



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 : ZVR2007-00105

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: July 10, 2007

Variance Request: ALLOW TWO GROUND SIGNS ON A SINGLE ROAD FRONTAGE

Applicant Name: PLAZA SANTA FE LLC

Proposed Development: GROUND SIGN

Property Address: 3750 VENTURE DRIVE DUL

MRN: R6208 007

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

Conditions: APPROVED FOR A MAXIMUM OF 300 SQ FT WITH THE FOLLOWING CONDITIONS:

1. OLD SIGN TO BE REMOVED WITHIN 24 HOURS OF NEW SIGN INSTALLATION.
2. NEW SIGNS TO BE INSTALLED WITHIN 90 DAYS OF THIS APPROVAL, ONE TO BE CLOSE TO THE THEATER ENTRANCE AND THE OTHER SIGN TO BE AT THE OPPOSITE ENTRANCE TO THE CENTER.
3. EACH OF THE NEW SIGNS NOT TO EXCEED 150 SQ FT.
4. EACH NEW SIGN SHALL BE PLACED A MINIMUM OF 20 FT BACK FROM RIGHT-OF-WAY.
5. SIGNS TO BE MAINTAINED FOR NEATNESS, ACCURACY OF TENANTS ETC. FAILURE TO DO SO WILL RESULT IN SIGN REMOVAL BY GWINNETT COUNTY AT COST TO BE BORNE BY MALL OWNERS.

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 : ZVR2007-00106

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: July 10, 2007

Variance Request: GROUND SIGN AREA INCREASE FROM 200 TO 360 SQ FT

Applicant Name: PLAZA SANTA FE LLC

Proposed Development: GROUND SIGN

Property Address: 3750 VENTURE DRIVE DUL

MRN: R6208 007

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

Conditions: APPROVED FOR A MAXIMUM OF 300 SQ FT WITH THE FOLLOWING CONDITIONS:

1. OLD SIGN TO BE REMOVED WITHIN 24 HOURS OF NEW SIGN INSTALLATION.
2. NEW SIGNS TO BE INSTALLED WITHIN 90 DAYS OF THIS APPROVAL, ONE TO BE CLOSE TO THE THEATER ENTRANCE AND THE OTHER SIGN TO BE AT THE OPPOSITE ENTRANCE TO THE CENTER.
3. EACH OF THE NEW SIGNS NOT TO EXCEED 150 SQ FT.
4. EACH NEW SIGN SHALL BE PLACED A MINIMUM OF 20 FT BACK FROM RIGHT-OF-WAY.
5. SIGNS TO BE MAINTAINED FOR NEATNESS, ACCURACY OF TENANTS ETC. FAILURE TO DO SO WILL RESULT IN SIGN REMOVAL BY GWINNETT COUNTY AT COST TO BE BORNE BY MALL OWNERS.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00127

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: July 10, 2007

Variance Request: SIGN HEIGHT INCREASE AT 5 FT SETBACK FROM 10 TO 35 FT

Applicant Name: UNITED BMW

Proposed Development: GROUND SIGN

Property Address: 3254 COMMERCE AVENUE DUL

MRN: R6206 023

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: WAYNE KNOX

Date of Action: July 10, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: August 14, 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 : ZVR2007-00130

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: July 10, 2007

Variance Request: ENCROACHMENT OF 15 FT INTO THE 35-FT FRONT SETBACK ON PIRKLE ROAD

Applicant Name: MARIA GARCIA

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 1285 PIRKLE ROAD NOR

MRN: R6189 354

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

Voting Carried: 4 - 0

Motion By: WAYNE KNOX

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. THE VARIANCE IS FOR AN ENCROACHMENT ONLY, WITH THE 35-FT SETBACK LINE REMAINING IN PLACE.
 2. THE ENCROACHMENT INCLUDES ANY ROOF OVERHANGS.
 3. A RESIDENTIAL DRAINAGE PLAN SHALL BE APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00131

