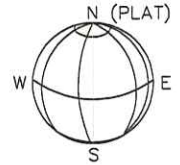
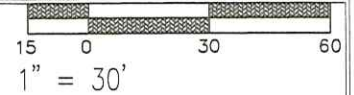
3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.

4: No Geodetic monuments were found within 500 feet of this site

5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

REFERENCE: PB 58 PG 125
DB 49423 PG 132

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C00526 EFFECTIVE DATE JUNE 18, 2010



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- IPF IRON PIN FOUND (1/2" REBAR)
- IPS 1/2" REBAR SET
- SW SIDE WALK
- CO CLEAN OUT (6" PVC)
- OHP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN



PATRICK F. CAREY, R.L.S. #3077
FOR
DEKALB SURVEYS, INC.
403. W. PONCE DE LEON
SUITE 106
DECATUR, GEORGIA 30030
404.373.9003

TOTAL AREA: 14,969 FT SQ, 0.34 AC
CALCULATED PLAT CLOSURE: 1:61.092

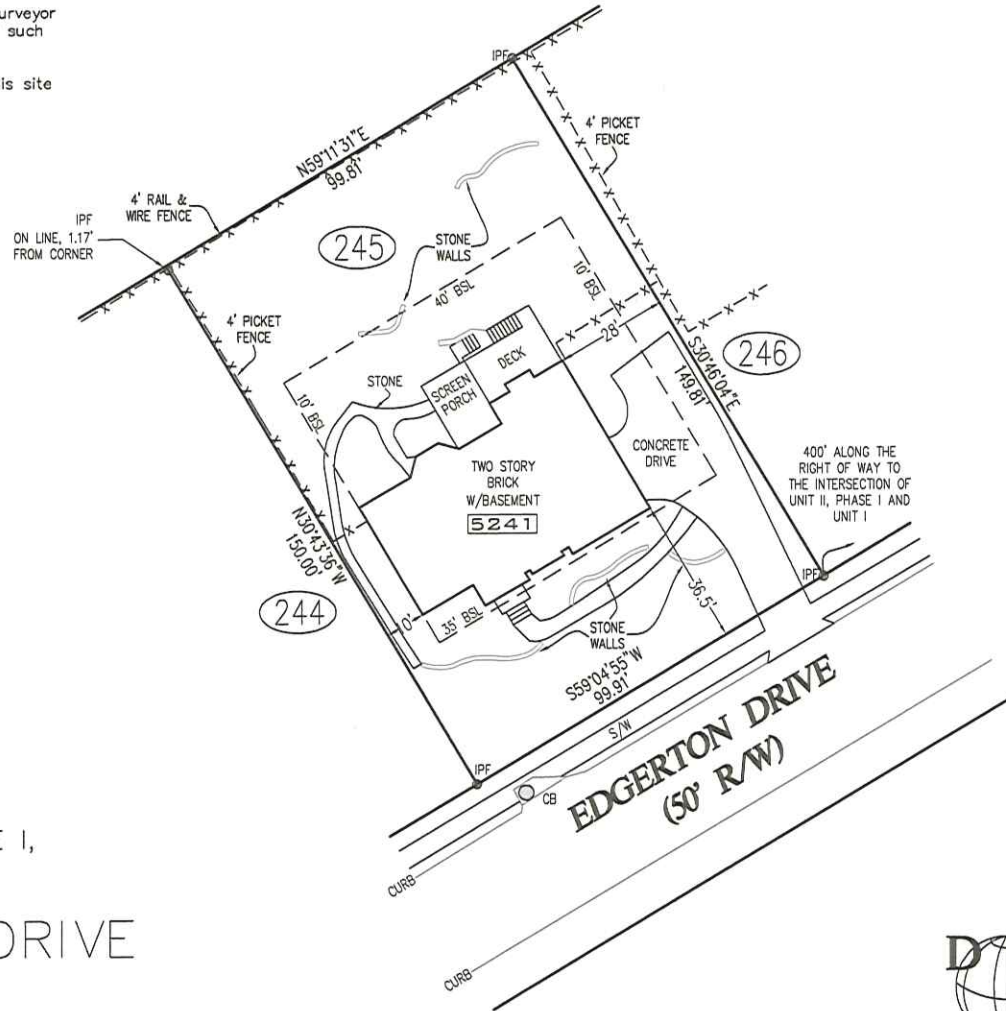
FIELD DATA:
TRAVERSE PRECISION: 1:10,000+
AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE
AND WAS UNADJUSTED

