



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00250

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: December 12, 2007

Variance Request: LOT SIZE REDUCTION FROM 25,500 TO 11,250 SQ FT

Applicant Name: JAMES PAXTON

Proposed Development: SINGLE-FAMILY LOT

Proposed Address: 8510 HIGHTOWER TRAIL LIT

MRN: R4349 085

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

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: JOSEPH HUGHES

Date of Action: December 12, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: February 12, 2008

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 : ZVR2007-00251

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: December 12, 2007

Variance Request: ROAD FRONTAGE REDUCTION FROM 40 TO 0 FT, LOT 2

Applicant Name: JOSEPH DYER

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 2410 MEADOW CHURCH ROAD DUL

MRN: R7121 001

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: December 12, 2007

Action Taken: Approved with Conditions



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00251

- Conditions:**
1. No exemption plat shall be approved prior to a Waiver request approval by the Board of Commissioners for five lots having access off the same driveway.
 2. An exemption plat shall be prepared and submitted prior to the issuance of any building permits. The exemption plat shall not be approved until after the Waiver for number of driveways has been approved.
 3. No lot shall be further subdivided.
 4. The 10-foot encroachment into the rear setback of proposed lot 3 shall be for an encroachment only, including all roof overhangs and the 40-foot rear setback line shall remain in place.
 5. All other setbacks shall be maintained.
 6. A 35-foot easement shall be established for the driveway access. This easement shall be shown on the exemption plat.
 7. The proposed common driveway shall be a minimum 20 feet in width.
 8. The proposed common driveway shall be paved.
 9. A 10-foot wide landscape area shall be established within the 35-foot easement adjoining the south property line. The landscape easement shall be planted with trees with the type and size as required in the Buffer, Landscape and Tree Ordinance.
 10. The minimum heated area for each new house shall be 2,800 square feet.
 11. Sign and record a "Hold Harmless Agreement" for each lot at the time the exemption plat is approved.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



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Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00252

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: December 12, 2007

Variance Request: LOT WIDTH REDUCTION FROM 100 TO 0 FT, LOT 2

Applicant Name: JOSEPH DYER

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 2410 MEADOW CHURCH ROAD DUL

MRN: R7121 001

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: December 12, 2007

Action Taken: Approved with Conditions



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CASE NUMBER : ZVR2007-00252

- Conditions:**
1. No exemption plat shall be approved prior to a Waiver request approval by the Board of Commissioners for five lots having access off the same driveway.
 2. An exemption plat shall be prepared and submitted prior to the issuance of any building permits. The exemption plat shall not be approved until after the Waiver for number of driveways has been approved.
 3. No lot shall be further subdivided.
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 8. The proposed common driveway shall be paved.
 9. A 10-foot wide landscape area shall be established within the 35-foot easement adjoining the south property line. The landscape easement shall be planted with trees with the type and size as required in the Buffer, Landscape and Tree Ordinance.
 10. The minimum heated area for each new house shall be 2,800 square feet.
 11. Sign and record a "Hold Harmless Agreement" for each lot at the time the exemption plat is approved.

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 : ZVR2007-00253

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: December 12, 2007

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

Applicant Name: JOSEPH DYER

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 2410 MEADOW CHURCH ROAD DUL

MRN: R7121 001

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: December 12, 2007

Action Taken: Approved with Conditions



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CASE NUMBER : ZVR2007-00253

- Conditions:**
1. No exemption plat shall be approved prior to a Waiver request approval by the Board of Commissioners for five lots having access off the same driveway.
 2. An exemption plat shall be prepared and submitted prior to the issuance of any building permits. The exemption plat shall not be approved until after the Waiver for number of driveways has been approved.
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 7. The proposed common driveway shall be a minimum 20 feet in width.
 8. The proposed common driveway shall be paved.
 9. A 10-foot wide landscape area shall be established within the 35-foot easement adjoining the south property line. The landscape easement shall be planted with trees with the type and size as required in the Buffer, Landscape and Tree Ordinance.
 10. The minimum heated area for each new house shall be 2,800 square feet.
 11. Sign and record a "Hold Harmless Agreement" for each lot at the time the exemption plat is approved.

