



GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT
ONE JUSTICE SQUARE

446 West Crogan Street, Lawrenceville, Georgia 30045

Phone: 678.518.6000 Fax: 678.518.6240

www.gwinnettcounty.com

RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00080

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: ROAD FRONTAGE REDUCTION FROM 40 TO 0 FT, LOT 3

Applicant Name: JONATHAN HOWARD

Proposed Development: OFFICE/WAREHOUSE

Property Address: 3100 MEDLOCK BRIDGE ROAD

MRN: R6271 445

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: WAYNE KNOX

Seconded By: MIKE ROYAL

Date of Action: May 08, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. A SUBDIVISION PLAT SHALL BE PREPARED, APPROVED AND RECORDED PRIOR TO THE SALE OF ANY LOTS.
 2. A DECLARATION OF EASEMENTS, IN A FORM SUBSTANTIALLY SIMILAR TO THE DECLARATION SUBMITTED TO THE ZONING BOARD OF APPEALS, CREATING CROSS-PARKING, ACCESS AND OTHER EASEMENTS ON THE PROPERTY AND PROVIDING FOR THE MAINTENANCE OF COMMON AREAS THEREON, SHALL BE RECORDED CONCURRENTLY WITH THE SUBDIVISION PLAT OF THE PROPERTY. THE SETBACK VARIANCE, IF GRANTED, FOR LOT 4 SHALL BE FOR AN ENCROACHMENT ONLY.
 3. THE REQUIRED 50-FT SETBACK SHALL REMAIN IN PLACE.
 4. NO LOT SHALL BE FURTHER SUBDIVIDED.
 5. SIGNAGE ON LOTS 3 AND 4 SHALL BE AS REQUIRED FOR LOTS WITHOUT ROAD FRONTAGE.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00081

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: LOT WIDTH REDUCTION FROM 100 TO 0 FT, LOT 3

Applicant Name: JONATHAN HOWARD

Proposed Development: OFFICE/WAREHOUSE

Property Address: 3100 MEDLOCK BRIDGE ROAD

MRN: R6271 445

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: WAYNE KNOX

Seconded By: MIKE ROYAL

Date of Action: May 08, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. A SUBDIVISION PLAT SHALL BE PREPARED, APPROVED AND RECORDED PRIOR TO THE SALE OF ANY LOTS.
 2. A DECLARATION OF EASEMENTS, IN A FORM SUBSTANTIALLY SIMILAR TO THE DECLARATION SUBMITTED TO THE ZONING BOARD OF APPEALS, CREATING CROSS-PARKING, ACCESS AND OTHER EASEMENTS ON THE PROPERTY AND PROVIDING FOR THE MAINTENANCE OF COMMON AREAS THEREON, SHALL BE RECORDED CONCURRENTLY WITH THE SUBDIVISION PLAT OF THE PROPERTY. THE SETBACK VARIANCE, IF GRANTED, FOR LOT 4 SHALL BE FOR AN ENCROACHMENT ONLY.
 3. THE REQUIRED 50-FT SETBACK SHALL REMAIN IN PLACE.
 4. NO LOT SHALL BE FURTHER SUBDIVIDED.
 5. SIGNAGE ON LOTS 3 AND 4 SHALL BE AS REQUIRED FOR LOTS WITHOUT ROAD FRONTAGE.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00082

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: ROAD FRONTAGE REDUCTION FROM 40 TO 0 FT, LOT 4

Applicant Name: JONATHAN HOWARD

Proposed Development: SUBDIVIDING A LOT

Property Address: 3100 MEDLOCK BRIDGE ROAD

MRN: R6271 446

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: WAYNE KNOX

Seconded By: MIKE ROYAL

Date of Action: May 08, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. A SUBDIVISION PLAT SHALL BE PREPARED, APPROVED AND RECORDED PRIOR TO THE SALE OF ANY LOTS.
 2. A DECLARATION OF EASEMENTS, IN A FORM SUBSTANTIALLY SIMILAR TO THE DECLARATION SUBMITTED TO THE ZONING BOARD OF APPEALS, CREATING CROSS-PARKING, ACCESS AND OTHER EASEMENTS ON THE PROPERTY AND PROVIDING FOR THE MAINTENANCE OF COMMON AREAS THEREON, SHALL BE RECORDED CONCURRENTLY WITH THE SUBDIVISION PLAT OF THE PROPERTY. THE SETBACK VARIANCE, IF GRANTED, FOR LOT 4 SHALL BE FOR AN ENCROACHMENT ONLY.
 3. THE REQUIRED 50-FT SETBACK SHALL REMAIN IN PLACE.
 4. NO LOT SHALL BE FURTHER SUBDIVIDED.
 5. SIGNAGE ON LOTS 3 AND 4 SHALL BE AS REQUIRED FOR LOTS WITHOUT ROAD FRONTAGE.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00083