EQUIPMENT:
TOPCON GPT 3005 TOTAL STATION

BOUNDARY SURVEY FOR
CLIFF BRAMBLE
LOT 245, BLOCK A, UNIT II, PHASE I,
AMBERFIELD SUBDIVISION

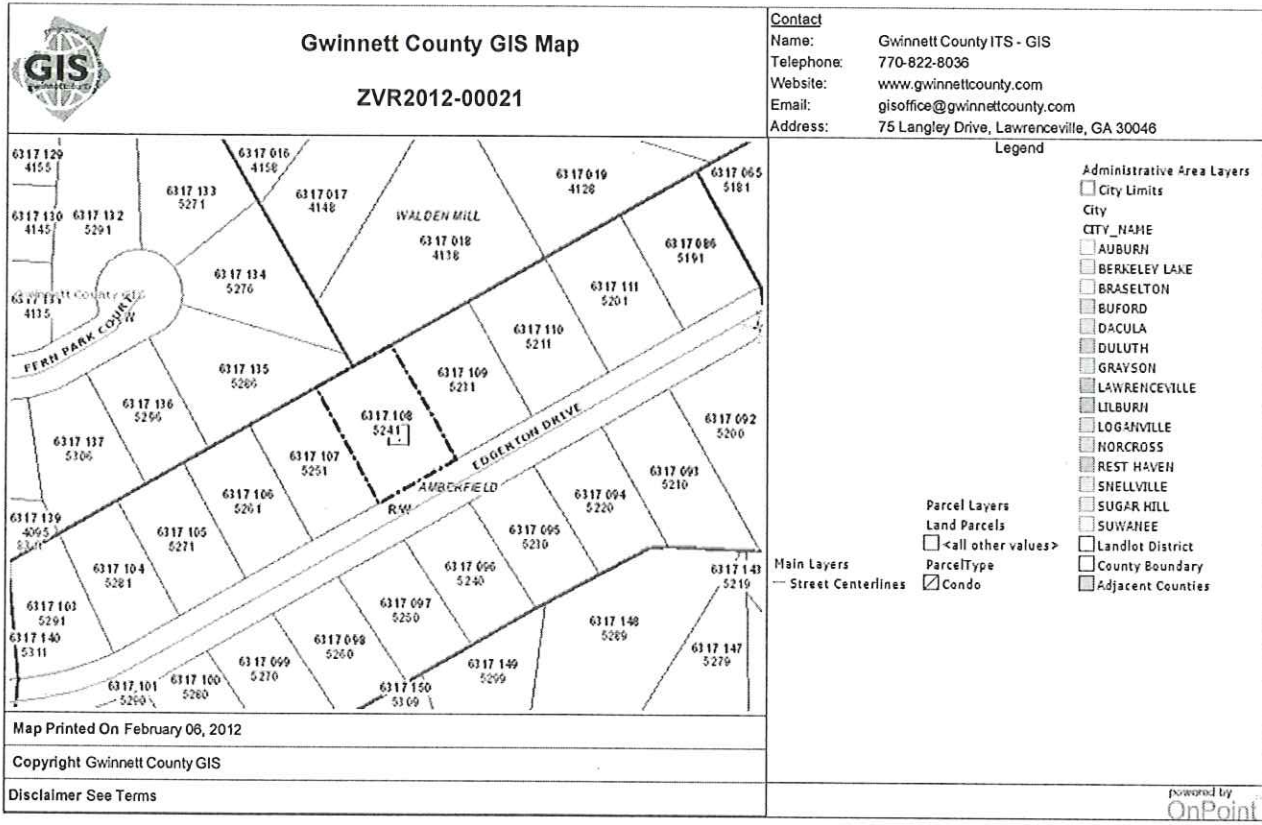
5241 EDGERTON DRIVE

GWINNETT COUNTY, GEORGIA
LAND LOT 317, DIST 6
DATE: JANUARY 10, 2012



www.dekalbsurveys.com

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Department of Planning and Development



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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>VLADIMIR LUKYAN</u>	Name <u>Vladimir Lukyan</u>
Address(all correspondence will be mailed to this address): <u>650 BAILEY Woods RD</u>	Address <u>650 Bailey Woods Drive</u>
City <u>Dacula</u>	City <u>Dacula</u>
State <u>GA</u> Zip <u>30019</u>	State <u>GA</u> Zip <u>30019</u>
Phone <u>610-879 0888</u>	Phone <u>610 572 0888</u>
Contact Person Name: <u>VLADIMIR</u> Phone: <u>610-8720889</u>	
Email Address: <u>VOVALU@gmail.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 650 Bailey Woods Rd

Subdivision or Project Name _____ Lot & Block 1

District, Land Lot, & Parcel (MRN) 2001 001

Proposed Development Acresage

Building Permit Number (if construction has begun) BLD BLD-2011-00682

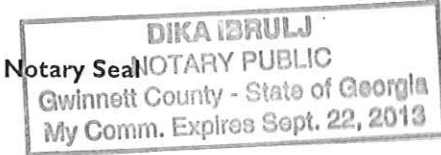
Variance Requested Increase fence height in Front yard From 4ft to 5ft.

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

Case No. ZV2012.00022

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).



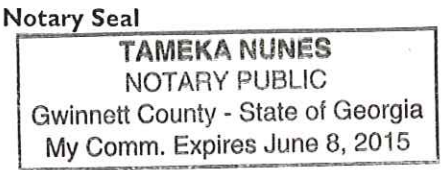
[Signature] Signature of Applicant 02/03/12 Date

VLADIMIR LUKYAN Typed or Printed Name & Title

[Signature] Signature of Notary Public Feb 03 2012 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] Signature of Property Owner 02/03/12 Date

VLADIMIR LUKYAN Typed or Printed Name & Title

[Signature] Signature of Notary Public 2/3/12 Date

Planning & Development Use Below Only

Date Received: 2-3-2012 Received By: Sharon Cook MRN: 2001091

Zoning District: R200 Hearing Date (if applicable): 3/13 Commission District: 3

Variance Type: Fence Height Increase Code Section: ZC700.2

Related Cases & Applicable Conditions: XPL 2011-00006

Variance Description: Increase fence height in front yard from 4 ft to 5 ft.

I, Vladimir Lukyan, own the property of 650 Bailey Woods Rd. Dacula, GA 30019. The reasons im writing to you, is the Variance application Guidelines & Information. I built the fence in front of my house because of Safety Hazards. One of them is that for my kids. They wouldn't play near the road and vehicles. I also built the fence in order to show where my house's property is. It is also very important that there should be parking space, so the car won't fall into a ditch. These are my reasons why I want to keep the fence.



02/06/12
- Vladimir Lukyan
Dacula, GA

photo 1.JPG



photo 2.JPG



photo 3.JPG



LEGEND

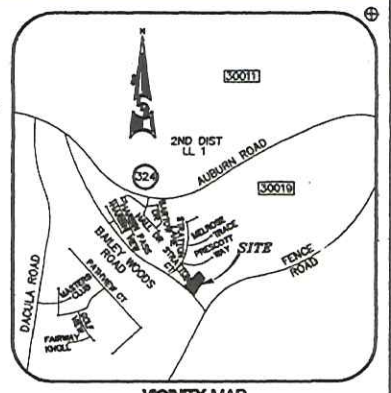
- IPF = IRON PIN FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- PL = PROPERTY LINE
- BL = BUILDING LINE
- RL = RIGHT-OF-WAY
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- OH = MANHOLE
- CB = CATCH BASIN
- OB = JUNCTION BOX
- HW = HEADWALL
- DI = DROP INLET
- PP = POWER/UTILITY POLE
- PH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FTE = FINISHED FLOOR ELEVATION
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- SS = SANITARY SEWER LINE/PIPE
- ST = STORM SEWER LINE/PIPE
- FL = FENCE LINE
- HL = FLOOD HAZARD ZONE LINE
- N/F = NOW OR FORMERLY

OWNER
VLADIMIR LUKYAN
 3214 CEDAR GLADE LANE
 BUFORD, GEORGIA 30519
 PHONE: (610) 972-0889

SURVEYOR
LAND DEVELOPMENT SURVEYORS
 P.O. BOX 2050
 DACULA, GA 30019
 PHONE: (770) 682-8206
 FAX: (770) 682-1440

ACREAGE CHART
LOT I = 1.057 ACRES
43,718 SQ. FT.
LOT II = 0.952 ACRES
41,437 SQ. FT.
TOTAL = 2.009 ACRES
87,491 SQ. FT.

HEALTH DEPARTMENT CERTIFICATION
 (FOR SUBDIVISIONS SERVED BY SEPTIC TANKS)
 THE LOT SHOWN HEREON HAVE BEEN REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT AND WITH THE EXCEPTION OF LOT N/A
 LOT IS TO BE REVIEWED BY THE GWINNETT COUNTY HEALTH DEPARTMENT AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 DATED THIS 19th DAY OF Oct, 2011
 BY: *[Signature]*
 TITLE: ENVIRONMENTAL HEALTH Co. Mgr.
 GWINNETT COUNTY HEALTH DEPARTMENT



FLOOD STATEMENT
 NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL NO. 13139C0048F DATED 9/29/2006

FINAL SURVEYOR'S CERTIFICATE
 IT IS HEREBY CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENT SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 16.635 FEET AND AN ANGULAR ERROR OF 20" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 172.135 FEET, AND CONTAINS A TOTAL OF 2,009 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS TOPCON GTS 223

BY: *[Signature]*
 REGISTERED GEORGIA LAND SURVEYOR
 REG. NO: 2846 DATE OF EXPIRATION: 12/31/2012

EXEMPTION PLAT DATA

GENERAL	
ZONING	RA200
DEVELOPMENT TYPE	RESIDENTIAL
PROJECT DATA	
NUMBER OF LOTS	2
ACREAGE	2.009
SANITARY SERVICE	SEWER SEPTIC X
RELATED CASES	
TYPE CASE #	
APPROVAL DATE	

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS IDENTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE, AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

ENVIRONMENTAL HEALTH NOTES:
 1) A SITE PLAN FOR LOT 2 WILL BE REQUIRED FOR PERMITTING. THE NUMBER OF BEDROOMS MAY BE LIMITED ON THIS LOT DUE TO TOPOGRAPHICAL AND SOIL ISSUES.

GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.

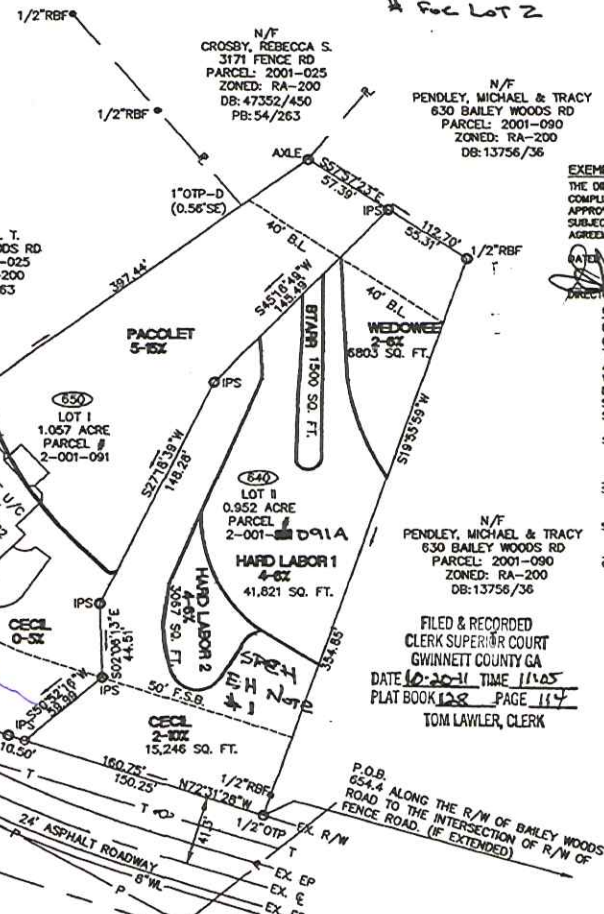
THIS PLAN RECORDED IN BOOK
 PAGE _____ GWINNETT COUNTY,
 RECORDS, DATED _____

CONDITIONS
LOT WIDTH REDUCTION PER
ZVR CASE # 2011-00055
APPROVED 9/20/2011

1) AN EXEMPTION PLAT SHALL BE SUBMITTED AND APPROVED.

CASE # XPL 2011- 00006

SOIL UNIT	PRED. SLOPE GRADIENT %	DEPTH TO HIGH BEDROCK (in)	DEPTH TO HIGH WATER TABLE INDICATORS (in)	DEPTH TO HIGH OPTIMUM PERC (in)	EXPECTED PERC RATE (min/in)	PERC	SOIL SUITABILITY CODE
CECIL	2-10	72+	72+	40-48	45	A	A
WEDOWEE	2-6	72+	72+	36-48	40	A	A
HARD LABOR II	4-8	72+	48-60	24-30	75	A	A
HARD LABOR I	5-6	72+	36-40	24	75-90	C	C
STARR	4-8	72+	30-78+	-	-	D	D
Pacolet	5-15	72	72	45	45	A	A



EXEMPTION PLAT APPROVAL
 XPL2011-00006 (N.T.S.)
 THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND THE DEVELOPMENT CERTIFIES THAT THIS PLAN COMPLIES WITH THE ZONING RESOLUTION AND THE DEVELOPMENT REGULATIONS, AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAN IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND GWINNETT COUNTY.

DATED THIS 19th DAY OF October, 2011.
[Signature]
 DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT
OWNERS ACKNOWLEDGMENT AND DECLARATION
 (STATE OF GEORGIA)
 (COUNTY OF GWINNETT)
 THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HEREON, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES BY THIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE SUBDIVIDER: *[Signature]* DATE: 10-18-11
VLADIMIR LUKYAN
 SUBDIVIDER PRINTED

SIGNATURE OWNER: *[Signature]* DATE: 10-18-11
VLADIMIR LUKYAN
 OWNER PRINTED

- GENERAL NOTES:**
- SETBACK INFORMATION:
 FRONT YARD: 50'
 REAR YARD: 40'
 SIDE YARD: 15' ONE YARD & 35' COMBINED
 - THE LOTS SHOWN HEREON MAY NOT BE RESUBDIVIDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN EFFECT AT THAT TIME.
 - GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE APPROVED AND RECORDED SUBDIVISION PLAT.
 - ALL PROPERTY CORNERS WILL BE MARKED BY A 1/2 INCH REBAR PIN SET
 - THERE ARE NO WETLANDS ON THIS SITE.
 - THERE ARE NO STATE WATERS BUFFERS ON THIS SITE.
- DEVELOPMENT REGULATIONS DRAINAGE NOTE:**
- GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CURBVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
 - STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
 - STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY GA
 DATE 10-20-11 TIME 11:45
 PLAT BOOK 128 PAGE 114
 TOM LAWLER, CLERK


