



# 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 : ZVR2007-00250**

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:** February 12, 2008

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

**Applicant Name:** JAMES PAXTON

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 8510 HIGHTOWER TRAIL LIT

**MRN:** R4349 085

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION.
  2. MAINTAIN ALL REQUIRED SETBACKS, INCLUDING 50-FT. FRONT SETBACK OFF THE RIGHT-OF-WAY.
  3. PROVIDE A MINIMUM 18 FEET OF PARKING PAD AREA OUTSIDE THE RIGHT-OF-WAY.
  4. THE PORTION OF THE DRIVEWAY WITHIN THE RIGHT-OF-WAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  5. MINIMUM SQUARE FOOTAGE OF 1,100 SQ. FT.
  6. FRONT EXTERIOR SHALL CONSIST OF BRICK, STACK STONE OR STUCCO WITH REMAINDER OF EXTERIOR BEING CEMENT BOARD SIDING OR LIKE

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00017**

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:** February 12, 2008

**Variance Request:** ENCROACHMENT OF 17 FT INTO THE 40-FT REAR SETBACK

**Applicant Name:** NJP PROCRAFT

**Proposed Development:** SINGLE-FAMILY DWELLING ADDITION

**Property Address:** 924 HAZEL COURT LIL

**MRN:** R6088 023

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE ADDITION SHALL BE FOR PERSONAL USE ONLY AND BUSINESS ACTIVITY SHALL NOT TAKE PLACE IN THE SUNROOM.
  2. THE CONSTRUCTION AND COLOR OF THE SUNROOM SHALL BE SIMILAR TO THE EXISTING DWELLING.
  3. ALL APPLICABLE PERMITS, INCLUDING APPROVAL FROM THE ENVIRONMENTAL HEALTH DEPARTMENT, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00018**

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:** February 12, 2008

**Variance Request:** ENCROACHMENT OF 2 FT INTO 5-FT RIGHT SIDE YARD

**Applicant Name:** ERON Y CRUZ

**Proposed Development:** SINGLE-FAMILY DWELLING ADDITION

**Property Address:** 1156 OAK ARBOUR AVENUE LAW

**MRN:** R7039 611

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Denied

**Conditions:**

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00019**

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:** February 12, 2008

**Variance Request:** REDUCE SPACING BETWEEN BILLBOARDS FROM 1,250 FT TO 335 FT

**Applicant Name:** MARKET PLACE CLUB

**Proposed Development:** BILLBOARD

**Property Address:** 1502 PLEASANT HILL ROAD DUL

**MRN:** R6204 015

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	No
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	No
	JOSEPH HUGHES	Aye

**Voting Carried:** 3 - 2

**Motion By:** MARCIA BUMBALOUGH

**Seconded By:** WAYNE KNOX

**Date of Action:** February 12, 2008

**Action Taken:** Denied

**Conditions:**

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00020**

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:** February 12, 2008

**Variance Request:** LOT WIDTH REDUCTION AT 50-FT SETBACK FROM 100 FT TO 40 FT

**Applicant Name:** JOSE U RODRIQUEZ

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 789 OLD CUMMING ROAD BUF

**MRN:** R7321 043

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Tabled - New Hearing

**New Hearing Date:** April 08, 2008

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00022**

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:** February 12, 2008

**Variance Request:** ENCROACHMENT OF 14 FT INTO 40-FT REAR SETBACK

**Applicant Name:** ELIAS JUAREZ

**Proposed Development:** SINGLE-FAMILY DWELLING ADDITION

**Property Address:** 1054 SPARROW COURT NOR

**MRN:** R6172 330

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE APPROVAL SHALL BE FOR AN ENCROACHMENT ONLY. THE EXISTING 30' REAR SETBACKS SHALL REMAIN IN PLACE.
  2. ANY APPROVALS SHALL INCLUDE THE ROOF OVER HANGS, IF ANY.
  3. THE STRUCTURE SHALL BE FOR PERSONAL USE ONLY AND BUSINESS ACTIVITY SHALL NOT TAKE PLACE IN THE NEW ADDITION.
  4. A BUILDING PERMIT SHALL BE OBTAINED PRIOR TO ANY ADDITIONAL CONSTRUCTION.
  5. THE APPLICANT SHALL PROVIDE A STRUCTURAL ENGINEER'S APPROVAL OF THE EXISTING CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00023**