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 : ZVR2007-00254

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: December 12, 2007

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

Applicant Name: JOSEPH DYER

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 2410 MEADOW CHURCH ROAD DUL

MRN: R7121 001

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: December 12, 2007

Action Taken: Approved with Conditions



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CASE NUMBER : ZVR2007-00254

- Conditions:**
1. No exemption plat shall be approved prior to a Waiver request approval by the Board of Commissioners for five lots having access off the same driveway.
 2. An exemption plat shall be prepared and submitted prior to the issuance of any building permits. The exemption plat shall not be approved until after the Waiver for number of driveways has been approved.
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 8. The proposed common driveway shall be paved.
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 10. The minimum heated area for each new house shall be 2,800 square feet.
 11. Sign and record a "Hold Harmless Agreement" for each lot at the time the exemption plat is approved.

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 : ZVR2007-00255

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: December 12, 2007

Variance Request: ENCROACHMENT OF 10 FT INTO THE 40-FT REAR SETBACK, LOT 3

Applicant Name: JOSEPH DYER

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 2410 MEADOW CHURCH ROAD DUL

MRN: R7121 001

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: December 12, 2007

Action Taken: Approved with Conditions



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00255

- Conditions:**
1. No exemption plat shall be approved prior to a Waiver request approval by the Board of Commissioners for five lots having access off the same driveway.
 2. An exemption plat shall be prepared and submitted prior to the issuance of any building permits. The exemption plat shall not be approved until after the Waiver for number of driveways has been approved.
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 8. The proposed common driveway shall be paved.
 9. A 10-foot wide landscape area shall be established within the 35-foot easement adjoining the south property line. The landscape easement shall be planted with trees with the type and size as required in the Buffer, Landscape and Tree Ordinance.
 10. The minimum heated area for each new house shall be 2,800 square feet.
 11. Sign and record a "Hold Harmless Agreement" for each lot at the time the exemption plat is approved.

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 : ZVR2007-00256

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: December 12, 2007

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

Applicant Name: JOSEPH DYER

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 2410 MEADOW CHURCH ROAD DUL

MRN: R7121 001

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: December 12, 2007

Action Taken: Approved with Conditions



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00256

- Conditions:**
1. No exemption plat shall be approved prior to a Waiver request approval by the Board of Commissioners for five lots having access off the same driveway.
 2. An exemption plat shall be prepared and submitted prior to the issuance of any building permits. The exemption plat shall not be approved until after the Waiver for number of driveways has been approved.
 3. No lot shall be further subdivided.
 4. The 10-foot encroachment into the rear setback of proposed lot 3 shall be for an encroachment only, including all roof overhangs and the 40-foot rear setback line shall remain in place.
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 7. The proposed common driveway shall be a minimum 20 feet in width.
 8. The proposed common driveway shall be paved.
 9. A 10-foot wide landscape area shall be established within the 35-foot easement adjoining the south property line. The landscape easement shall be planted with trees with the type and size as required in the Buffer, Landscape and Tree Ordinance.
 10. The minimum heated area for each new house shall be 2,800 square feet.
 11. Sign and record a "Hold Harmless Agreement" for each lot at the time the exemption plat is approved.

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 : ZVR2007-00257

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: December 12, 2007

Variance Request: LOT WIDTH REDUCTION FROM 100 TO 0 FT, LOT 4

Applicant Name: JOSEPH DYER

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 2410 MEADOW CHURCH ROAD DUL