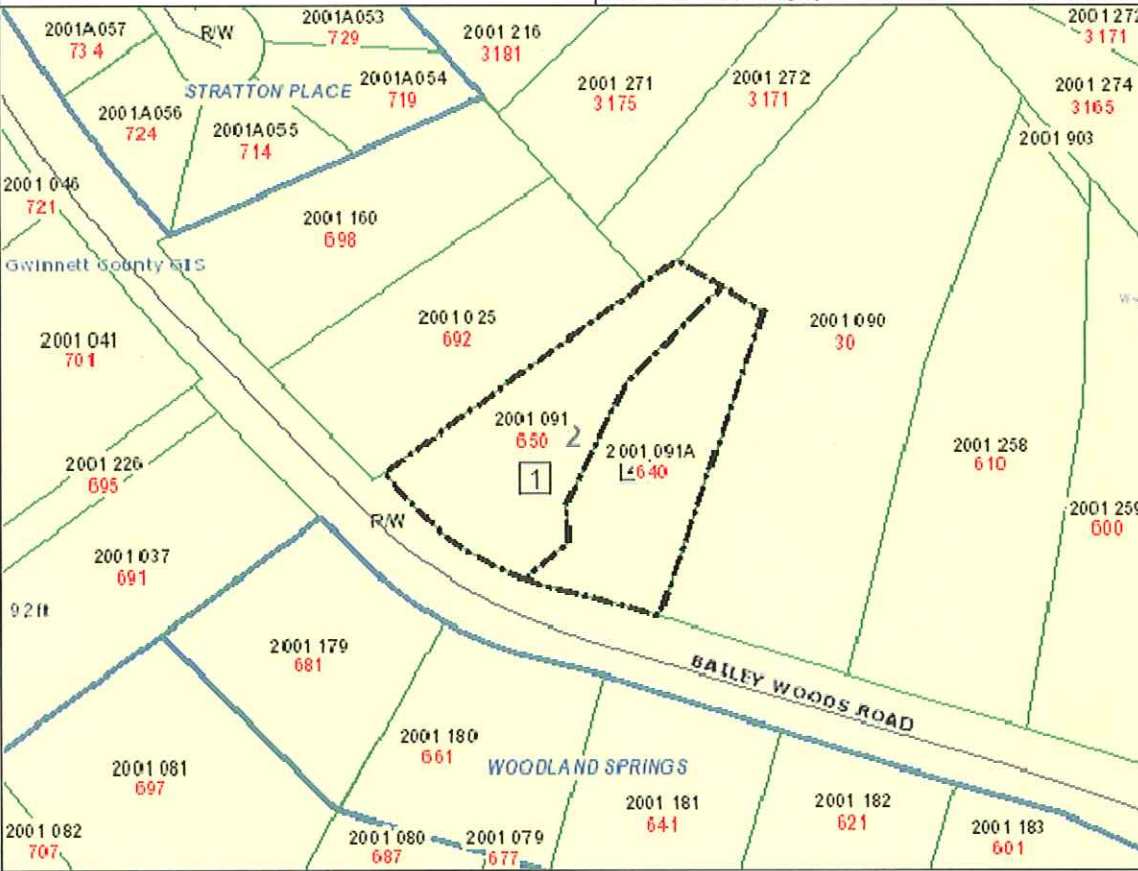
FILED & RECORDED
 CLERK SUPERIOR COURT
 GWINNETT COUNTY GA
 DATE 10-18-11 TIME 7:50 PM
 PLAT BOOK 128 PAGE 113
 TOM LAWLER, CLERK



EXEMPTION PLAT FOR
VLADIMIR LUKYAN
 ORIGINAL ADDRESS: 650 BAILEY WOODS ROAD
 ORIGINAL PARCEL ID # 2-001-091

LAND DEVELOPMENT SURVEYORS, INC.
 2146 JONES PHILLIPS ROAD
 DACULA, GA 30019
 (770) 682-8206 (FAX) (770) 682-1440
 LPSURVY@BELLSOUTH.NET

Date: 9/20/11 Land Lot: 1 District: 2nd
 County: GWINNETT COUNTY, GA. Scale: 1"=60' Sheet No.
 Field By: SF, LJ Drawn By: LJ Checked By: LJW
 Job Number: 11133 File Number: 11133.DWG 1 OF 1

 <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>Selections</p> <table border="1"><tr><td>1</td><td>2001 091</td></tr><tr><td>2</td><td>2001 091A</td></tr></table>		1	2001 091	2	2001 091A
1	2001 091				
2	2001 091A				
<p>Map Printed On February 06, 2012</p>					
<p>Legend</p>					



GWINNETT COUNTY
 Department of Planning & Development
 One Justice Square, 1st Floor, Suite 150
 446 West Crogan Street, Lawrenceville, Georgia 30045
 Phone: 678.518.6000 / Fax: 678.518.6240
 www.co.gwinnettcounty.com

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

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please TYPE or PRINT using BLUE or BLACK 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>RaceTrac Petroleum, Inc.</u>	Name <u>Andalusia Properties, Inc.</u>
Address <u>c/o Mahaffey Pickens Tucker, LLP</u> <u>1550 North Brown Road, Suite 125</u>	Address <u>3225 Cumberland Boulevard</u> <u>Suite 100</u>
City <u>Lawrenceville</u>	City <u>Atlanta</u>
State <u>Georgia</u> Zip <u>30043</u>	State <u>Georgia</u> Zip <u>30339</u>
Phone <u>(770) 232-0000</u>	Phone <u>(770) 431-7600</u>
Contact Person's Name <u>Michelle Rothmeier, Attorney</u> Phone <u>(770) 232-0000</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 7140 Buford Highway, Doraville, Georgia

Subdivision or Project Name RaceTrac Store Lot & Block _____

District, Land Lot, & Parcel (MRN) 6th District, Land Lot 247, Parcel R6247 404

Proposed Development convenience store with fuel station pumps

Building Permit Number (if construction has begun) BLD _____

Variance Requested _____

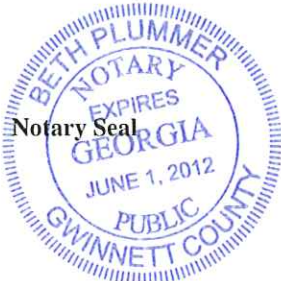
Request to increase wall sign area on the front elevation to 94 square feet.

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

Case No. ZVR2012-00023

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).



E. Michelle Rothmeier Feb. 6, 2012
Signature of Applicant Date

E. Michelle Rothmeier, Attorney for Applicant
Typed or Printed Name & Title

Beth Plummer 2/6/12
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).



E. Michelle Rothmeier Feb. 6, 2012
Signature of Property Owner Date

E. Michelle Rothmeier, Attorney for Owner
Typed or Printed Name & Title

Beth Plummer 2/6/12
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received 02.09.2012 Received By MJ

MRN 6-247-404 Variance Type WALL SIGN AREA INCREASE

Code Section SO 86-114A

Zoning District MUR Zoning/SUP Case No MUR 2002-00001

Commission District 2 Hearing Date (if applicable) 03.13.2012

INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ. FT. TO 94 SQ. FT.

Case No. ZV2012-00023



Jeffrey R. Mahaffey
Steven A. Pickens
R. Lee Tucker, Jr.
Matthew P. Benson
Gerald Davidson, Jr.,
of Counsel

Andrew D. Stancil
E. Michelle Rothmeier
Kenneth W. Stroud
Shawn F. Bratton
Alissa L. Cummo
Justin A. Abernathy
Austen T. Mabe
Jill H. Harris,
of Counsel

LETTER OF INTENT FOR VARIANCE APPLICATIONS
OF RACETRAC PETROLEUM, INC.

Mahaffey Pickens Tucker, LLP submits this Letter of Intent on behalf of the Applicant, RaceTrac Petroleum, Inc. ("RaceTrac") for the purpose of requesting variances to the requirements of The Sign Ordinance of Gwinnett County, Georgia. Specifically, the Applicant requests variances from certain requirements contained within Section 86-114, relating to the area of wall signs.

The requested variances relate to the development of an approximately 3.02 acre tract located at the intersection of Global Forum Boulevard and Georgia State Route 13 a/k/a Buford Highway (the "Property"). The Property will be developed into a convenience store with fuel station pumps.