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:** February 12, 2008

**Variance Request:** ROAD FRONTAGE REDUCTION FROM 40 FEET TO 0 FEET, LOT 1B

**Applicant Name:** CHUCK WARBINGTON

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 600 BLOCK HAYES ROAD AUB

**MRN:** R2002 194

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00023**

- Conditions:**
1. DEVELOPER TO OBTAIN FROM ALL ADJOINING OWNERS OF THE ADJOINING PRIVATE STREET PERMISSION AND ALL NECESSARY EASEMENTS TO ALLOW ACCESS TO AND USE OF THE PRIVATE STREET CONNECTING THIS PROPERTY TO HAYES ROAD. THIS TO BE DONE AT THE TIME OF SUBMISSION OF THE EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
  3. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME OF THE RECORDING OF THE EXEMPTION PLAT.
  4. NO LOT SHALL BE FURTHER SUBDIVIDED.
  5. THE MINIMUM SIZE OF THE ACCESS EASEMENT SHALL BE 40 FT. IN WIDTH.
  6. ALL FRONT SETBACKS SHALL BE FROM THE 40-FT ACCESS EASEMENT AS IF IT WERE A PUBLIC ROADWAY.
  7. THE MINIMUM LOT SIZE FOR EACH LOT SHALL BE 1-ACRE.
  8. ALL NEW RESIDENTIAL CONSTRUCTION SHALL HAVE A MINIMUM OF 2,500 SQ. FT. OF HEATED AREA.
  9. THE DEVELOPER SHALL AT THE TIME OF THE EXEMPTION PLAT ESTABLISH A MANDATORY PROPERTY OWNERS ASSOCIATION WITH BY-LAWS, WHICH SHALL INCLUDE THE FOLLOWING:
    - a. AUTOMATIC (MANDATORY) MEMBERSHIP OF ALL PURCHASERS OF LOTS THEREIN AND THEIR SUCCESSORS.
    - b. RESPONSIBILITY FOR THE MAINTENANCE OF THE EASEMENTS.
    - c. EQUITABLE SHARING OF THE COST OF MAINTENANCE WITH SHARES DEFINED BY THE ASSOCIATION BY-LAWS.
    - d. AUTHORITY TO PLACE LIENS ON THE REAL PROPERTY OF MEMBERS WHO FAIL TO PAY THEIR DUES OF ASSESSMENTS.
  10. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20 FT. IN WIDTH.
  11. COMMON OR SHARED DRIVEWAYS SHALL BE PAVED.
  12. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL APPROVE THE SEPTIC SYSTEM FOR EACH LOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, IF THE LOTS ARE SERVED BY SEPTIC TANKS.
  13. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITHIN PRIVATE DEVELOPMENTS, IF ANY.
  14. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF EMERGENCY SERVICES FOR





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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00023**

GENERAL ORDER FOR SECURITY GATE ACCESS, IF ANY.

15. THE DEVELOPER MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 10. THIS TO BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS.