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: LOT WIDTH REDUCTION FROM 100 TO 0 FT AT MINIMUM SETBACK LINE, LOT 4

Applicant Name: JONATHAN HOWARD

Proposed Development: SUBDIVIDING A LOT

Property Address: 3100 MEDLOCK BRIDGE ROAD

MRN: R6271 446

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: WAYNE KNOX

Seconded By: MIKE ROYAL

Date of Action: May 08, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. A SUBDIVISION PLAT SHALL BE PREPARED, APPROVED AND RECORDED PRIOR TO THE SALE OF ANY LOTS.
 2. A DECLARATION OF EASEMENTS, IN A FORM SUBSTANTIALLY SIMILAR TO THE DECLARATION SUBMITTED TO THE ZONING BOARD OF APPEALS, CREATING CROSS-PARKING, ACCESS AND OTHER EASEMENTS ON THE PROPERTY AND PROVIDING FOR THE MAINTENANCE OF COMMON AREAS THEREON, SHALL BE RECORDED CONCURRENTLY WITH THE SUBDIVISION PLAT OF THE PROPERTY. THE SETBACK VARIANCE, IF GRANTED, FOR LOT 4 SHALL BE FOR AN ENCROACHMENT ONLY.
 3. THE REQUIRED 50-FT SETBACK SHALL REMAIN IN PLACE.
 4. NO LOT SHALL BE FURTHER SUBDIVIDED.
 5. SIGNAGE ON LOTS 3 AND 4 SHALL BE AS REQUIRED FOR LOTS WITHOUT ROAD FRONTAGE.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00084

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: ENCROACHMENT OF 11 FT INTO THE 50-FT FRONT SETBACK, LOT 4

Applicant Name: JONATHAN HOWARD

Proposed Development: SUBDIVIDING A LOT

Property Address: 3100 MEDLOCK BRIDGE ROAD

MRN: R6271 446

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: WAYNE KNOX

Seconded By: MIKE ROYAL

Date of Action: May 08, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. A SUBDIVISION PLAT SHALL BE PREPARED, APPROVED AND RECORDED PRIOR TO THE SALE OF ANY LOTS.
 2. A DECLARATION OF EASEMENTS, IN A FORM SUBSTANTIALLY SIMILAR TO THE DECLARATION SUBMITTED TO THE ZONING BOARD OF APPEALS, CREATING CROSS-PARKING, ACCESS AND OTHER EASEMENTS ON THE PROPERTY AND PROVIDING FOR THE MAINTENANCE OF COMMON AREAS THEREON, SHALL BE RECORDED CONCURRENTLY WITH THE SUBDIVISION PLAT OF THE PROPERTY. THE SETBACK VARIANCE, IF GRANTED, FOR LOT 4 SHALL BE FOR AN ENCROACHMENT ONLY.
 3. THE REQUIRED 50-FT SETBACK SHALL REMAIN IN PLACE.
 4. NO LOT SHALL BE FURTHER SUBDIVIDED.
 5. SIGNAGE ON LOTS 3 AND 4 SHALL BE AS REQUIRED FOR LOTS WITHOUT ROAD FRONTAGE.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00085

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: June 08, 2007

Variance Request: ALLOW ACCESSORY STRUCTURE (CAR WASH CANOPY) IN A FRONT YARD

Applicant Name: FRANK CHURCH

Proposed Development: AUTOMOTIVE CAR WASH

Property Address: 2713 BRASELTON HIGHWAY

MRN: R3001 036

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: WAYNE KNOX

Date of Action: June 08, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. THE APPLICANT OBTAINS ALL REQUIRED PERMITS WITHIN 30 DAYS.
 2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES.
 3. NO SIGNS SHALL BE PLACED ON THE CANOPY.
 4. ALL PERMIT FEES SHALL BE DOUBLED.
 5. AREA OF CANOPY NOT TO EXCEED 1,500 SQ FT.
 6. VARIANCE SHALL EXPIRE 5 YEARS FROM THIS DATE.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00086