Specifically, the Applicant requests the approval of the following:

- A variance to allow 94 square feet of wall sign area on the front elevation of the building where only 60 square feet is permitted under the Sign Ordinance.
- A variance to permit an aggregate total of 136 square feet of wall signage on all elevations, whereas the Sign Ordinance allows for 120 square feet of wall sign area on all elevations.

Under the Sign Ordinance, a variance may be granted in cases of unnecessary hardship by a finding that the application of the Sign Ordinance to a particular piece of property (such as the subject property), would create unusual hardship, there are extraordinary and exceptional conditions, that such conditions are unique to this particular property, such conditions are not a result of the owner of the property, the applicant would be deprived of rights that are commonly enjoyed by others similarly situated and relief, if granted, would not cause substantial detriment to the public good, would not impair the intent of the Sign Ordinance and would not allow a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.

The requested variances are the minimum necessary to afford RaceTrac relief so that the Property may be developed in accordance with the intent of the site plan which is included herewith. As stated, the Sign Ordinance permits an aggregate of 120 square feet of wall signage on all elevations of a building. RaceTrac has proposed three wall signs for its building on the Property, including a 42 square foot RaceTrac logo on the side elevation, a 42 square foot RaceTrac logo on the front elevation and a 52 square foot "coffee button" on the front elevation, for an aggregate total of 136 square feet of wall signage. Essentially, RaceTrac requests to transfer 18 square feet of permitted wall sign area from the aggregate total permitted to the front elevation and to increase the area permitted by 16 square feet on the front elevation, for a total of 94 square feet of wall sign area on the front elevation.

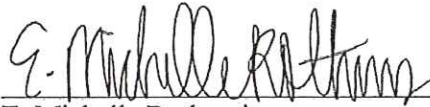
The requested variance will aid RaceTrac in the redevelopment and advertisement of this site. Further, granting relief would not cause substantial detriment to the public good. Rather, by granting relief, the Property may be developed in a safe manner to better serve the public.

The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or the Variance Applications filed herewith. The Applicant respectfully requests your approval of this Application.

This 6th day of February, 2012.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

A handwritten signature in cursive script, appearing to read "E. Michelle Rothmeier", written over a horizontal line.

E. Michelle Rothmeier

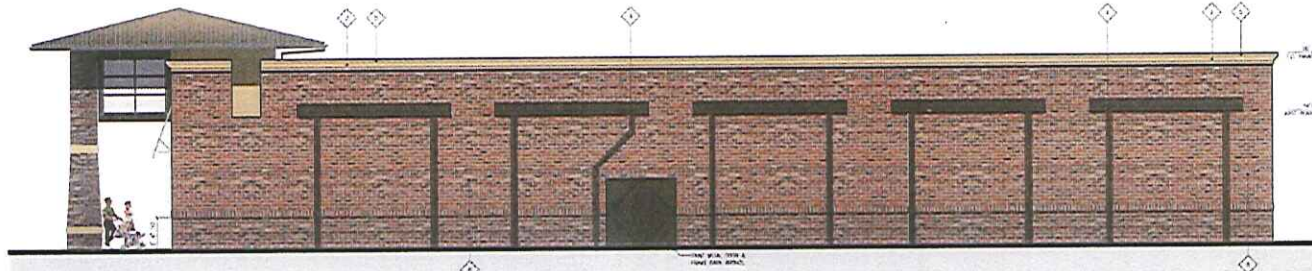
Attorneys for RaceTrac Petroleum, Inc.

Marketing Signage – Brick Elevation

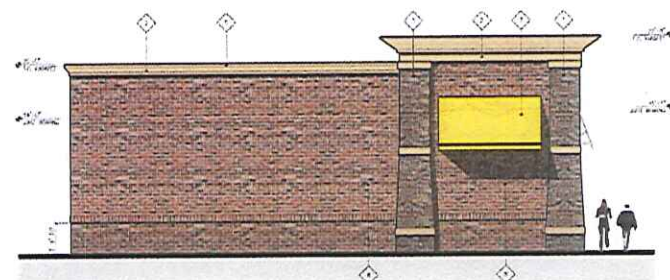


FRONT ELEVATION

FINISH MATERIAL	
1	DALTEC MED. STONE, MESA LEDGE STACK, "DAPPLED SHADE" MS-72
2	DRYWIT EPS, STANDARD COLOR 649 "DUCKMIN"
3	METAL ROOF, DARK BRONZE
4	METAL GUTTER AND DOWNSPOUTS, DARK BRONZE
5	METAL CLADDING, DARK BRONZE
6	STORTRONT, DARK BRONZE
7	FABRIC AWNINGS AND UMBRELLAS, YELLOW
SIGNAGE DESCRIPTION	
A	MARKETING CASE (60' W)
B	MARKETING CASE (60' W)
C	MARKETING CASE (60' W)
D	REAR LOAD MARKETING SIGN (60' W)
E	TOWER SIGN (81' H)
F	ENTRANCE SIGN (81' H)
G	TOWER SIGN (81' H)



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

STONE AND BRICK PROTOTYPE ELEVATIONS
RT2011TB 3/16" = 1'-0"

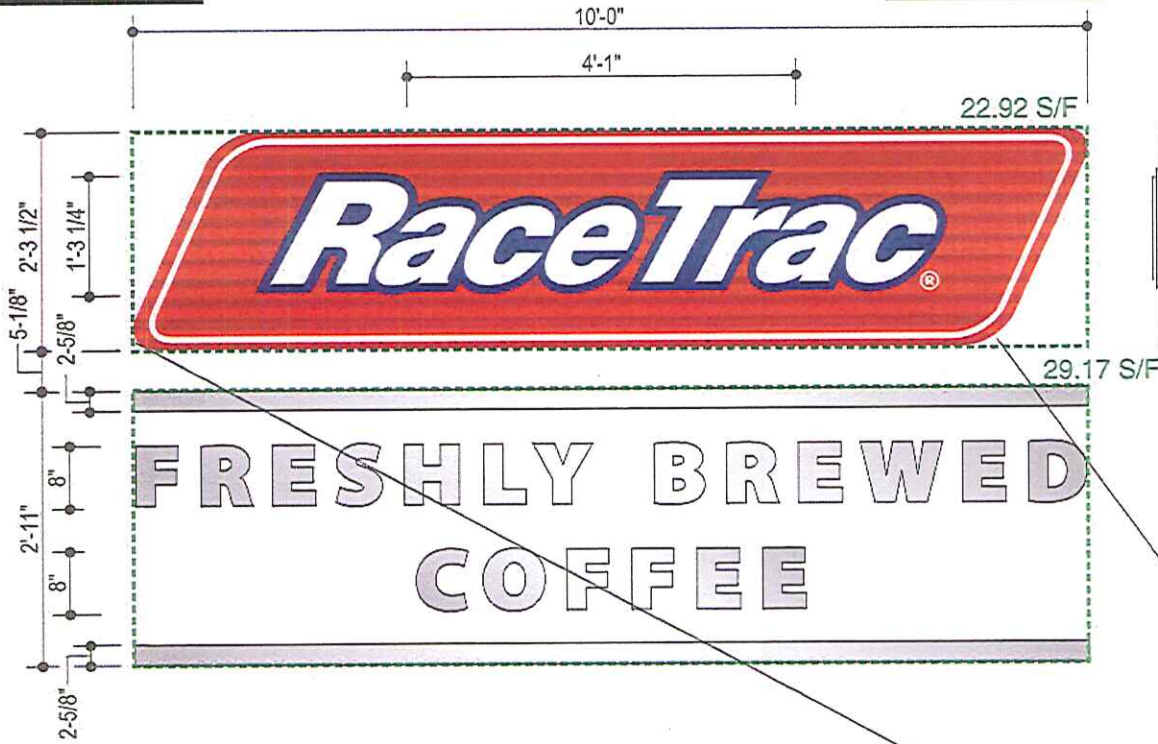
RaceTrac
RACE TRAC SYSTEMS, INC.
1000 COMMERCIAL BLDG. #200
ATLANTA, GEORGIA 30308
(770) 424-2000