Action Certified by: *Samuel L Glass*

**Samuel L Glass**

Title: **Chief Development Planner**



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00024**

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:** February 12, 2008

**Variance Request:** LOT WIDTH REDUCTION FROM 100 FEET TO 0 FEET, LOT 1B

**Applicant Name:** CHUCK WARBINGTON

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 600 BLOCK HAYES ROAD AUB

**MRN:** R2002 194

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00024**

- Conditions:**
1. DEVELOPER TO OBTAIN FROM ALL ADJOINING OWNERS OF THE ADJOINING PRIVATE STREET PERMISSION AND ALL NECESSARY EASEMENTS TO ALLOW ACCESS TO AND USE OF THE PRIVATE STREET CONNECTING THIS PROPERTY TO HAYES ROAD. THIS TO BE DONE AT THE TIME OF SUBMISSION OF THE EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
  3. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME OF THE RECORDING OF THE EXEMPTION PLAT.
  4. NO LOT SHALL BE FURTHER SUBDIVIDED.
  5. THE MINIMUM SIZE OF THE ACCESS EASEMENT SHALL BE 40 FT. IN WIDTH.
  6. ALL FRONT SETBACKS SHALL BE FROM THE 40-FT ACCESS EASEMENT AS IF IT WERE A PUBLIC ROADWAY.
  7. THE MINIMUM LOT SIZE FOR EACH LOT SHALL BE 1-ACRE.
  8. ALL NEW RESIDENTIAL CONSTRUCTION SHALL HAVE A MINIMUM OF 2,500 SQ. FT. OF HEATED AREA.
  9. THE DEVELOPER SHALL AT THE TIME OF THE EXEMPTION PLAT ESTABLISH A MANDATORY PROPERTY OWNERS ASSOCIATION WITH BY-LAWS, WHICH SHALL INCLUDE THE FOLLOWING:
    - a. AUTOMATIC (MANDATORY) MEMBERSHIP OF ALL PURCHASERS OF LOTS THEREIN AND THEIR SUCCESSORS.
    - b. RESPONSIBILITY FOR THE MAINTENANCE OF THE EASEMENTS.
    - c. EQUITABLE SHARING OF THE COST OF MAINTENANCE WITH SHARES DEFINED BY THE ASSOCIATION BY-LAWS.
    - d. AUTHORITY TO PLACE LIENS ON THE REAL PROPERTY OF MEMBERS WHO FAIL TO PAY THEIR DUES OF ASSESSMENTS.
  10. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20 FT. IN WIDTH.
  11. COMMON OR SHARED DRIVEWAYS SHALL BE PAVED.
  12. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL APPROVE THE SEPTIC SYSTEM FOR EACH LOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, IF THE LOTS ARE SERVED BY SEPTIC TANKS.
  13. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITHIN PRIVATE DEVELOPMENTS, IF ANY.
  14. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF EMERGENCY SERVICES FOR



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00024**

GENERAL ORDER FOR SECURITY GATE ACCESS, IF ANY.

15. THE DEVELOPER MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 10. THIS TO BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS.

Action Certified by: *Samuel L Glass*

**Samuel L Glass**

Title: **Chief Development Planner**



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00025**

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:** February 12, 2008

**Variance Request:** ROAD FRONTAGE REDCUTION FROM 40 FEET TO 0 FEET, LOT 2B

**Applicant Name:** CHUCK WARBINGTON

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 600 BLOCK HAYES ROAD AUB

**MRN:** R2002 194

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00025**

- Conditions:**
1. DEVELOPER TO OBTAIN FROM ALL ADJOINING OWNERS OF THE ADJOINING PRIVATE STREET PERMISSION AND ALL NECESSARY EASEMENTS TO ALLOW ACCESS TO AND USE OF THE PRIVATE STREET CONNECTING THIS PROPERTY TO HAYES ROAD. THIS TO BE DONE AT THE TIME OF SUBMISSION OF THE EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
  3. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME OF THE RECORDING OF THE EXEMPTION PLAT.
  4. NO LOT SHALL BE FURTHER SUBDIVIDED.
  5. THE MINIMUM SIZE OF THE ACCESS EASEMENT SHALL BE 40 FT. IN WIDTH.
  6. ALL FRONT SETBACKS SHALL BE FROM THE 40-FT ACCESS EASEMENT AS IF IT WERE A PUBLIC ROADWAY.
  7. THE MINIMUM LOT SIZE FOR EACH LOT SHALL BE 1-ACRE.
  8. ALL NEW RESIDENTIAL CONSTRUCTION SHALL HAVE A MINIMUM OF 2,500 SQ. FT. OF HEATED AREA.
  9. THE DEVELOPER SHALL AT THE TIME OF THE EXEMPTION PLAT ESTABLISH A MANDATORY PROPERTY OWNERS ASSOCIATION WITH BY-LAWS, WHICH SHALL INCLUDE THE FOLLOWING:
    - a. AUTOMATIC (MANDATORY) MEMBERSHIP OF ALL PURCHASERS OF LOTS THEREIN AND THEIR SUCCESSORS.
    - b. RESPONSIBILITY FOR THE MAINTENANCE OF THE EASEMENTS.
    - c. EQUITABLE SHARING OF THE COST OF MAINTENANCE WITH SHARES DEFINED BY THE ASSOCIATION BY-LAWS.
    - d. AUTHORITY TO PLACE LIENS ON THE REAL PROPERTY OF MEMBERS WHO FAIL TO PAY THEIR DUES OF ASSESSMENTS.
  10. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20 FT. IN WIDTH.
  11. COMMON OR SHARED DRIVEWAYS SHALL BE PAVED.
  12. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL APPROVE THE SEPTIC SYSTEM FOR EACH LOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, IF THE LOTS ARE SERVED BY SEPTIC TANKS.
  13. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITHIN PRIVATE DEVELOPMENTS, IF ANY.
  14. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF EMERGENCY SERVICES FOR



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00025**

GENERAL ORDER FOR SECURITY GATE ACCESS, IF ANY.

