



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: September 11, 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: September 11, 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 : ZVR2007-00112

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: September 11, 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: September 11, 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 : ZVR2007-00169

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: September 11, 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: MIKE ROYAL

Date of Action: September 11, 2007

Action Taken: Approved with Conditions

Conditions: 1. The lot shall not be further subdivided.

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

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00180

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: September 11, 2007

Variance Request: INCREASE AMOUNT OF PAVEMENT AND DRIVEWAY IN A FRONT YARD FROM 45 TO 60%

Applicant Name: ROSANNA ORTIZ

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 4682 PARK LAKE COURT NOR

MRN: R6174 531

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: September 11, 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 : ZVR2007-00181

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: September 11, 2007

Variance Request: ALLOW ACCESSORY STRUCTURE (BASKETBALL COURT) IN A FRONT YARD

Applicant Name: ROSANNA ORTIZ

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 4682 PARK LAKE COURT NOR

MRN: R6174 531

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: September 11, 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 : ZVR2007-00182

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: September 11, 2007

Variance Request: ENCROACHMENT OF 3.4 FT INTO THE 5-FT RIGHT SIDE SETBACK

Applicant Name: JI QING FANG

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 3325 BRIAROAK DRIVE NW DUL

MRN: R6205 079

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: September 11, 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 : ZVR2007-00183

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: September 11, 2007

Variance Request: ENCROACHMENT OF 5 FT INTO THE 10-FT RIGHT SIDE SETBACK

Applicant Name: KENNETH P JAHNER

Proposed Development: GARAGE ADDITION

Property Address: 2832 INVERLOCK CIRCLE DUL

MRN: R6260 101

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: September 11, 2007

Action Taken: Approved with Conditions

- Conditions:**
- 1.The approvals are for encroachments only. The existing 10' side setback and 40' rear setback remain in place.
 - 2.The encroachments include all roof overhangs.
 - 3.Permits shall be obtained prior to any construction.
 - 4.A Residential Drainage Plan shall be submitted and approved prior to the issuance of a building permit.

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 : ZVR2007-00184

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: September 11, 2007

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

Applicant Name: KENNETH P JAHNER

Proposed Development: SINGLE-FAMILY DWELLING ADDITION

Property Address: 2832 INVERLOCK CIRCLE DUL

MRN: R6260 101

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: September 11, 2007

Action Taken: Approved with Conditions

- Conditions:**
- 1.The approvals are for encroachments only. The existing 10' side setback and 40' rear setback remain in place.
 - 2.The encroachments include all roof overhangs.
 - 3.Permits shall be obtained prior to any construction.
 - 4.A Residential Drainage Plan shall be submitted and 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 : ZVR2007-00185

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: September 11, 2007

Variance Request: FENCE HEIGHT INCREASE FROM 4 TO 9-FT 6 INCHES (VARIES)

Applicant Name: DAVIS DAN

Proposed Development: FENCE

Property Address: 3166 CAMP BRANCH ROAD BUF

MRN: R7180 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: MARCIA BUMBALOUGH

Date of Action: September 11, 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 : ZVR2007-00186

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: September 11, 2007

Variance Request: FENCE HEIGHT INCREASE IN A FRONT YARD FROM 4 TO 8 FT 3 INCHES (VARIES)

Applicant Name: GABRIEL DAN

Proposed Development: FENCE

Property Address: 2815 WALLACE ROAD BUF

MRN: R7180 060

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: September 11, 2007

Action Taken: Approved with Conditions

Conditions: The portion of the fence located within the right-of-way shall be removed within 60 days of the approval date.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00187

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: September 11, 2007

Variance Request: ACCESSORY STRUCTURE (STORAGE BUILDING) IN A FRONT YARD

Applicant Name: DANIEL ECK

Proposed Development: STORAGE BUILDING

Property Address: 4051 FENCE ROAD AUB

MRN: R2002 011B

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: September 11, 2007

Action Taken: Approved with Conditions

- Conditions:**
- 1.The storage building shall be for personal use only. Business activity, including storage of material, shall not take place in the structure.
 - 2.All applicable permit shall be obtained with 30 days.
 - 3.All applicable building codes shall be maintained.