MRN: R7121 001

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: December 12, 2007

Action Taken: Approved with Conditions



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00257

- Conditions:**
1. No exemption plat shall be approved prior to a Waiver request approval by the Board of Commissioners for five lots having access off the same driveway.
 2. An exemption plat shall be prepared and submitted prior to the issuance of any building permits. The exemption plat shall not be approved until after the Waiver for number of driveways has been approved.
 3. No lot shall be further subdivided.
 4. The 10-foot encroachment into the rear setback of proposed lot 3 shall be for an encroachment only, including all roof overhangs and the 40-foot rear setback line shall remain in place.
 5. All other setbacks shall be maintained.
 6. A 35-foot easement shall be established for the driveway access. This easement shall be shown on the exemption plat.
 7. The proposed common driveway shall be a minimum 20 feet in width.
 8. The proposed common driveway shall be paved.
 9. A 10-foot wide landscape area shall be established within the 35-foot easement adjoining the south property line. The landscape easement shall be planted with trees with the type and size as required in the Buffer, Landscape and Tree Ordinance.
 10. The minimum heated area for each new house shall be 2,800 square feet.
 11. Sign and record a "Hold Harmless Agreement" for each lot at the time the exemption plat is approved.

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 : ZVR2007-00258

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: December 12, 2007

Variance Request: ROAD FRONTAGE REDUCTION FROM 40 TO 0 FT, LOT 5

Applicant Name: JOSEPH DYER

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 2410 MEADOW CHURCH ROAD DUL

MRN: R7121 001

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: December 12, 2007

Action Taken: Approved with Conditions



GWINNETT COUNTY

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00258

- Conditions:**
1. No exemption plat shall be approved prior to a Waiver request approval by the Board of Commissioners for five lots having access off the same driveway.
 2. An exemption plat shall be prepared and submitted prior to the issuance of any building permits. The exemption plat shall not be approved until after the Waiver for number of driveways has been approved.
 3. No lot shall be further subdivided.
 4. The 10-foot encroachment into the rear setback of proposed lot 3 shall be for an encroachment only, including all roof overhangs and the 40-foot rear setback line shall remain in place.
 5. All other setbacks shall be maintained.
 6. A 35-foot easement shall be established for the driveway access. This easement shall be shown on the exemption plat.
 7. The proposed common driveway shall be a minimum 20 feet in width.
 8. The proposed common driveway shall be paved.
 9. A 10-foot wide landscape area shall be established within the 35-foot easement adjoining the south property line. The landscape easement shall be planted with trees with the type and size as required in the Buffer, Landscape and Tree Ordinance.
 10. The minimum heated area for each new house shall be 2,800 square feet.
 11. Sign and record a "Hold Harmless Agreement" for each lot at the time the exemption plat is approved.

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 : ZVR2007-00259

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: December 12, 2007

Variance Request: LOT WIDTH REDUCTION FROM 100 TO 0 FT, LOT 5

Applicant Name: JOSEPH DYER

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 2410 MEADOW CHURCH ROAD DUL

MRN: R7121 001

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: December 12, 2007

Action Taken: Approved with Conditions



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00259

- Conditions:**
1. No exemption plat shall be approved prior to a Waiver request approval by the Board of Commissioners for five lots having access off the same driveway.
 2. An exemption plat shall be prepared and submitted prior to the issuance of any building permits. The exemption plat shall not be approved until after the Waiver for number of driveways has been approved.
 3. No lot shall be further subdivided.
 4. The 10-foot encroachment into the rear setback of proposed lot 3 shall be for an encroachment only, including all roof overhangs and the 40-foot rear setback line shall remain in place.
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 10. The minimum heated area for each new house shall be 2,800 square feet.
 11. Sign and record a "Hold Harmless Agreement" for each lot at the time the exemption plat is approved.

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 : ZVR2007-00260

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: December 12, 2007

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

Applicant Name: JUNG EUN & HUN SOO LIM

Proposed Development: STORAGE BUILDING

Property Address: 3674 COLDWATER LANE SNL

MRN: R5031 042

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: December 12, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. A building permit shall be obtained prior to any additional work.
 2. The structure shall be used for personal use only. No business activity or residential occupancy shall take place in the structure.
 3. The structure shall have no permanent plumbing.