15. THE DEVELOPER MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 10. THIS TO BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS.

Action Certified by: *Samuel L Glass*

**Samuel L Glass**

Title: **Chief Development Planner**



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## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00026**

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:** February 12, 2008

**Variance Request:** LOT WIDTH REDUCTION FROM 100 FEET TO 0 FEET, LOT 2B

**Applicant Name:** CHUCK WARBINGTON

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 600 BLOCK HAYES ROAD AUB

**MRN:** R2002 194

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions





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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00026**

- Conditions:**
1. DEVELOPER TO OBTAIN FROM ALL ADJOINING OWNERS OF THE ADJOINING PRIVATE STREET PERMISSION AND ALL NECESSARY EASEMENTS TO ALLOW ACCESS TO AND USE OF THE PRIVATE STREET CONNECTING THIS PROPERTY TO HAYES ROAD. THIS TO BE DONE AT THE TIME OF SUBMISSION OF THE EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
  3. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME OF THE RECORDING OF THE EXEMPTION PLAT.
  4. NO LOT SHALL BE FURTHER SUBDIVIDED.
  5. THE MINIMUM SIZE OF THE ACCESS EASEMENT SHALL BE 40 FT. IN WIDTH.
  6. ALL FRONT SETBACKS SHALL BE FROM THE 40-FT ACCESS EASEMENT AS IF IT WERE A PUBLIC ROADWAY.
  7. THE MINIMUM LOT SIZE FOR EACH LOT SHALL BE 1-ACRE.
  8. ALL NEW RESIDENTIAL CONSTRUCTION SHALL HAVE A MINIMUM OF 2,500 SQ. FT. OF HEATED AREA.
  9. THE DEVELOPER SHALL AT THE TIME OF THE EXEMPTION PLAT ESTABLISH A MANDATORY PROPERTY OWNERS ASSOCIATION WITH BY-LAWS, WHICH SHALL INCLUDE THE FOLLOWING:
    - a. AUTOMATIC (MANDATORY) MEMBERSHIP OF ALL PURCHASERS OF LOTS THEREIN AND THEIR SUCCESSORS.
    - b. RESPONSIBILITY FOR THE MAINTENANCE OF THE EASEMENTS.
    - c. EQUITABLE SHARING OF THE COST OF MAINTENANCE WITH SHARES DEFINED BY THE ASSOCIATION BY-LAWS.
    - d. AUTHORITY TO PLACE LIENS ON THE REAL PROPERTY OF MEMBERS WHO FAIL TO PAY THEIR DUES OF ASSESSMENTS.
  10. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20 FT. IN WIDTH.
  11. COMMON OR SHARED DRIVEWAYS SHALL BE PAVED.
  12. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL APPROVE THE SEPTIC SYSTEM FOR EACH LOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, IF THE LOTS ARE SERVED BY SEPTIC TANKS.
  13. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITHIN PRIVATE DEVELOPMENTS, IF ANY.
  14. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF EMERGENCY SERVICES FOR



# 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 : ZVR2008-00026**

GENERAL ORDER FOR SECURITY GATE ACCESS, IF ANY.

15. THE DEVELOPER MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 10. THIS TO BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS.

