



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 : ZVR2007-00111

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: August 14, 2007

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

Applicant Name: DIVERSIFIED TECHNICAL GRP LLC

Proposed Development: SINGLE-FAMILY LOT

Property Address: 5390 LIGHT CIRCLE NOR

MRN: R6241 017

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: August 14, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: September 11, 2007

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00112

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: August 14, 2007

Variance Request: LOT WIDTH REDUCTION FROM 75 TO 0 FT, LOT 3

Applicant Name: DIVERSIFIED TECHNICAL GRP LLC

Proposed Development: SINGLE-FAMILY LOT

Property Address: 5390 LIGHT CIRCLE NOR

MRN: R6241 017

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: August 14, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: September 11, 2007

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00125

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: August 14, 2007

Variance Request: ALLOW PARKING IN THE 50-FT FRONT SETBACK - OVERLAY DISTRICT

Applicant Name: BULLARD LAND PLANNING INC

Proposed Development: RELIGIOUS WORSHIP FACILITY

Property Address: 3622 CENTERVILLE HIGHWAY LIT

MRN: R6013 010

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: August 14, 2007

Action Taken: Approved with Conditions

Conditions:

1. NO ENTRANCES OR EXITS SHALL BE BE ALLOWED ONTO LAUREL FALLS DRIVE.
2. A LANDSCAPED BERM SHALL BE ESTABLISHED ALONG LAUREL FALLS DRIVE. THE LANDSCAPING SHALL BE APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00126

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: August 14, 2007

Variance Request: PARKING SPACE QUANTITY INCREASE FROM 417 TO 770.

Applicant Name: BULLARD LAND PLANNING INC

Proposed Development: RELIGIOUS WORSHIP FACILITY

Property Address: 3622 CENTERVILLE HIGHWAY LIT

MRN: R6013 010

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: August 14, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. NO ENTRANCES OR EXITS SHALL BE ALLOWED ONTO LAUREL FALLS DRIVE.
 2. A LANDSCAPED BERM SHALL BE ESTABLISHED ALONG LAUREL FALLS DRIVE. THE LANDSCAPING SHALL BE APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT.
 3. PARKING SPACES INCREASED FROM 417 TO 620 SPACES.

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 : ZVR2007-00127

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: August 14, 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: 3264 COMMERCE AVENUE DUL

MRN: R6206 011

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: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

Conditions:

1. HEIGHT OF SIGN SHALL BE NO TALLER THAN 29 FEET, 6 INCHES.
2. THE BANNER LOCATED AT THE REAR OF THE BUILDING SHALL BE REMOVED WITHIN 5 DAYS AND ANY ADDITIONAL REPLACEMENT OR PERMITTED BANNERS OR SIGNAGE SHALL BE IN COMPLIANCE WITH THE SIGN REGULATIONS.

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: August 14, 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	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: WAYNE KNOX

Date of Action: August 14, 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 : ZVR2007-00151

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: August 14, 2007

Variance Request: ENCROACHMENT OF 6 FT INTO THE 35-FT FRONT SETBACK

Applicant Name: QUANTUM HOMES

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 1740 NOURS LANDING WAY DUL

MRN: R7165 259

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: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

Conditions:

1. THE VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING 35-FT FRONT AND 40-FT REAR SETBACKS REMAIN IN PLACE.
2. THE AMOUNTS OF ENCROACHMENTS INCLUDE ALL ROOF OVERHANGS.

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 : ZVR2007-00152

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: August 14, 2007

Variance Request: ENCROACHMENT OF 5 FT INTO THE 40-FT REAR SETBACK

Applicant Name: QUANTUM HOMES

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 1740 NOURS LANDING WAY DUL

MRN: R7165 259

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: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

Conditions:

1. THE VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING 35-FT FRONT AND 40-FT REAR SETBACKS REMAIN IN PLACE.
2. THE AMOUNTS OF ENCROACHMENTS INCLUDE ALL ROOF OVERHANGS.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00153

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: August 14, 2007

Variance Request: ENCROACHMENT OF 16 FT INTO THE 35-FT FRONT SETBACK

Applicant Name: QUANTUM HOMES

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 1760 NOURS LANDING WAY DUL

MRN: R7165 261

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: August 14, 2007

Action Taken: Approved with Conditions

Conditions:

1. THE VARIANCE IS FOR AN ENCROACHMENT ONLY. THE EXISTING 35-FT FRONT SETBACK REMAINS IN PLACE.
2. THE AMOUNT OF ENCROACHMENT INCLUDES ALL ROOF OVERHANGS.
3. THE DRIVEWAY AND PATIO SHALL BE CONSTRUCTED AS SHOWN ON THE SUBMITTED SITE PLAN.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00154

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: August 14, 2007

Variance Request: ENCROACHMENT OF 11 FT 2 INCHES INTO THE 35-FT FRONT SETBACK

Applicant Name: QUANTUM HOMES

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 1741 NOURS LANDING WAY DUL

MRN: R7165 274

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: August 14, 2007

Action Taken: Approved with Conditions

Conditions:

1. THE VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING 35-FT AND 40-FT REAR SETBACKS REMAIN IN PLACE.
2. THE AMOUNTS OF ENCROACHMENT INCLUDES ALL ROOF OVERHANGS.
3. THE DRIVEWAY SHALL BE CONSTRUCTED AS SHOWN ON THE SUBMITTED SITE PLAN.

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 : ZVR2007-00155

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: August 14, 2007

Variance Request: ENCROACHMENT OF 7 FT INTO THE 40-FT REAR SETBACK

Applicant Name: QUANTUM HOMES

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 1741 NOURS LANDING WAY DUL

MRN: R7165 274

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: August 14, 2007

Action Taken: Approved with Conditions

Conditions:

1. THE VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING 35-FT AND 40-FT REAR SETBACKS REMAIN IN PLACE.
2. THE AMOUNTS OF ENCROACHMENT INCLUDES ALL ROOF OVERHANGS.
3. THE DRIVEWAY SHALL BE CONSTRUCTED AS SHOWN ON THE SUBMITTED SITE PLAN.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00156

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: August 14, 2007

Variance Request: ENCROACHMENT OF 12 FT INTO THE 40-FT REAR SETBACK

Applicant Name: QUANTUM HOMES

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 1731 NOURS LANDING WAY DUL

MRN: R7165 275

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: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

Conditions:

1. THE VARIANCE IS FOR AN ENCROACHMENT ONLY. THE EXISTING 40-FT REAR SETBACK REMAINS IN PLACE.
2. THE AMOUNT OF ENCROACHMENTS INCLUDE ALL ROOF OVERHANGS.
3. THE DRIVEWAY AND PATIO SHALL BE CONSTRUCTED AS SHOWN ON THE SUBMITTED SITE PLAN.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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: August 14, 2007

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

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	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

Conditions:

1. ALL SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING REQUIRED FRONT, SIDE AND REAR SETBACK SHALL REMAIN IN PLACE.
2. ALL ENCROACHMENT AMOUNTS INCLUDE ROOF OVERHANGS.
3. ALL APPLICABLE BUILDING CODES, AS OUTLINED IN THE ORIGINAL BUILDING PLAN REVIEW UNIT MEMO, SHALL BE MAINTAINED.

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: August 14, 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	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. ALL SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING REQUIRED FRONT, SIDE AND REAR SETBACK SHALL REMAIN IN PLACE.
 2. ALL ENCROACHMENT AMOUNTS INCLUDE ROOF OVERHANGS.
 3. ALL APPLICABLE BUILDING CODES, AS OUTLINED IN THE ORIGINAL BUILDING PLAN REVIEW UNIT MEMO, SHALL BE MAINTAINED.

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: August 14, 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	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. ALL SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING REQUIRED FRONT, SIDE AND REAR SETBACK SHALL REMAIN IN PLACE.
 2. ALL ENCROACHMENT AMOUNTS INCLUDE ROOF OVERHANGS.
 3. ALL APPLICABLE BUILDING CODES, AS OUTLINED IN THE ORIGINAL BUILDING PLAN REVIEW UNIT MEMO, SHALL BE MAINTAINED.