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: July 10, 2007

Variance Request: PARKING SPACE QUANTITY INCREASE FROM 41 TO 158

Applicant Name: URBAN ENGINEERS INC

Proposed Development: WAREHOUSE

Property Address: 3331 GREEN POINTE PARKWAY NOR

MRN: R6281 027

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

Voting Carried: 4 - 0

Motion By: WAYNE KNOX

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

Conditions: APPROVED WITH CONDITIONS THAT APPLICANT IS NOT ALLOWED MORE THAN 80 SPACES.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00132

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: July 10, 2007

Variance Request: LOT WIDTH REDUCTION FROM 100 TO 40 FT AT THE MINIMUM SETBACK LINE.
TRACT 3

Applicant Name: AMIN MERCHANT

Proposed Development: SINGLE-FAMILY LOT

Property Address: 2584 HUTCHINS ROAD LAW

MRN: R5020 460

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

| | |
|-------------------|--------|
| JIM NASH | Aye |
| MARCIA BUMBALOUGH | Aye |
| WAYNE KNOX | Aye |
| MIKE ROYAL | Absent |
| JOSEPH HUGHES | Aye |

Voting Carried: 4 - 0

Motion By: JIM NASH

Seconded By: MARCIA BUMBALOUGH

Date of Action: July 10, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: August 14, 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 : ZVR2007-00133

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: July 10, 2007

Variance Request: ALLOW ACCESSORY STRUCTURE (DUMPSTER) IN A FRONT YARD - OVERLAY DISTRICT

Applicant Name: TIMOTHY D RAY

Proposed Development: DUMPSTER

Property Address: 1362 AUBURN ROAD DAC

MRN: R2001 254

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

| | |
|-------------------|--------|
| JIM NASH | Aye |
| MARCIA BUMBALOUGH | Aye |
| WAYNE KNOX | Aye |
| MIKE ROYAL | Absent |
| JOSEPH HUGHES | Aye |

Voting Carried: 4 - 0

Motion By: JIM NASH

Seconded By: WAYNE KNOX

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. THE DUMPSTER SHALL BE SCREENED WITH BRICK WALLS AS SHOWN ON THE SUBMITTED PLANS.
 2. THE DUMPSTER SHALL HAVE LANDSCAPING ALONG ALL SIDES EXCEPT THE GATE SIDE. LANDSCAPING SHALL BE EVERGREEN SHRUBS AND TREES THAT PROVIDE AN ATTRACTIVE SCREENING OF THE DUMPSTER. TREES AND SHRUBS USED SHALL BE FROM THOSE LISTED IN THE BUFFER, LANDSCAPE AND TREE ORDINANCE.
 3. THE GATE TO THE DUMPSTER SHALL BE SOLID METAL AND REMAIN CLOSED AND LOCKED EXCEPT WHEN THE DUMPSTER IS BEING SERVICED.

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 : ZVR2007-00134

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: July 10, 2007

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

Applicant Name: TIMOTHY D RAY

Proposed Development: PLAYGROUND

Property Address: 1362 AUBURN ROAD DAC

MRN: R2001 254

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

Voting Carried: 4 - 0

Motion By: JIM NASH

Seconded By: WAYNE KNOX

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. THE DUMPSTER SHALL BE SCREENED WITH BRICK WALLS AS SHOWN ON THE SUBMITTED PLANS.
 2. THE DUMPSTER SHALL HAVE LANDSCAPING ALONG ALL SIDES EXCEPT THE GATE SIDE. LANDSCAPING SHALL BE EVERGREEN SHRUBS AND TREES THAT PROVIDE AN ATTRACTIVE SCREENING OF THE DUMPSTER. TREES AND SHRUBS USED SHALL BE FROM THOSE LISTED IN THE BUFFER, LANDSCAPE AND TREE ORDINANCE.
 3. THE GATE TO THE DUMPSTER SHALL BE SOLID METAL AND REMAIN CLOSED AND LOCKED EXCEPT WHEN THE DUMPSTER IS BEING SERVICED.