Action Certified by: *Samuel L Glass*

**Samuel L Glass**

Title: **Chief Development Planner**



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00027**

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:** February 12, 2008

**Variance Request:** ROAD FRONTAGE REDUCTION FROM 40 FEET TO 0 FEET, LOT 3B

**Applicant Name:** CHUCK WARBINGTON

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 600 BLOCK HAYES ROAD AUB

**MRN:** R2002 194

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00027**

- Conditions:**
1. DEVELOPER TO OBTAIN FROM ALL ADJOINING OWNERS OF THE ADJOINING PRIVATE STREET PERMISSION AND ALL NECESSARY EASEMENTS TO ALLOW ACCESS TO AND USE OF THE PRIVATE STREET CONNECTING THIS PROPERTY TO HAYES ROAD. THIS TO BE DONE AT THE TIME OF SUBMISSION OF THE EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
  3. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME OF THE RECORDING OF THE EXEMPTION PLAT.
  4. NO LOT SHALL BE FURTHER SUBDIVIDED.
  5. THE MINIMUM SIZE OF THE ACCESS EASEMENT SHALL BE 40 FT. IN WIDTH.
  6. ALL FRONT SETBACKS SHALL BE FROM THE 40-FT ACCESS EASEMENT AS IF IT WERE A PUBLIC ROADWAY.
  7. THE MINIMUM LOT SIZE FOR EACH LOT SHALL BE 1-ACRE.
  8. ALL NEW RESIDENTIAL CONSTRUCTION SHALL HAVE A MINIMUM OF 2,500 SQ. FT. OF HEATED AREA.
  9. THE DEVELOPER SHALL AT THE TIME OF THE EXEMPTION PLAT ESTABLISH A MANDATORY PROPERTY OWNERS ASSOCIATION WITH BY-LAWS, WHICH SHALL INCLUDE THE FOLLOWING:
    - a. AUTOMATIC (MANDATORY) MEMBERSHIP OF ALL PURCHASERS OF LOTS THEREIN AND THEIR SUCCESSORS.
    - b. RESPONSIBILITY FOR THE MAINTENANCE OF THE EASEMENTS.
    - c. EQUITABLE SHARING OF THE COST OF MAINTENANCE WITH SHARES DEFINED BY THE ASSOCIATION BY-LAWS.
    - d. AUTHORITY TO PLACE LIENS ON THE REAL PROPERTY OF MEMBERS WHO FAIL TO PAY THEIR DUES OF ASSESSMENTS.
  10. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20 FT. IN WIDTH.
  11. COMMON OR SHARED DRIVEWAYS SHALL BE PAVED.
  12. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL APPROVE THE SEPTIC SYSTEM FOR EACH LOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, IF THE LOTS ARE SERVED BY SEPTIC TANKS.
  13. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITHIN PRIVATE DEVELOPMENTS, IF ANY.
  14. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF EMERGENCY SERVICES FOR



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00027**

GENERAL ORDER FOR SECURITY GATE ACCESS, IF ANY.

15. THE DEVELOPER MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 10. THIS TO BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS.

Action Certified by: *Samuel L Glass*

**Samuel L Glass**

Title: **Chief Development Planner**



# GWINNETT COUNTY

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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00028**

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:** February 12, 2008

**Variance Request:** LOT WIDTH REDUCTION FROM 100 FEET TO 0 FEET, LOT 3B

**Applicant Name:** CHUCK WARBINGTON

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 600 BLOCK HAYES ROAD AUB

**MRN:** R2002 194

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00028**

- Conditions:**
1. DEVELOPER TO OBTAIN FROM ALL ADJOINING OWNERS OF THE ADJOINING PRIVATE STREET PERMISSION AND ALL NECESSARY EASEMENTS TO ALLOW ACCESS TO AND USE OF THE PRIVATE STREET CONNECTING THIS PROPERTY TO HAYES ROAD. THIS TO BE DONE AT THE TIME OF SUBMISSION OF THE EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
  3. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME OF THE RECORDING OF THE EXEMPTION PLAT.
  4. NO LOT SHALL BE FURTHER SUBDIVIDED.
  5. THE MINIMUM SIZE OF THE ACCESS EASEMENT SHALL BE 40 FT. IN WIDTH.
  6. ALL FRONT SETBACKS SHALL BE FROM THE 40-FT ACCESS EASEMENT AS IF IT WERE A PUBLIC ROADWAY.
  7. THE MINIMUM LOT SIZE FOR EACH LOT SHALL BE 1-ACRE.
  8. ALL NEW RESIDENTIAL CONSTRUCTION SHALL HAVE A MINIMUM OF 2,500 SQ. FT. OF HEATED AREA.
  9. THE DEVELOPER SHALL AT THE TIME OF THE EXEMPTION PLAT ESTABLISH A MANDATORY PROPERTY OWNERS ASSOCIATION WITH BY-LAWS, WHICH SHALL INCLUDE THE FOLLOWING:
    - a. AUTOMATIC (MANDATORY) MEMBERSHIP OF ALL PURCHASERS OF LOTS THEREIN AND THEIR SUCCESSORS.
    - b. RESPONSIBILITY FOR THE MAINTENANCE OF THE EASEMENTS.
    - c. EQUITABLE SHARING OF THE COST OF MAINTENANCE WITH SHARES DEFINED BY THE ASSOCIATION BY-LAWS.
    - d. AUTHORITY TO PLACE LIENS ON THE REAL PROPERTY OF MEMBERS WHO FAIL TO PAY THEIR DUES OF ASSESSMENTS.
  10. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20 FT. IN WIDTH.
  11. COMMON OR SHARED DRIVEWAYS SHALL BE PAVED.
  12. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL APPROVE THE SEPTIC SYSTEM FOR EACH LOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, IF THE LOTS ARE SERVED BY SEPTIC TANKS.
  13. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITHIN PRIVATE DEVELOPMENTS, IF ANY.
  14. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF EMERGENCY SERVICES FOR