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: August 14, 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	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. ALL SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING REQUIRED FRONT, SIDE AND REAR SETBACK SHALL REMAIN IN PLACE.
 2. ALL ENCROACHMENT AMOUNTS INCLUDE ROOF OVERHANGS.
 3. ALL APPLICABLE BUILDING CODES, AS OUTLINED IN THE ORIGINAL BUILDING PLAN REVIEW UNIT MEMO, SHALL BE MAINTAINED.

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 : ZVR2007-00161

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: August 14, 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	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

Conditions:

1. ALL SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING REQUIRED FRONT, SIDE AND REAR SETBACK SHALL REMAIN IN PLACE.
2. ALL ENCROACHMENT AMOUNTS INCLUDE ROOF OVERHANGS.
3. ALL APPLICABLE BUILDING CODES, AS OUTLINED IN THE ORIGINAL BUILDING PLAN REVIEW UNIT MEMO, SHALL BE MAINTAINED.

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 : ZVR2007-00162

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: August 14, 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	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

Conditions:

1. ALL SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING REQUIRED FRONT, SIDE AND REAR SETBACK SHALL REMAIN IN PLACE.
2. ALL ENCROACHMENT AMOUNTS INCLUDE ROOF OVERHANGS.
3. ALL APPLICABLE BUILDING CODES, AS OUTLINED IN THE ORIGINAL BUILDING PLAN REVIEW UNIT MEMO, SHALL BE MAINTAINED.

Action Certified by: *Kathy Holland*

Kathy Holland

Title: Development Division Director



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DEPARTMENT OF PLANNING AND DEVELOPMENT
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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: August 14, 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	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

Conditions:

1. ALL SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING REQUIRED FRONT, SIDE AND REAR SETBACK SHALL REMAIN IN PLACE.
2. ALL ENCROACHMENT AMOUNTS INCLUDE ROOF OVERHANGS.
3. ALL APPLICABLE BUILDING CODES, AS OUTLINED IN THE ORIGINAL BUILDING PLAN REVIEW UNIT MEMO, SHALL BE MAINTAINED.

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: August 14, 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	Aye
	JOSEPH HUGHES	Aye

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. ALL SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING REQUIRED FRONT, SIDE AND REAR SETBACK SHALL REMAIN IN PLACE.
 2. ALL ENCROACHMENT AMOUNTS INCLUDE ROOF OVERHANGS.
 3. ALL APPLICABLE BUILDING CODES, AS OUTLINED IN THE ORIGINAL BUILDING PLAN REVIEW UNIT MEMO, SHALL BE MAINTAINED.

Action Certified by: *Kathy Holland*

Kathy Holland

Title: Development Division Director



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00165

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: August 14, 2007

Variance Request: ALLOW GRAVEL PARKING IN LIEU OF PAVED PARKING - OVERLAY DISTRICT

Applicant Name: BULLARD LAND PLANNING INC

Proposed Development: PARKING LOT

Property Address: 3594 CENTERVILLE HIGHWAY LIT

MRN: R6013 010

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: August 14, 2007

Action Taken: Approved with Conditions

Conditions: 1. THE GRAVEL PARKING SHALL BE ALLOWED FOR A PERIOD OF 12 MONTHS. AT THE END OF 12 MONTHS THE PARKING LOT SHALL EITHER BE PAVED OR REMOVED. THE APPLICANT ALSO HAS THE OPTION OF FILING A NEW VARIANCE REQUEST AT THAT TIME FOR AN ADDITIONAL 12 MONTHS.

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 : ZVR2007-00166

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: August 14, 2007

Variance Request: ENCROCHMENT OF 10 FT INTO THE 40-FT REAR SETBACK

Applicant Name: RONAL CHICAS

Proposed Development: SINGLE-FAMILY DWELLING ADDITION

Property Address: 3074 HOWELL COURT LAW

MRN: R6129 090

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: MARCIA BUMBALOUGH

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. THE VARIANCE IS FOR AN ENCROACHMENT ONLY. THE 40-FT REAR SETBACK REMAINS IN PLACE.
 2. THE 10-FT ENCROACHMENT INCLUDES ALL ROOF OVERHANGS.
 3. THE APPLICANT SHALL OBTAIN A BUILDING PERMIT WITHIN 30 DAYS. PERMIT FEE TO BE DOUBLED.
 4. THE APPLICANT SHALL OBTAIN APPROVAL FROM THE ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 5. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 60 DAYS.
 6. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL BUILDING CODES.
 7. NO BUSINESS ACTIVITY SHALL TAKE PLACE WITHIN THE ADDITION.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00167