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: June 08, 2007

Variance Request: ALLOW FABRIC/METAL CANOPY IN AN OVERLAY DISTRICT

Applicant Name: FRANK CHURCH

Proposed Development: AUTOMOTIVE CAR WASH

Property Address: 2713 BRASELTON HIGHWAY

MRN: R3001 036

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: WAYNE KNOX

Date of Action: June 08, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. THE APPLICANT OBTAINS ALL REQUIRED PERMITS WITHIN 30 DAYS.
 2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES.
 3. NO SIGNS SHALL BE PLACED ON THE CANOPY.
 4. ALL PERMIT FEES SHALL BE DOUBLED.
 5. AREA OF CANOPY NOT TO EXCEED 1,500 SQ FT.
 6. VARIANCE SHALL EXPIRE 5 YEARS FROM THIS DATE.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

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CASE NUMBER : ZVR2007-00087

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: PARKING LOT ENCROACHMENT OF 20 FT INTO THE 50-FT FRONT SETBACK

Applicant Name: MACON E GOOCH III

Proposed Development: PARKING LOT

Property Address: 2005 HURRICANE SHOALS ROAD

MRN: R7017 161

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: JOSEPH HUGHES

Date of Action: May 08, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: June 12, 2007

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00088

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: PARKING SPACE QUANTITY INCREASE FROM 167 TO 278 SPACES

Applicant Name: MACON E GOOCH III

Proposed Development: EDUCATIONAL BUILDING

Property Address: 2005 HURRICANE SHOALS ROAD

MRN: R7017 161

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: JOSEPH HUGHES

Date of Action: May 08, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: June 12, 2007

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00089

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: INCREASE IN TRAVEL LANE FOR ONE-WAY PARKING AISLES FROM 11 TO 13 FT

Applicant Name: MACON E GOOCH III

Proposed Development: PARKING LOT

Property Address: 2005 HURRICANE SHOALS ROAD

MRN: R7017 161

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	MIKE ROYAL	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: JOSEPH HUGHES

Date of Action: May 08, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: June 12, 2007

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00090

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: June 08, 2007

Variance Request: PARKING SPACE QUANTITY INCREASE FROM 5 TO 10 SPACES

Applicant Name: BRUMBELOW-REESE & ASSOC

Proposed Development: OFFICE/WAREHOUSE

Property Address: 4565 PEACHTREE LAKES DRIVE

MRN: R6269 085

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: WAYNE KNOX

Seconded By: JOSEPH HUGHES

Date of Action: June 08, 2007

Action Taken: Approved

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00091

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: ACCESSORY STRUCTURE (POOL) IN A SIDE YARD

Applicant Name: MICAH HUMPHRIES

Proposed Development: SWIMMING POOL

Property Address: 4950 LAKE FRONT COURT

MRN: R6113 191

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: WAYNE KNOX

Date of Action: May 08, 2007

Action Taken: Approved

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00092

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 09, 2007

Variance Request: FENCE HEIGHT INCREASE FROM 4 TO 6 FT IN A FRONT YARD - (CORNER LOT, SIDE STREET)

Applicant Name: JODY HAY

Proposed Development: FENCE

Property Address: 2388 STONE WILLOW WAY NW

MRN: R7184 233

Reading and Adoption: **MEMBERS** **VOTE**

JIM NASH	Aye
MARCIA BUMBALOUGH	Aye
WAYNE KNOX	Aye
MIKE ROYAL	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: MIKE ROYAL

Date of Action: May 09, 2007

Action Taken: Approved

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00093

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: ACCESSORY STRUCTURE (CANOPY) IN A SIDE YARD

Applicant Name: GWINNETT PLACE KIA

Proposed Development: ACCESSORY STRUCTURE OR USE

Property Address: 2493 PLEASANT HILL ROAD

MRN: R6236 222

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: WAYNE KNOX

Date of Action: May 08, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. THE APPLICANT SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION.
 2. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.
 3. ONLY ONE CANOPY SHALL BE PERMITTED ON THE SITE AND IT IS NOT TO EXCEED 18 X 25-FT.
 4. THE CANOPY SHALL BE MAINTAINED IN GOOD CONDITION.
 5. NO SIGNS SHALL BE PERMITTED ON THE CANOPY.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00094

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: PARKING SPACE QUANTITY REDUCTION FROM 8 TO 4 SPACES (50%) REDUCTION

Applicant Name: MCNALLY & PATRICK INC

Proposed Development: SWIMMING POOL

Property Address: PEACHTREE CIRCLE 1500 BLOCK

MRN: R7093 238

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: JIM NASH

Date of Action: May 08, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: June 12, 2007