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 : ZVR2007-00261

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: December 12, 2007

Variance Request: INCREASE SIZE OF TEMPORARY SIGN FROM 16 TO 27 SQ FT

Applicant Name: STEVE DOYLE

Proposed Development: RELIGIOUS WORSHIP FACILITY

Property Address: 1522 HARBINS ROAD DAC

MRN: R5312 002A

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: December 12, 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 : ZVR2007-00262

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: December 12, 2007

Variance Request: LOT WIDTH REDUCTION AT MINIMUM SETBACK LINE FROM 75 TO 40 FT, TRACT 2

Applicant Name: JENNIFER HAINEY

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 567 TOM SMITH ROAD LIL

MRN: R6109 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: WAYNE KNOX

Seconded By: JOSEPH HUGHES

Date of Action: December 12, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. The first occupant of the new house 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 20 feet in width.
 4. A "Hold Harmless Agreement" shall be signed and recorded prior to the issuance of a building permit.
 5. Neither lot shall be further subdivided.
 6. The proposed new house shall have a minimum 1,600 square feet of heated area.
 7. All setbacks 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 : ZVR2007-00263

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: December 12, 2007

Variance Request: LOT WIDTH REDUCTION AT 50-FT SETBACK FROM 200 TO 140 FT, LOT A

Applicant Name: ALEXANDRU JARDA

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 1490 PROSPECT CHURCH ROAD

MRN: R7054 120

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: December 12, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. The first occupant of the new house shall be the applicant.
 2. An exemption plat shall be prepared and approved prior to the issuance of a building permit.
 3. Neither lot shall be further subdivided.
 4. All setbacks shall be maintained.
 5. The portion of any new driveway located within 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 any construction.
 7. The size of the proposed new dwelling shall be 1,400 square feet of heated area.

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 : ZVR2007-00264

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: December 12, 2007

Variance Request: LOT WIDTH REDUCTION AT 50-FT SETBACK FROM 200 TO 140 FT, LOT B

Applicant Name: ALEXANDRU JARDA

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 1490 PROSPECT CHURCH ROAD LAW

MRN: R7054 039

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: December 12, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. The first occupant of the new house shall be the applicant.
 2. An exemption plat shall be prepared and approved prior to the issuance of a building permit.
 3. Neither lot shall be further subdivided.
 4. All setbacks shall be maintained.
 5. The portion of any new driveway located within 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 any construction.
 7. The size of the proposed new dwelling shall be 1,400 square feet of heated area.

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 : ZVR2007-00265

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: December 12, 2007

Variance Request: INCREASE IN PERCENTAGE OF ALLOWABLE PARKING (20%) IN FRONT OF BUILDING IN OVERLAY DISTRICT, LOT 3

Applicant Name: STEPHANIE KING

Proposed Development: RESTAURANT

Property Address: 2690 HAMILTON MILL ROAD BUF

MRN: R1001 790

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: December 12, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. The dumpster shall be screened with walls as required by the Overlay District requirements.
 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 : ZVR2007-00266

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: December 12, 2007

Variance Request: ACCESSARY STRUCTURE (DUMPSTER) IN FRONT YARD OVERLAY DISTRICT, LOT 3

Applicant Name: STEPHANIE KING

Proposed Development: RESTAURANT

Property Address: 2690 HAMILTON MILL ROAD BUF

MRN: R1001 790

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: December 12, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. The dumpster shall be screened with walls as required by the Overlay District requirements.
 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 : ZVR2007-00267

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: December 12, 2007

Variance Request: DRIVE AISLE WIDTH INCREASE FROM 11 TO 15 FT , LOT 3A

Applicant Name: STEPHANIE KING

Proposed Development: RETAIL BUSINESS

Property Address: 2680 HAMILTON MILL ROAD BUF

MRN: R1001 786

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: December 12, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. The dumpster shall be screened with walls as required by the Overlay District requirements.
 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 : ZVR2007-00268