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: August 14, 2007

Variance Request: ENCROACHMENT OF .7 FT INTO THE 5-FT LEFT SIDE SETBACK

Applicant Name: MAGNOLIA SIGNATURE HOMES

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 717 RETREAT WOODS WAY NE DAC

MRN: R7018 069

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: August 14, 2007

Action Taken: Approved with Conditions

Conditions: 1. THE VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING 5-FT SIDE AND 25-FT REAR SETBACKS REMAIN IN PLACE.

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 : ZVR2007-00168

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: August 14, 2007

Variance Request: ENCROACHMENT OF 1 FT INTO THE 25-FT REAR SETBACK

Applicant Name: MAGNOLIA SIGNATURE HOMES

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 717 RETREAT WOODS WAY NE DAC

MRN: R7018 069

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: August 14, 2007

Action Taken: Approved with Conditions

Conditions: 1. THE VARIANCES ARE FOR ENCROACHMENTS ONLY. THE EXISTING 5-FT SIDE AND 25-FT REAR SETBACKS REMAIN IN PLACE.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00169

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: August 14, 2007

Variance Request: LOT WIDTH REDUCTION FROM 200 TO 150-FT

Applicant Name: SCOTT YOUMANS

Proposed Development: SINGLE-FAMILY LOT

Property Address: 1891 NE PROSPECT CHURCH ROAD LAW

MRN: R7061 014

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: August 14, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: September 11, 2007

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00170

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: August 14, 2007

Variance Request: LOT WIDTH REDUCTION FROM 100 TO 0 FT

Applicant Name: FOUR SEASONS ATLANTA APARTMENTS

Proposed Development: APARTMENT BUILDING

Property Address: 1 SEASONS PARKWAY NOR

MRN: R6218 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: WAYNE KNOX

Seconded By: MIKE ROYAL

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. DIFFERENT PHASES SHALL NOT EXCEED THE MAXIMUM DENSITY ALLOWED UNDER RM-10 ZONING.
 2. ALL NON-PERMITTED BANNERS, SIGNS AND BALLOONS SHALL BE REMOVED WITHIN 15 DAYS OF VARIANCE ACTION.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00171

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: August 14, 2007

Variance Request: ROAD FRONTAGE REDUCTION FROM 40 TO 0 FT.

Applicant Name: FOUR SEASONS ATLANTA APARTMENTS

Proposed Development: APARTMENT BUILDING

Property Address: 1 SEASONS PARKWAY NOR

MRN: R6218 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: WAYNE KNOX

Seconded By: MIKE ROYAL

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. DIFFERENT PHASES SHALL NOT EXCEED THE MAXIMUM DENSITY ALLOWED UNDER RM-10 ZONING.
 2. ALL NON-PERMITTED BANNERS, SIGNS AND BALLOONS SHALL BE REMOVED WITHIN 15 DAYS OF VARIANCE ACTION.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00172

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: August 14, 2007

Variance Request: GROUND SIGN HEIGHT INCREASE FROM 5 TO 6 FT - OVERLAY DISTRICT

Applicant Name: STEPHANIE SCHLEICHER C/O BB&T

Proposed Development: GROUND SIGN

Property Address: 6475 SUGARLOAF PARKWAY DUL

MRN: R7122 023

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: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

Conditions: 1. SIGN SUBMITTED SHALL HAVE A 1-FT BASE, AND SHALL NOT EXCEED A TOTAL OVERALL HEIGHT OF 5-FT

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00173

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: August 14, 2007

Variance Request: PARKING SPACE QUANTITY INCREASE FROM 55 TO 63 SPACES 14% INCREASE

Applicant Name: JAY DAR HOLDINGS LLC

Proposed Development: PARKING LOT

Property Address: 120 TECHNOLOGY PARKWAY NOR

MRN: R6285 012

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: August 14, 2007

Action Taken: Approved with Conditions

Conditions:

1. PRIOR TO ANY DEVELOPMENT PERMIT OR BUILDING PERMIT BEING ISSUED, THE TWO LOTS SHOWN ON THE SUBMITTED SITE PLAN SHALL BE COMBINED INTO A SINGLE LOT.
2. ONCE COMBINED, THE LOT SHALL NOT 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 : ZVR2007-00174

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: August 14, 2007

Variance Request: ROAD FRONTAGE REDUCTION FROM 40 TO 25 FT, TRACT 1

Applicant Name: MARK HOWELL

Proposed Development: SINGLE-FAMILY LOT

Property Address: 4200 BLOCK HORDER LANE LIT

MRN: R4336 003

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: August 14, 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 OF 20-FT WIDTH.
 3. THE PORTION OF THE DRIVEWAYS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 4. 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 : ZVR2007-00175

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: August 14, 2007

Variance Request: LOT WIDTH REDUCTION FROM 100 TO 55 FT, TRACT 1

Applicant Name: MARK HOWELL

Proposed Development: SINGLE-FAMILY LOT

Property Address: 4200 BLOCK HORDER LANE LIT

MRN: R4336 003

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: August 14, 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 OF 20-FT WIDTH.
 3. THE PORTION OF THE DRIVEWAYS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 4. 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 : ZVR2007-00176

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: August 14, 2007

Variance Request: ROAD FRONTAGE REDUCTION FROM 40 TO 25 FT, TRACT 2

Applicant Name: MARK HOWELL

Proposed Development: SINGLE-FAMILY LOT

Property Address: 4200 BLOCK HORDER LANE LIT

MRN: R4336 003

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: August 14, 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 OF 20-FT WIDTH.
 3. THE PORTION OF THE DRIVEWAYS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 4. 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 : ZVR2007-00177

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: August 14, 2007

Variance Request: LOT WIDTH REDUCTION FROM 100 TO 55 FT, TRACT 2

Applicant Name: MARK HOWELL

Proposed Development: SINGLE-FAMILY LOT

Property Address: 4200 BLOCK HORDER LANE LIT

MRN: R4336 003

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: August 14, 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 OF 20-FT WIDTH.
 3. THE PORTION OF THE DRIVEWAYS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 4. 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 : ZVR2007-00178

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: August 14, 2007

Variance Request: LOT WIDTH REDUCTION FROM 100 TO 50 FT

Applicant Name: ERIC CARNE

Proposed Development: SINGLE-FAMILY LOT

Property Address: 1500 BLOCK LEACH DRIVE LAW

MRN: R5170 072

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: JIM NASH

Date of Action: August 14, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE SALE OF ANY LOTS.
 2. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 3. ANY SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20 FT IN WIDTH.
 4. NO MORE THAN 2 DWELLINGS SHALL USE A SINGLE DRIVEWAY.
 5. THE PORTION OF THE DRIVEWAY LOCATED IN THE RIGHT-OF-WAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 6. ALL PERMITS, INCLUDING APPROVAL FROM THE ENVIRONMENTAL HEALTH DEPARTMENT, SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON ANY OF THE THREE LOTS.
 7. NO LOT SHALL BE FURTHER SUBDIVIDED.
 8. THE MINIMUM HOUSE SIZE SHALL BE 2,000 SQ. FT. FOR SINGLE-STORY INCLUDING BONUS ROOMS AND 2,400 SQ. FT. FOR TWO-STORY.
 9. ALL HOMES SHALL HAVE AT A MINIMUM FRONT FACADES OF BRICK, STACKED STONE OR STUCCO.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00179

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: August 14, 2007

Variance Request: ACCESSORY STRUCTURE ENCROACHMENT OF 5 FT INTO THE 5-FT LEFT SIDE SETBACK

Applicant Name: CINDY LOU HARRINGTON

Proposed Development: GARAGE

Property Address: 583 MIDLAND PARK DRIVE SM

MRN: R6116 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: WAYNE KNOX

Seconded By: JOSEPH HUGHES

Date of Action: August 14, 2007

Action Taken: Denied

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III