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 : ZVR2007-00188

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: September 11, 2007

Variance Request: BUFFER REDUCTION FROM 50 TO 20 FT

Applicant Name: SUGARLOAF KOREAN BAPTIST CHURCH

Proposed Development: RELIGIOUS WORSHIP FACILITY

Property Address: 1664 NE OLD PEACHTREE ROAD DUL

MRN: R7165 009

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: September 11, 2007

Action Taken: Approved with Conditions

Conditions: 1. THE LAST 180' - 200' FT ON THE BACK LEFT SIDE OF THE PROPERTY NEXT TO NOURS SUBDIVISION BE TRANFERED TO THE CHURCH SIDE OF SEWER EASEMENT.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00189

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: September 11, 2007

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

Applicant Name: ANN CHANG

Proposed Development: DUMPSTER

Property Address: 2227 DULUTH HIGHWAY DUL

MRN: R7117 003A

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: September 11, 2007

Action Taken: Approved with Conditions

Conditions: 1. 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 shall be from those listed in the Buffer, Landscape and Tree Ordinance and shall be planted within 60 days.

2. The gate to the dumpster shall remain closed and locked except when the dumpster is being serviced.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00190

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: September 11, 2007

Variance Request: FENCE HEIGHT INCREASE FROM 8 TO 10 FT IN A REAR/SIDE YARD

Applicant Name: MIGDALIA DURAN

Proposed Development: FENCE

Property Address: 3792 ARC WAY LAW

MRN: R6177 075

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: September 11, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. The applicant shall comply with the Building Plan Review Unit comments for compliance with structural and building permit requirements prior to any additional construction of the fence.
 2. No part of fence height shall exceed 10 ft maximum.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00191

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: September 11, 2007

Variance Request: PARKING SPACE QUANTITY INCREASE FROM 180 TO 260 SPACES

Applicant Name: CORNERSTONE CHURCH

Proposed Development: PARKING LOT

Property Address: 2458 DULUTH HIGHWAY DUL

MRN: R7119 002

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: September 11, 2007

Action Taken: Approved with Conditions

Conditions: 1. MAXIMUM 260 SPACES.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00192

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: September 11, 2007

Variance Request: ALLOW PARKING TO BE PLACED IN FRONT BUILDING SETBACK AREA

Applicant Name: CORNERSTONE CHURCH

Proposed Development: PARKING LOT

Property Address: 2458 DULUTH HIGHWAY DUL

MRN: R7119 002

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: September 11, 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 : ZVR2007-00193

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: September 11, 2007

Variance Request: GROUND SIGN HEIGHT INCREASE FROM 5 TO 8 FT (OVERLAY DISTRICT)

Applicant Name: IVY CREEK BAPTIST CHURCH

Proposed Development: GROUND SIGN

Property Address: 2500 IVY CREEK ROAD BUF

MRN: R7142 005

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: September 11, 2007

Action Taken: Approved with Conditions

Conditions: 1.The sign shall not have any direct illumination or, flashing, moving, neon or LED lights.

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 : ZVR2007-00194

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: September 11, 2007

Variance Request: ACCESSORY STRUCTURE (DUMPSTER) IN THE FRONT YARD SETBACK

Applicant Name: BRAD GIBBONS

Proposed Development: DUMPSTER

Property Address: 1953 PLEASANT HILL ROAD DUL

MRN: R6208 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: MARCIA BUMBALOUGH

Seconded By: MIKE ROYAL

Date of Action: September 11, 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 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.

4.All construction shall be in compliance with applicable building codes and as outlined in the Building Plan Review Unit comments.