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 : ZVR2007-00135

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: July 10, 2007

Variance Request: LOT WIDTH REDUCTION FROM 200 TO 95 FT, TRACT 1

Applicant Name: JAMES W LEDFORD

Proposed Development: SINGLE-FAMILY LOT

Property Address: 3550 JIM MOORE ROAD DAC

MRN: R3001 165

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

Voting Carried: 4 - 0

Motion By: JIM NASH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. THE FIRST OCCUPANT OF TRACT 2 SHALL BE THE APPLICANT'S SON.
 2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS
 3. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20-FT IN WIDTH.
 4. THE PORTION OF ANY NEW DRIVEWAY LOCATED IN THE RIGHT-OF-WAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 5. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 6. THE NEW DWELLING SHALL HAVE A MINIMUM 2,200 SQ FT OF HEATED AREA.
 7. ALL SIDE YARD SETBACKS SHALL BE MAINTAINED.
 8. NEITHER LOT SHALL BE FURTHER SUBDIVIDED.

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 : ZVR2007-00136

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: July 10, 2007

Variance Request: LOT WIDTH REDUCTION FROM 200 TO 130 FT, TRACT 2

Applicant Name: JAMES W LEDFORD

Proposed Development: SINGLE-FAMILY LOT

Property Address: 3550 JIM MOORE ROAD DAC

MRN: R3001 165

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

Voting Carried: 4 - 0

Motion By: JIM NASH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. THE FIRST OCCUPANT OF TRACT 2 SHALL BE THE APPLICANT'S SON.
 2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS
 3. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20-FT IN WIDTH.
 4. THE PORTION OF ANY NEW DRIVEWAY LOCATED IN THE RIGHT-OF-WAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 5. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 6. THE NEW DWELLING SHALL HAVE A MINIMUM 2,200 SQ FT OF HEATED AREA.
 7. ALL SIDE YARD SETBACKS SHALL BE MAINTAINED.
 8. NEITHER LOT SHALL BE FURTHER SUBDIVIDED.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00137

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: July 10, 2007

Variance Request: ROAD FRONTAGE REDUCTION FROM 40 TO 0 FT

Applicant Name: KOURIEH INVESTMENTS LLC

Proposed Development: OFFICE/WAREHOUSE

Property Address: 1870 BUFORD HIGHWAY DUL

MRN: R7206 008

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

Conditions: 1. NO FURTHER VARIANCES FOR ROAD FRONTAGE TO BE GRANTED.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00138

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: July 10, 2007

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

Applicant Name: KOURIEH INVESTMENTS LLC

Proposed Development: OFFICE/WAREHOUSE

Property Address: 1870 BUFORD HIGHWAY DUL

MRN: R7206 008

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

Conditions: NO FURTHER VARIANCES FOR ROAD FRONTAGE TO BE GRANTED.

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 : ZVR2007-00139

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: July 10, 2007

Variance Request: REQUESTING THE USE OF GRAVEL IN LIEU OF A PAVED SURFACE FOR STORAGE YARD - STORAGE FACILITY WITH POND AND NO BUILDING

Applicant Name: BROCK DESIGN GROUP INC

Proposed Development: DISTRIBUTION FACILITY

Property Address: 2810 SIMPSON CIRCLE NOR

MRN: R6258 265

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

| | |
|-------------------|--------|
| JIM NASH | Aye |
| MARCIA BUMBALOUGH | Aye |
| WAYNE KNOX | Aye |
| MIKE ROYAL | Absent |
| JOSEPH HUGHES | Aye |

Voting Carried: 4 - 0

Motion By: WAYNE KNOX

Seconded By: MARCIA BUMBALOUGH

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

Conditions:

1. THE STORAGE YARD MEETS THE ZONING RESOLUTION REQUIREMENTS FOR FENCING, LOCATION OF STORAGE AND STORAGE HEIGHT.
2. OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION.
3. NO BUILDING TO BE CONSTRUCTED ON THE SITE.
4. SHOULD THE USE OF THE SITE CHANGE, THEN THE GRAVEL SHALL BE REMOVED FROM THE SITE OR THE STORAGE AREA SHALL BE PAVED.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00140

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: July 10, 2007

Variance Request: PARKING SPACE QUANTITY INCREASE FROM 467 TO 670 SPACES. A 43% INCREASE

Applicant Name: AQUATERRA ENGINEERING LLC

Proposed Development: RELIGIOUS WORSHIP FACILITY

Property Address: 5905 BROOK HOLLOW PARKWAY NOR

MRN: R6215 075

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

| | |
|-------------------|--------|
| JIM NASH | Aye |
| MARCIA BUMBALOUGH | Aye |
| WAYNE KNOX | Aye |
| MIKE ROYAL | Absent |
| JOSEPH HUGHES | Aye |

Voting Carried: 4 - 0

Motion By: WAYNE KNOX

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

Conditions:

1. ALL NEW PARKING SPACES AND DRIVEWAYS SHALL BE PAVED AND MEET ALL REQUIREMENTS FOR SIZE.
2. APPROVAL OF THIS VARIANCE REQUEST IS SUBJECT TO THE APPROVAL BY THE BOARD OF CONSTRUCTION ADJUSTMENTS AND APPEALS OF A STREAM BUFFER VARIANCE.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00141

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: July 10, 2007

Variance Request: THREE PARKING SPACES LOCATED DIRECTLY OFF GRACEHAVEN WAY, A PRIVATE STREET WITHIN STONEHAVEN SUBDIVISION

Applicant Name: MCFARLAND-DYER & ASSOC INC

Proposed Development: RECREATION AREA

Property Address: 2300 GRACEHAVEN WAY NW LAW

MRN: R7114 209

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

| | |
|-------------------|--------|
| JIM NASH | Aye |
| MARCIA BUMBALOUGH | Aye |
| WAYNE KNOX | Aye |
| MIKE ROYAL | Absent |
| JOSEPH HUGHES | Aye |

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: WAYNE KNOX

Date of Action: July 10, 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 : ZVR2007-00142

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: July 10, 2007

Variance Request: WALL SIGN AGGREGATE AREA INCREASE FOR ALL ELEVATIONS FROM 72 TO 110 SQ FT

Applicant Name: CARIBOU COFFEE

Proposed Development: WALL SIGN

Property Address: 1250 SCENIC HIGHWAY LAW

MRN: R5087 113

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

| | |
|-------------------|--------|
| JIM NASH | Aye |
| MARCIA BUMBALOUGH | Aye |
| WAYNE KNOX | Aye |
| MIKE ROYAL | Absent |
| JOSEPH HUGHES | Aye |

Voting Carried: 4 - 0

Motion By: JOSEPH HUGHES

Seconded By: MARCIA BUMBALOUGH

Date of Action: July 10, 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 : ZVR2007-00143

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: July 10, 2007

Variance Request: WALL SIGN AREA INCREASE FROM 0 TO 36 SQ FT, SIDE ELEVATION

Applicant Name: CARIBOU COFFEE

Proposed Development: WALL SIGN

Property Address: 1250 SCENIC HIGHWAY LAW

MRN: R5087 113

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

Voting Carried: 4 - 0

Motion By: JOSEPH HUGHES

Seconded By: MARCIA BUMBALOUGH

Date of Action: July 10, 2007

Action Taken: Denied

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT
ONE JUSTICE SQUARE

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00144

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: July 10, 2007

Variance Request: PARKING SPACE QUANTITY INCREASE FROM 17 TO 41 SPACES, 241% INCREASE