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00028**

GENERAL ORDER FOR SECURITY GATE ACCESS, IF ANY.

15. THE DEVELOPER MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 10. THIS TO BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS.

Action Certified by: *Samuel L Glass*

**Samuel L Glass**

Title: **Chief Development Planner**





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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00029**

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:** February 12, 2008

**Variance Request:** ROAD FRONTAGE REDUCTION FROM 40 FEET TO 0 FEET, LOT 4B

**Applicant Name:** CHUCK WARBINGTON

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 600 BLOCK HAYES ROAD AUB

**MRN:** R2002 194

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00029**

- Conditions:**
1. DEVELOPER TO OBTAIN FROM ALL ADJOINING OWNERS OF THE ADJOINING PRIVATE STREET PERMISSION AND ALL NECESSARY EASEMENTS TO ALLOW ACCESS TO AND USE OF THE PRIVATE STREET CONNECTING THIS PROPERTY TO HAYES ROAD. THIS TO BE DONE AT THE TIME OF SUBMISSION OF THE EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
  3. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME OF THE RECORDING OF THE EXEMPTION PLAT.
  4. NO LOT SHALL BE FURTHER SUBDIVIDED.
  5. THE MINIMUM SIZE OF THE ACCESS EASEMENT SHALL BE 40 FT. IN WIDTH.
  6. ALL FRONT SETBACKS SHALL BE FROM THE 40-FT ACCESS EASEMENT AS IF IT WERE A PUBLIC ROADWAY.
  7. THE MINIMUM LOT SIZE FOR EACH LOT SHALL BE 1-ACRE.
  8. ALL NEW RESIDENTIAL CONSTRUCTION SHALL HAVE A MINIMUM OF 2,500 SQ. FT. OF HEATED AREA.
  9. THE DEVELOPER SHALL AT THE TIME OF THE EXEMPTION PLAT ESTABLISH A MANDATORY PROPERTY OWNERS ASSOCIATION WITH BY-LAWS, WHICH SHALL INCLUDE THE FOLLOWING:
    - a. AUTOMATIC (MANDATORY) MEMBERSHIP OF ALL PURCHASERS OF LOTS THEREIN AND THEIR SUCCESSORS.
    - b. RESPONSIBILITY FOR THE MAINTENANCE OF THE EASEMENTS.
    - c. EQUITABLE SHARING OF THE COST OF MAINTENANCE WITH SHARES DEFINED BY THE ASSOCIATION BY-LAWS.
    - d. AUTHORITY TO PLACE LIENS ON THE REAL PROPERTY OF MEMBERS WHO FAIL TO PAY THEIR DUES OF ASSESSMENTS.
  10. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20 FT. IN WIDTH.
  11. COMMON OR SHARED DRIVEWAYS SHALL BE PAVED.
  12. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL APPROVE THE SEPTIC SYSTEM FOR EACH LOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, IF THE LOTS ARE SERVED BY SEPTIC TANKS.
  13. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITHIN PRIVATE DEVELOPMENTS, IF ANY.
  14. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF EMERGENCY SERVICES FOR



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00029**

GENERAL ORDER FOR SECURITY GATE ACCESS, IF ANY.