JULY 6, 2011

TOTAL S/F=52.09

FRONT ELEVATION

BUILDING SIGNS



Front Elevation

Scale: 1/2"=1'-0"

RaceTrac Cabinet:

Formed clear polycarbonate face with white LED illumination and digitally printed red background stripes and white border applied to 2nd surface. Blue area for logo graphic to be embossed 1" and white portion of logo to emboss 1-1/2". Racetrac letters and outline painted 2nd surface. Cabinet to provide down lighting for secondary copy.

Fresh Brewed Coffee Letters:

Individual 1/4" brushed Aluminum flat cutout letters with ambient lighting from upper cabinet.



NOTE: SIGN SIZE ON BUILDING IS APPROXIMATE

COLORS:

WHITE PMS485 RED PMS 280 BLUE BLACK PMS 4625 BROWN PMS 1805 RED



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 www.langsigns.com PHONE: 770-887-7339
 email: graphics@langsigns.com FAX: 770-781-9528

CLIENT: RACETRAC
 SALESPERSON: RICHIE ROSEBUSH
 DESIGNER: NEIL TANNER

APPROVED BY: _____
 DATE: 1/19/12

FILE: ARTWORK / SALES ART
 RACETRAC COFFEE SIGN 2
 SCALE: 1/2"=1'

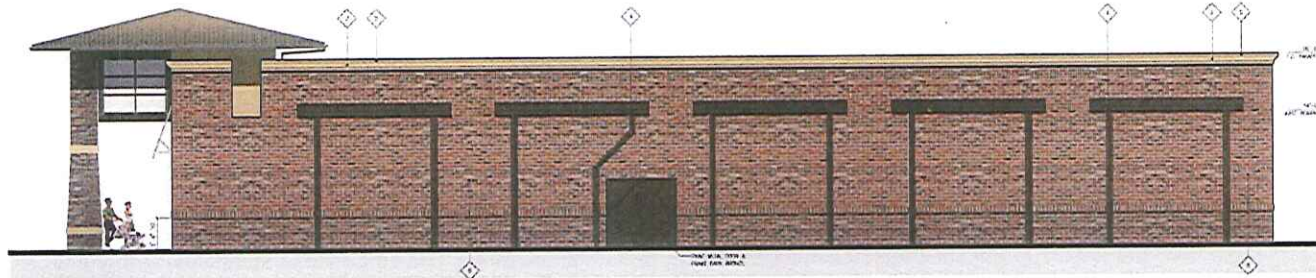
Marketing Signage – Brick Elevation



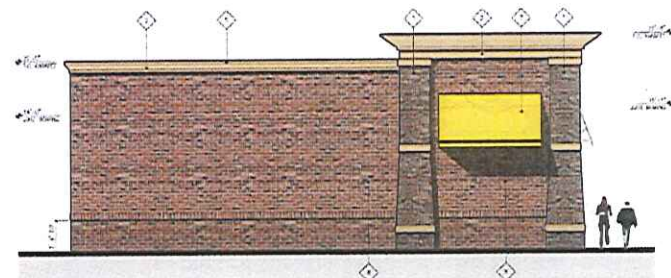
FRONT ELEVATION

FINISH MATERIAL	
1	DALTELE MED. STONE, MESA LEDGE STACK, "DAPPLED SHADE" M5-72
2	DRYWIT EPS, STANDARD COLOR 449 "BUCKSKIN"
3	METAL ROOF, DARK BRONZE
4	METAL GLUTTER AND DOWNSPOUTS, DARK BRONZE
5	METAL CLADDING, DARK BRONZE
6	STONE/FRONT, DARK BRONZE
7	FABRIC AWNING AND UMBRELLAS, YELLOW

SIGNAGE DESCRIPTION	
A	MARKETING CASE (60 SF)
B	MARKET TRIG CASE (60 SF)
C	MARKETING CASE (60 SF)
D	REAR LOAD MARKETING SIGN (60 SF)
E	BUTTON LOGO (16 SF)
F	TOWER SIGN (42 SF)
G	TOWER SIGN (42 SF)



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

STONE AND BRICK PROTOTYPE ELEVATIONS
RT2011TB 3/16" = 1'-0"

RaceTrac
 RACE TRAC STORES, INC.
 3025 COMMERCIAL DRIVE
 SUITE 100
 ATLANTA, GEORGIA 30346
 (770) 424-7200

JULY 6, 2011



Searches Data Sources General Engineering/

Tools

Parcel Search (by PIN or Address)

- Selection
- View Attributes
- Redlining *R,W*
- Measure
- Buffer selections
- Search by Co-ordinates
- Generate Url
- View Metadata *EKALB*
- Document Viewer

Scale 1: 1,214.40 GO OnPoint

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"/>			6247 404			Parcel	Not Exempt	60,136.8723989054	



GWINNETT COUNTY
 Department of Planning & Development
 One Justice Square, 1st Floor, Suite 150
 446 West Crogan Street, Lawrenceville, Georgia 30045
 Phone: 678.518.6000 / Fax: 678.518.6240
 www.co.gwinnettcounty.com

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

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please TYPE or PRINT using BLUE or BLACK 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>RaceTrac Petroleum, Inc.</u>	Name <u>Andalusia Properties, Inc.</u>
Address <u>c/o Mahaffey Pickens Tucker, LLP</u> <u>1550 North Brown Road, Suite 125</u>	Address <u>3225 Cumberland Boulevard</u> <u>Suite 100</u>
City <u>Lawrenceville</u>	City <u>Atlanta</u>
State <u>Georgia</u> Zip <u>30043</u>	State <u>Georgia</u> Zip <u>30339</u>
Phone <u>(770) 232-0000</u>	Phone <u>(770) 431-7600</u>
Contact Person's Name <u>Michelle Rothmeyer, Attorney</u> Phone <u>(770) 232-0000</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 7140 Buford Highway, Doraville, Georgia

Subdivision or Project Name RaceTrac Store Lot & Block _____

District, Land Lot, & Parcel (MRN) 6th District, Land Lot 247, Parcel R6247 404

Proposed Development convenience store with fuel station pumps

Building Permit Number (if construction has begun) BLD

Variance Requested _____

Request to increase the aggregate wall sign area on all elevations to 136 square feet.