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: December 12, 2007

Variance Request: ACCESSARY STRUCTURE (DUMPSTER) IN A FRONT YARD OVERLAY DISTRICT, LOT 3A

Applicant Name: STEPHANIE KING

Proposed Development: RETAIL BUSINESS

Property Address: 2680 HAMILTON MILL ROAD BUF

MRN: R1001 786

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: December 12, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. The dumpster shall be screened with walls as required by the Overlay District requirements.
 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 : ZVR2007-00269

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: December 12, 2007

Variance Request: DRIVE AISLE WIDTH INCREASE FROM 28 TO 50 FT

Applicant Name: HARKLEROAD & ASSOCIATES, INC

Proposed Development: CONVENIENCE STORE

Property Address: 1185 OLD PEACHTREE ROAD DUL

MRN: R7123 028

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: December 12, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. The dumpster shall be screened with walls as required by the Overlay District requirements.
 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 : ZVR2007-00270

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: December 12, 2007

Variance Request: INCREASE PARKING FROM 18 TO 28 SPACES AND INCREASE PERCENTAGE OF PARKING IN FRONT AND SIDE YARD

Applicant Name: HARKLEROAD & ASSOCIATES, INC

Proposed Development: CONVENIENCE STORE

Property Address: 1185 OLD PEACHTREE ROAD DUL

MRN: R7123 028

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: December 12, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. The dumpster shall be screened with walls as required by the Overlay District requirements.
 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 : ZVR2007-00271

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: December 12, 2007

Variance Request: ACCESSORY STRUCTURE (DUMPSTER) IN FRONT YARD

Applicant Name: HARKLEROAD & ASSOCIATES, INC

Proposed Development: CONVENIENCE STORE

Property Address: 1185 OLD PEACHTREE ROAD DUL

MRN: R7123 028

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: December 12, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. The dumpster shall be screened with walls as required by the Overlay District requirements.
 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 : ZVR2007-00272

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: December 12, 2007

Variance Request: 2ND GROUND SIGN ON A SINGLE ROAD FRONTAGE

Applicant Name: HARKLEROAD & ASSOCIATES, INC

Proposed Development: CONVENIENCE STORE

Property Address: 1185 OLD PEACHTREE ROAD DUL

MRN: R7123 028

Reading and Adoption:	MEMBERS	VOTE
	JIM NASH	No
	MARCIA BUMBALOUGH	No
	WAYNE KNOX	No
	MIKE ROYAL	No
	JOSEPH HUGHES	No

Voting Carried: 0 - 5

Motion By: MARCIA BUMBALOUGH

Seconded By: WAYNE KNOX

Date of Action: December 12, 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 : ZVR2007-00273

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: December 12, 2007

Variance Request: FENCE HEIGHT OF 6 FT IN A FRONT YARD (CORNER LOT, SIDE STREET)

Applicant Name: BRYCE SILLYMAN

Proposed Development: FENCE

Property Address: 1247 TRED AVON WAY LIL

MRN: R6082 070

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

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: MARCIA BUMBALOUGH

Date of Action: December 12, 2007

Action Taken: Approved with Conditions

Conditions: 1. The portion of the fence located within the right-of-way shall be removed from the right-of-way within 60 days of board action.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2007-00274

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: December 12, 2007

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

Applicant Name: MCNALLY & PATRICK, INC

Proposed Development: GARAGE

Property Address: 4359 LOCHSA LANE NW SUW

MRN: R7278 188

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: December 12, 2007

Action Taken: Approved with Conditions

- Conditions:**
1. The garage shall be for personal use only and business activity shall be prohibited.
 2. The proposed garage shall be limited to a single-story.
 3. The construction and color of the garage shall be similar to the construction of the house.

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 : ZVR2007-00275

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: December 12, 2007

Variance Request: 2ND GROUND SIGN ON A SINGLE ROAD FRONTAGE

Applicant Name: A1 SIGNS INC

Proposed Development: OFFICE

Property Address: 3985 STEVE REYNOLDS BOULEVARD NOR

MRN: R6202 020

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: December 12, 2007

Action Taken: Tabled - New Hearing

New Hearing Date: January 08, 2008

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Planner III