15. THE DEVELOPER MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 10. THIS TO BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS.

Action Certified by: *Samuel L Glass*

**Samuel L Glass**

Title: **Chief Development Planner**



# GWINNETT COUNTY

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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00030**

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:** February 12, 2008

**Variance Request:** LOT WIDTH REDUCTION FROM 100 FEET TO 0 FEET, LOT 4B

**Applicant Name:** CHUCK WARBINGTON

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 600 BLOCK HAYES ROAD AUB

**MRN:** R2002 194

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00030**

- Conditions:**
1. DEVELOPER TO OBTAIN FROM ALL ADJOINING OWNERS OF THE ADJOINING PRIVATE STREET PERMISSION AND ALL NECESSARY EASEMENTS TO ALLOW ACCESS TO AND USE OF THE PRIVATE STREET CONNECTING THIS PROPERTY TO HAYES ROAD. THIS TO BE DONE AT THE TIME OF SUBMISSION OF THE EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
  3. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME OF THE RECORDING OF THE EXEMPTION PLAT.
  4. NO LOT SHALL BE FURTHER SUBDIVIDED.
  5. THE MINIMUM SIZE OF THE ACCESS EASEMENT SHALL BE 40 FT. IN WIDTH.
  6. ALL FRONT SETBACKS SHALL BE FROM THE 40-FT ACCESS EASEMENT AS IF IT WERE A PUBLIC ROADWAY.
  7. THE MINIMUM LOT SIZE FOR EACH LOT SHALL BE 1-ACRE.
  8. ALL NEW RESIDENTIAL CONSTRUCTION SHALL HAVE A MINIMUM OF 2,500 SQ. FT. OF HEATED AREA.
  9. THE DEVELOPER SHALL AT THE TIME OF THE EXEMPTION PLAT ESTABLISH A MANDATORY PROPERTY OWNERS ASSOCIATION WITH BY-LAWS, WHICH SHALL INCLUDE THE FOLLOWING:
    - a. AUTOMATIC (MANDATORY) MEMBERSHIP OF ALL PURCHASERS OF LOTS THEREIN AND THEIR SUCCESSORS.
    - b. RESPONSIBILITY FOR THE MAINTENANCE OF THE EASEMENTS.
    - c. EQUITABLE SHARING OF THE COST OF MAINTENANCE WITH SHARES DEFINED BY THE ASSOCIATION BY-LAWS.
    - d. AUTHORITY TO PLACE LIENS ON THE REAL PROPERTY OF MEMBERS WHO FAIL TO PAY THEIR DUES OF ASSESSMENTS.
  10. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20 FT. IN WIDTH.
  11. COMMON OF SHARED DRIVEWAYS SHALL BE PAVED.
  12. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL APPROVE THE SEPTIC SYSTEM FOR EACH LOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, IF THE LOTS ARE SERVED BY SEPTIC TANKS.
  13. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITHIN PRIVATE DEVELOPMENTS, IF ANY.
  14. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF EMERGENCY SERVICES FOR



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00030**

GENERAL ORDER FOR SECURITY GATE ACCESS, IF ANY.

15. THE DEVELOPER MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 10. THIS TO BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS.

Action Certified by: *Samuel L Glass*

**Samuel L Glass**

Title: **Chief Development Planner**



# GWINNETT COUNTY

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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00031**