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00095

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: DRIVEWAY WIDTH REDUCTION FROM 22 TO 20 FT

Applicant Name: MCNALLY & PATRICK INC

Proposed Development: SWIMMING POOL

Property Address: PEACHTREE CIRCLE 1500 BLOCK

MRN: R7093 238

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: JIM NASH

Date of Action: May 08, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: June 12, 2007

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00096

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: LOT WIDTH REDUCTION FROM 100 TO 49 FT, TRACT B

Applicant Name: MICHAEL SMITH

Proposed Development: SINGLE-FAMILY LOT

Property Address: 1794 ELMWOOD CIRCLE

MRN: R6070 006

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: MARCIA BUMBALOUGH

Date of Action: May 08, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 2. COMMON OR SHARED DRIVEWAYS, IF ANY, SHALL BE A MINIMUM 20-FT IN WIDTH.
 3. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR TRACT B PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 4. THE PORTION OF ANY NEW DRIVEWAY IN THE RIGHT-OF-WAY AND FOR THE FIRST 50 FT FROM THE RIGHT-OF-WAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 5. TRACT B SHALL NOT BE FURTHER SUBDIVIDED EXCEPT BY SUBDIVISION PLAT.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00097

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: ROAD FRONTAGE REDUCTION FROM 40 TO 0 FT

Applicant Name: MITTRIX INC

Proposed Development: SINGLE-FAMILY LOT

Property Address: 3348 NORTH BOGAN ROAD

MRN: R1004 025

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: May 08, 2007

Action Taken: Denied

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00098

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: LOT WIDTH REDUCTION FROM 75 TO 0 FT

Applicant Name: MITTRIX INC

Proposed Development: SINGLE-FAMILY LOT

Property Address: 3348 NORTH BOGAN ROAD

MRN: R1004 025

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: May 08, 2007

Action Taken: Denied

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00099

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: ENCROACHMENT OF 6.16 FT INTO THE 20-FT RIGHT SIDE SETBACK

Applicant Name: KAREN L LAWLOR

Proposed Development: OFFICE

Property Address: 1610 SPECTRUM DRIVE

MRN: R7073 102

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: MIKE ROYAL

Date of Action: May 08, 2007

Action Taken: Approved with Conditions

Conditions: 1. THE VARIANCE APPROVAL IS FOR AN ENCROACHMENT ONLY. THE 20-FT SIDE SETBACK LINE REMAINS IN PLACE.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT
ONE JUSTICE SQUARE

446 West Crogan Street, Lawrenceville, Georgia 30045

Phone: 678.518.6000 Fax: 678.518.6240

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00100

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: FENCE HEIGHT INCREASE FROM 4 TO 6 FT IN A FRONT YARD (CORNER LOT, SIDE STREET)

Applicant Name: WILLIAMS & BOWLING BUILDERS

Proposed Development: FENCE

Property Address: 79 PURPLETOP DRIVE SE

MRN: R5169 180

Reading and Adoption: **MEMBERS** **VOTE**

JIM NASH	Aye
MARCIA BUMBALOUGH	Aye
WAYNE KNOX	Aye
MIKE ROYAL	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: JOSEPH HUGHES

Date of Action: May 08, 2007

Action Taken: Approved

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00101

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: PARKING SPACE QUANTITY INCREASE FROM 16 TO 29 SPACES.

Applicant Name: GWINNETT COMMUNITY BANK

Proposed Development: BANK

Property Address: 2715 HAMILTON MILL ROAD

MRN: R1001 779

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: May 08, 2007

Action Taken: Approved

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00102

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: May 08, 2007

Variance Request: LOT WIDTH REDUCTION FROM 100 TO 60 FT, LOT 5

Applicant Name: MICKEY MCKENZIEY

Proposed Development: SINGLE-FAMILY LOT

Property Address: 4122 EGYPT ROAD

MRN: R6004 041

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: JOSEPH HUGHES

Date of Action: May 08, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 2. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT 5.
 3. THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE RIGHT-OF-WAY FOR EACH LOT SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 4. LOT 5 SHALL NOT BE FURTHER SUBDIVIDED EXCEPT BY SUBDIVISION PLAT.
 5. THE HOUSE IS TO BE NO LESS THAN 2,400 SQ FT OF HEATED AREA. THE FRONT IS TO BE BRICK WITH STACKED STONE OR STUCCO AS AN ACCENT.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III