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

Case No. ZV20020024

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).



E. Michelle Rothmeier Feb. 6, 2012
Signature of Applicant Date

E. Michelle Rothmeier, Attorney for Applicant
Typed or Printed Name & Title

[Signature] 2/6/12
Signature of Notary Public Date

Property Owner Certification

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E. Michelle Rothmeier Feb. 6, 2012
Signature of Property Owner Date

E. Michelle Rothmeier, Attorney for Owner
Typed or Printed Name & Title

[Signature] 2/6/12
Signature of Notary Public Date

Planning & Development Use Below Only

Date Received 02.09.2012 Received By MJ

MRN 6-247-404 Variance Type WALL SIGN AREA INCREASE

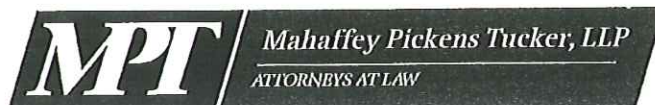
Code Section SO 86-114A

Zoning District MUR Zoning/SUP Case No MUR2002-00001

Commission District Z Hearing Date (if applicable) 03.13.2012

INCREASE AGGREGATE TOTAL OF WALL SIGNAGE ALLOWED FROM 120 SQ. FT. TO 136 SQ. FT.

Case No. ZVR2012.00024



Jeffrey R. Mahaffey
Steven A. Pickens
R. Lee Tucker, Jr.
Matthew P. Benson
Gerald Davidson, Jr.,
of Counsel

Andrew D. Stancil
E. Michelle Rothmeier
Kenneth W. Stroud
Shawn F. Bratton
Alissa L. Cummo
Justin A. Abernathy
Austen T. Mabe
Jill H. Harris,
of Counsel

**LETTER OF INTENT FOR VARIANCE APPLICATIONS
OF RACETRAC PETROLEUM, INC.**

Mahaffey Pickens Tucker, LLP submits this Letter of Intent on behalf of the Applicant, RaceTrac Petroleum, Inc. ("RaceTrac") for the purpose of requesting variances to the requirements of The Sign Ordinance of Gwinnett County, Georgia. Specifically, the Applicant requests variances from certain requirements contained within Section 86-114, relating to the area of wall signs.

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Specifically, the Applicant requests the approval of the following:

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Under the Sign Ordinance, a variance may be granted in cases of unnecessary hardship by a finding that the application of the Sign Ordinance to a particular piece of property (such as the subject property), would create unusual hardship, there are extraordinary and exceptional conditions, that such conditions are unique to this particular property, such conditions are not a result of the owner of the property, the applicant would be deprived of rights that are commonly enjoyed by others similarly situated and relief, if granted, would not cause substantial detriment to the public good, would not impair the intent of the Sign Ordinance and would not allow a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.

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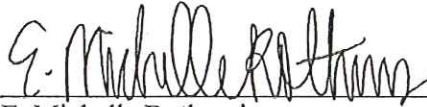
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The Applicant and its representatives welcome the opportunity to meet with staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or the Variance Applications filed herewith. The Applicant respectfully requests your approval of this Application.

This 6th day of February, 2012.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

A handwritten signature in black ink, appearing to read "E. Michelle Rothmeier", written over a horizontal line.

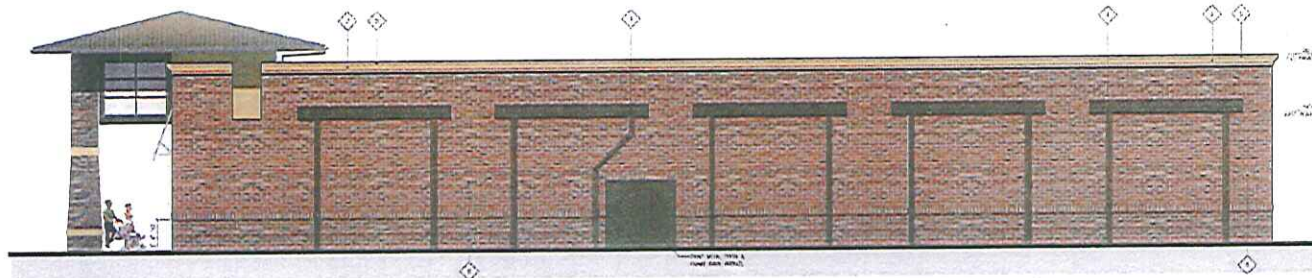
E. Michelle Rothmeier

Attorneys for RaceTrac Petroleum, Inc.

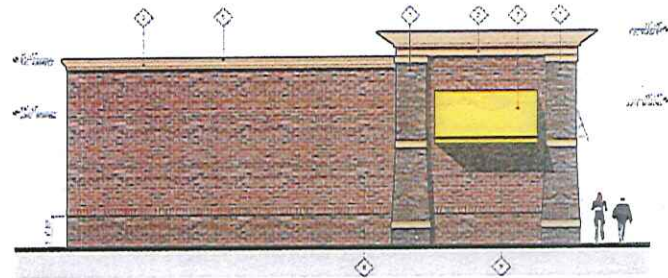
Marketing Signage – Brick Elevation



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

◇	FINISH MATERIAL
1	DALTELE MED. STONE, MESA LEDGE STACK, "DAPPLED SHADE" MS-72
2	DIWYET EPS, STANDARD COLOR C40 "BUCKSKIN"
3	METAL ROOF, DARK BRONZE
4	METAL GUTTER AND DOWNSPOUTS, DARK BRONZE
5	METAL CLADDING, DARK BRONZE
6	STONE/TMENT, DARK BRONZE
7	FABRIC AWNING AND UMBRELLAS, YELLOW

○	SIGNAGE DESCRIPTION
A	MARKETING CASE (60 sq ft)
B	MARKETING CASE (60 sq ft)
C	MARKETING CASE (60 sq ft)
D	BEAN LEAF MARKETING SIGN (66 sq ft)
E	BEAN LEAF MARKETING SIGN (66 sq ft)
F	TOWER SIGN (42 sq ft)
G	TOWER SIGN (81 sq ft)

STONE AND BRICK PROTOTYPE ELEVATIONS
RT2011TB 3/16" = 1'-0"