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 : ZVR2007-00195

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: September 11, 2007

Variance Request: ENCROACHMENT OF 5 FT INTO THE 10-FT RIGHT SIDE SETBACK

Applicant Name: BRAD GIBBONS

Proposed Development: OFFICE

Property Address: 1953 PLEASANT HILL ROAD DUL

MRN: R6208 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: MARCIA BUMBALOUGH

Seconded By: MIKE ROYAL

Date of Action: September 11, 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 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.

4.All construction shall be in compliance with applicable building codes and as outlined in the Building Plan Review Unit comments.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00196

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: September 11, 2007

Variance Request: INCREASE MAXIMUM NUMBER OF ALLOWED PARKING SPACES FROM 193 TO 280

Applicant Name: MARK S BROCK

Proposed Development: PARKING LOT

Property Address: 950 NORTHBROOK PARKWAY LAW

MRN: R7125 146

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: September 11, 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 : ZVR2007-00197

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: September 11, 2007

Variance Request: PARKING QUANTITY INCREASE IN A FRONT YARD FROM 20 TO 100%, OVERLAY DISTRICT

Applicant Name: VERA G ANDERSON

Proposed Development: DAY CARE FACILITY

Property Address: 3271 ZOAR ROAD SNL

MRN: R6019 194

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: September 11, 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 : ZVR2007-00198

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: September 11, 2007

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

Applicant Name: PARVIZ PEDRAM

Proposed Development: TOWNHOUSE

Property Address: 3385 FERNVIEW DRIVE SW LAW

MRN: R6152 323

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: September 11, 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 : ZVR2007-00199

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: September 11, 2007

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

Applicant Name: PARVIZ PEDRAM

Proposed Development: TOWNHOUSE

Property Address: 3383 FERNVIEW DRIVE SW LAW

MRN: R6152 324

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: September 11, 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 : ZVR2007-00200

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: September 11, 2007

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

Applicant Name: PARVIZ PEDRAM

Proposed Development: TOWNHOUSE

Property Address: 3381 FERNVIEW DRIVE SW LAW

MRN: R6152 325

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: September 11, 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 : ZVR2007-00201

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: September 11, 2007

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

Applicant Name: PARVIZ PEDRAM

Proposed Development: TOWNHOUSE

Property Address: 3379 FERNVIEW DRIVE SW LAW

MRN: R6152 326

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: September 11, 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 : ZVR2007-00202

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: September 11, 2007

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

Applicant Name: PARVIZ PEDRAM

Proposed Development: TOWNHOUSE

Property Address: 3377 FERNVIEW DRIVE SW LAW

MRN: R6152 327

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: September 11, 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 : ZVR2007-00203

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: September 11, 2007

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

Applicant Name: PARVIZ PEDRAM

Proposed Development: TOWNHOUSE

Property Address: 3375 FERNVIEW DRIVE SW LAW

MRN: R6152 328

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: September 11, 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 : ZVR2007-00204

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: September 11, 2007

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

Applicant Name: PARVIZ PEDRAM

Proposed Development: TOWNHOUSE

Property Address: 3373 FERNVIEW DRIVE SW LAW

MRN: R6152 329

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: September 11, 2007

Action Taken: Approved

Conditions:

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
www.gwinnettcounty.com

RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00205

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: September 11, 2007

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

Applicant Name: PARVIZ PEDRAM

Proposed Development: TOWNHOUSE

Property Address: 3371 FERNVIEW DRIVE SW LAW

MRN: R6152 330

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: September 11, 2007

Action Taken: Approved

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 : ZVR2007-00206

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: September 11, 2007

Variance Request: LOT WIDTH REDUCTION FROM 200 TO 50 FT

Applicant Name: PARIS J SANDERS

Proposed Development: RELIGIOUS WORSHIP FACILITY

Property Address: 1570 ACE MCMILLEN ROAD DAC

MRN: R5280 002

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

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: September 11, 2007

Action Taken: Approved with Conditions

Conditions: 1. An exemption plat shall be prepared and approved prior to the sale of the other lot and prior to the issuance of a building permit.

2. A "Hold Harmless Agreement" shall be signed and recorded prior to the issuance of a Building permit.

3. Neither lot shall be further subdivided.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III