Applicant Name: QUICK TRIP CORPORATION

Proposed Development: CONVENIENCE STORE

Property Address: 5095 OAKBROOK PARKWAY NOR

MRN: R6199 079

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Denied

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 : ZVR2007-00145

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: July 10, 2007

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

Applicant Name: JENNIE PRATT

Proposed Development: SINGLE-FAMILY LOT

Property Address: 1332 TURNER ROAD LIL

MRN: R6079 094

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

Voting Carried: 4 - 0

Motion By: JIM NASH

Seconded By: WAYNE KNOX

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. THE FIRST OCCUPANT OF TRACT 3 SHALL BE THE APPLICANT.
 2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 3. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20-FT IN WIDTH FOR A TRAVEL LANE.
 4. NO MORE THAN 2 DWELLINGS MAY USE A SINGLE DRIVEWAY.
 5. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 6. NEITHER LOT SHALL BE FURTHER SUBDIVIDED.

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 : ZVR2007-00146

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: July 10, 2007

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

Applicant Name: JENNIE PRATT

Proposed Development: SINGLE-FAMILY LOT

Property Address: 1332 TURNER ROAD LIL

MRN: R6079 094

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

Voting Carried: 4 - 0

Motion By: JIM NASH

Seconded By: WAYNE KNOX

Date of Action: July 10, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. THE FIRST OCCUPANT OF TRACT 3 SHALL BE THE APPLICANT.
 2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 3. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20-FT IN WIDTH FOR A TRAVEL LANE.
 4. NO MORE THAN 2 DWELLINGS MAY USE A SINGLE DRIVEWAY.
 5. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 6. NEITHER LOT SHALL BE FURTHER SUBDIVIDED.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00147

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: July 10, 2007

Variance Request: ENCROACHMENT OF 20 FT INTO THE 40-FT REAR SETBACK

Applicant Name: DANIEL MEYER C/O MICHAEL SULLIVAN

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 6422 OLD SHADBURN FERRY ROAD BUF

MRN: R7361 080

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

Voting Carried: 4 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: July 10, 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 : ZVR2007-00148

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: July 10, 2007

Variance Request: FENCE HEIGHT INCREASE FROM FROM 4 TO 6 FT IN A FRONT YARD

Applicant Name: LEAH FROST

Proposed Development: FENCE

Proposed Address: 3048 NE CREEK DRIVE DUL

MRN: R6265 170

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 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 : ZVR2007-00149

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: July 10, 2007

Variance Request: INCREASE AGGREGATE AREA WALL SIGN FROM 120 TO 177.65 SQ FT

Applicant Name: CHANDLER SIGNS

Proposed Development: WALL SIGN

Property Address: 1350 SCENIC HIGHWAY SNL

MRN: R5087 007

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

Voting Carried: 4 - 0

Motion By: JIM NASH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 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 : ZVR2007-00150

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: July 10, 2007

Variance Request: INCREASE SIZE OF SIGN ON REAR BLDG ELEVATION FROM 0 TO 55.25 SQ FT

Applicant Name: CHANDLER SIGNS

Proposed Development: WALL SIGN

Property Address: 1350 SCENIC HIGHWAY SNL

MRN: R5087 007

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

Voting Carried: 4 - 0

Motion By: JIM NASH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 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 : ZVR2007-00157

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: July 10, 2007

Variance Request: REDUCTION OF REQUIRED DRIVE DEPTH FROM 18 TO 10 FT FOR LOTS 18-42