INTEGRATED SIGNAGE INC.
1000 GARDEN HILL ROAD
SUITE 100
ACAPULCO, OREGON 97103
503.851.1000

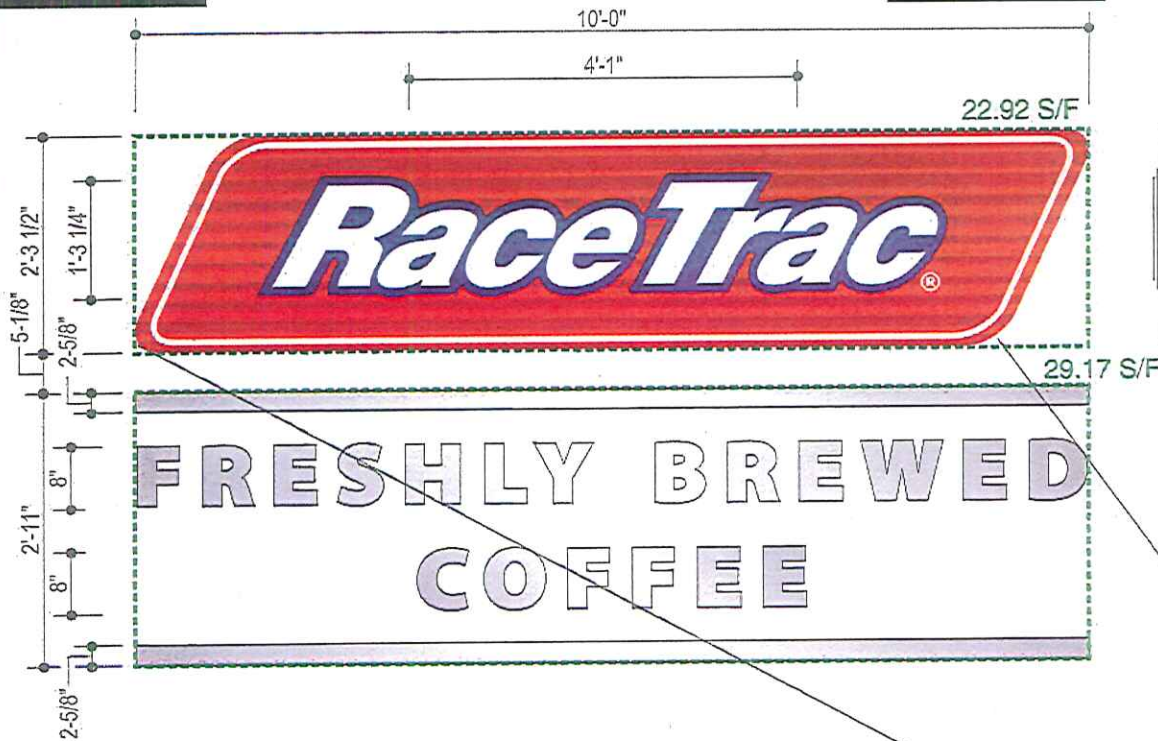
JULY 6, 2011



TOTAL S/F=52.09

FRONT ELEVATION

BUILDING SIGNS



Front Elevation

Scale: 1/2"=1'-0"

RaceTrac Cabinet:

Formed clear polycarbonate face with white LED illumination and digitally printed red background stripes and white border applied to 2nd surface. Blue area for logo graphic to be embossed 1" and white portion of logo to emboss 1-1/2". Racetrac letters and outline painted 2nd surface. Cabinet to provide down lighting for secondary copy.

Fresh Brewed Coffee Letters:

Individual 1/4" brushed Aluminum flat cutout letters with ambient lighting from upper cabinet.



FRONT ELEVATION

NOTE: SIGN SIZE ON BUILDING IS APPROXIMATE

COLORS:

- WHITE
- PMS485 RED
- PMS 280 BLUE
- BLACK
- PMS 4625 BROWN
- PMS 1805 RED



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 www.langsigns.com PHONE: 770-887-7239
 email: graphics@langsigns.com FAX: 770-731-9529

CLIENT: BACETRAC
 SALESPERSON: RICHIE ROSEBUSH
 DESIGNER: NEIL TANNER

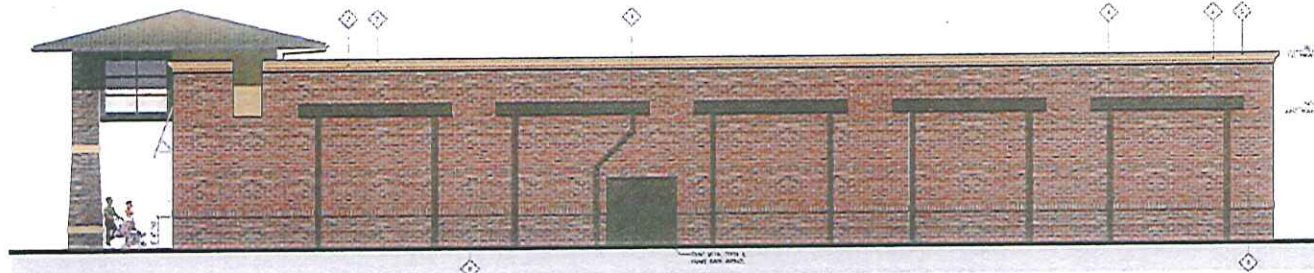
APPROVED BY: _____
 DATE: 1/19/12

FILE: ARTWORK / SALES ART
 RACETRAC COFFEE SIGN 2
 SCALE: 1/2"=1'

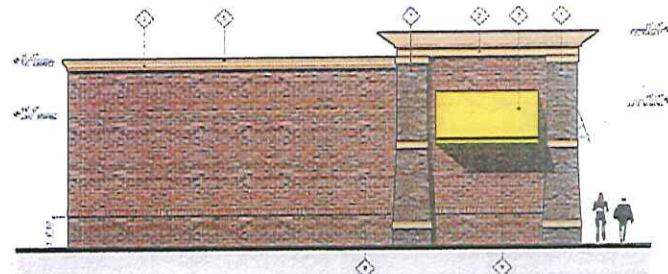
Marketing Signage – Brick Elevation



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

FINISH MATERIAL	
1	HALFLE MID. STONE, MESA LEDGE STACK, "DAPPLED SHADE" MS-72
2	DRYFIT EPS, STANDARD COLOR S49 "BUCKRINK"
3	METAL ROOF, DARK BRONZE
4	METAL GUTTER AND DOWNSPOUTS, DARK BROWN
5	METAL CLADDING, DARK BRONZE
6	STONEFRONT, DARK BRONZE
7	FABRIC AWNING AND UMBRELLAS, YELLOW

SIGNAGE DESCRIPTION	
A	MARKETING CASE (60 ft)
B	MARKETING CASE (60 ft)
C	MARKETING CASE (60 ft)
D	REAR LOAD MARKETING SIGN (66 ft)
E	BUITION LOGO (16 ft)
F	TOWER SIGN (41 ft)
G	TOWER SIGN (41 ft)

STONE AND BRICK PROTOTYPE ELEVATIONS
RT2011TB 3/10" = 1'-0"


 RACE TRAC SYSTEMS, INC.
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 SUITE 100
 ALABAMA, MOBILE 36688
 (251) 431-1000

JULY 6, 2011