Applicant Name: MAHAFFEY PICKENS TUCKER LLP

Proposed Development: SINGLE-FAMILY SUBDIVISION

Property Address: NORTH BROWN ROAD (1700 BLOCK) LAW

MRN: R7114 170

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: August 14, 2007

Action Certified by: *Kathy Holland*

Kathy Holland

Title: Development Division Director



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00158

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: July 10, 2007

Variance Request: ENCROACHMENT OF 18 INTO THE 20 FT FRONT SETBACK FOR LOTS 18-42

Applicant Name: MAHAFFEY PICKENS TUCKER LLP

Proposed Development: SINGLE-FAMILY SUBDIVISION

Property Address: NORTH BROWN ROAD (1700 BLOCK) LAW

MRN: R7114 170

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: August 14, 2007

Action Certified by: *Kathy Holland*

Kathy Holland

Title: Development Division Director



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00159

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: July 10, 2007

Variance Request: ENCROACHMENT OF 5 FT INTO THE 25-FT REAR SETBACK FOR LOTS 18-42

Applicant Name: MAHAFFEY PICKENS TUCKER LLP

Proposed Development: SINGLE-FAMILY SUBDIVISION

Property Address: NORTH BROWN ROAD (1700 BLOCK) LAW

MRN: R7114 170

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: August 14, 2007

Action Certified by: *Kathy Holland*

Kathy Holland

Title: Development Division Director



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00160

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: July 10, 2007

Variance Request: ENCROACHMENT OF 5 FT INTO THE 5 FT SIDE SETBACK FOR LOTS 18-42

Applicant Name: MAHAFFEY PICKENS TUCKER LLP

Proposed Development: SINGLE-FAMILY SUBDIVISION

Property Address: NORTH BROWN ROAD (1700 BLOCK) LAW

MRN: R7114 170

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: August 14, 2007

Action Certified by: *Kathy Holland*

Kathy Holland

Title: Development Division Director



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00161

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: July 10, 2007

Variance Request: REDUCTION OF REQUIRED DRIVE DEPTH FROM 18 TO 2 FT FOR LOTS 1-17 AND 43-49

Applicant Name: MAHAFFEY PICKENS TUCKER LLP

Proposed Development: SINGLE-FAMILY SUBDIVISION

Property Address: NORTH BROWN ROAD (1700 BLOCK) LAW

MRN: R7114 170

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

| | |
|-------------------|--------|
| JIM NASH | Aye |
| MARCIA BUMBALOUGH | Aye |
| WAYNE KNOX | Aye |
| MIKE ROYAL | Absent |
| JOSEPH HUGHES | Aye |

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: August 14, 2007

Action Certified by: *Kathy Holland*

Kathy Holland

Title: Development Division Director



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00162

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: July 10, 2007

Variance Request: ENCROACHMENT OF 20 FT INTO THE 25 FT REAR SETBACK FOR LOTS 1-17 AND 43-49

Applicant Name: MAHAFFEY PICKENS TUCKER LLP

Proposed Development: SINGLE-FAMILY SUBDIVISION

Property Address: NORTH BROWN ROAD (1700 BLOCK) LAW

MRN: R7114 170

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: August 14, 2007

Action Certified by: *Kathy Holland*

Kathy Holland

Title: Development Division Director



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00163

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: July 10, 2007

Variance Request: ENCROACHMENT OF 18 FT INTO THE 20 FT FRONT SETBACK FOR LOTS 1-17 AND 43-49

Applicant Name: MAHAFFEY PICKENS TUCKER LLP

Proposed Development: SINGLE-FAMILY SUBDIVISION

Property Address: NORTH BROWN ROAD (1700 BLOCK) LAW

MRN: R7114 170

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: August 14, 2007

Action Certified by: *Kathy Holland*

Kathy Holland

Title: Development Division Director



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00164

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: July 10, 2007

Variance Request: ENCROACHMENT OF 5 FT INTO THE 5 FT SIDE SETBACK FOR LOTS 1-17 AND 43-49

Applicant Name: MAHAFFEY PICKENS TUCKER LLP

Proposed Development: SINGLE-FAMILY SUBDIVISION

Property Address: NORTH BROWN ROAD (1700 BLOCK) LAW

MRN: R7114 170

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: July 10, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: August 14, 2007

Action Certified by: *Kathy Holland*

Kathy Holland

Title: Development Division Director