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:** February 12, 2008

**Variance Request:** ROAD FRONTAGE REDUCTION FROM 40 FEET TO 0 FEET, LOT 5B

**Applicant Name:** CHUCK WARBINGTON

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 600 BLOCK HAYES ROAD AUB

**MRN:** R2002 194

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00031**

- Conditions:**
1. DEVELOPER TO OBTAIN FROM ALL ADJOINING OWNERS OF THE ADJOINING PRIVATE STREET PERMISSION AND ALL NECESSARY EASEMENTS TO ALLOW ACCESS TO AND USE OF THE PRIVATE STREET CONNECTING THIS PROPERTY TO HAYES ROAD. THIS TO BE DONE AT THE TIME OF SUBMISSION OF THE EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
  3. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME OF THE RECORDING OF THE EXEMPTION PLAT.
  4. NO LOT SHALL BE FURTHER SUBDIVIDED.
  5. THE MINIMUM SIZE OF THE ACCESS EASEMENT SHALL BE 40 FT. IN WIDTH.
  6. ALL FRONT SETBACKS SHALL BE FROM THE 40-FT ACCESS EASEMENT AS IF IT WERE A PUBLIC ROADWAY.
  7. THE MINIMUM LOT SIZE FOR EACH LOT SHALL BE 1-ACRE.
  8. ALL NEW RESIDENTIAL CONSTRUCTION SHALL HAVE A MINIMUM OF 2,500 SQ. FT. OF HEATED AREA.
  9. THE DEVELOPER SHALL AT THE TIME OF THE EXEMPTION PLAT ESTABLISH A MANDATORY PROPERTY OWNERS ASSOCIATION WITH BY-LAWS, WHICH SHALL INCLUDE THE FOLLOWING:
    - a. AUTOMATIC (MANDATORY) MEMBERSHIP OF ALL PURCHASERS OF LOTS THEREIN AND THEIR SUCCESSORS.
    - b. RESPONSIBILITY FOR THE MAINTENANCE OF THE EASEMENTS.
    - c. EQUITABLE SHARING OF THE COST OF MAINTENANCE WITH SHARES DEFINED BY THE ASSOCIATION BY-LAWS.
    - d. AUTHORITY TO PLACE LIENS ON THE REAL PROPERTY OF MEMBERS WHO FAIL TO PAY THEIR DUES OF ASSESSMENTS.
  10. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20 FT. IN WIDTH.
  11. COMMON OR SHARED DRIVEWAYS SHALL BE PAVED.
  12. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL APPROVE THE SEPTIC SYSTEM FOR EACH LOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, IF THE LOTS ARE SERVED BY SEPTIC TANKS.
  13. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITHIN PRIVATE DEVELOPMENTS, IF ANY.
  14. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF EMERGENCY SERVICES FOR





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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00031**

GENERAL ORDER FOR SECURITY GATE ACCESS, IF ANY.

15. THE DEVELOPER MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 10. THIS TO BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS.

Action Certified by: *Samuel L Glass*

**Samuel L Glass**

Title: **Chief Development Planner**



# GWINNETT COUNTY

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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00032**

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:** February 12, 2008

**Variance Request:** LOT WIDTH REDUCTION FROM 100 FEET TO 0 FEET, LOT 5B

**Applicant Name:** CHUCK WARBINGTON

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 600 BLOCK HAYES ROAD AUB

**MRN:** R2002 194

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions



# GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT  
ONE JUSTICE SQUARE

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www.gwinnettcountry.com

## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00032**

- Conditions:**
1. DEVELOPER TO OBTAIN FROM ALL ADJOINING OWNERS OF THE ADJOINING PRIVATE STREET PERMISSION AND ALL NECESSARY EASEMENTS TO ALLOW ACCESS TO AND USE OF THE PRIVATE STREET CONNECTING THIS PROPERTY TO HAYES ROAD. THIS TO BE DONE AT THE TIME OF SUBMISSION OF THE EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
  3. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME OF THE RECORDING OF THE EXEMPTION PLAT.
  4. NO LOT SHALL BE FURTHER SUBDIVIDED.
  5. THE MINIMUM SIZE OF THE ACCESS EASEMENT SHALL BE 40 FT. IN WIDTH.
  6. ALL FRONT SETBACKS SHALL BE FROM THE 40-FT ACCESS EASEMENT AS IF IT WERE A PUBLIC ROADWAY.
  7. THE MINIMUM LOT SIZE FOR EACH LOT SHALL BE 1-ACRE.
  8. ALL NEW RESIDENTIAL CONSTRUCTION SHALL HAVE A MINIMUM OF 2,500 SQ. FT. OF HEATED AREA.
  9. THE DEVELOPER SHALL AT THE TIME OF THE EXEMPTION PLAT ESTABLISH A MANDATORY PROPERTY OWNERS ASSOCIATION WITH BY-LAWS, WHICH SHALL INCLUDE THE FOLLOWING:
    - a. AUTOMATIC (MANDATORY) MEMBERSHIP OF ALL PURCHASERS OF LOTS THEREIN AND THEIR SUCCESSORS.
    - b. RESPONSIBILITY FOR THE MAINTENANCE OF THE EASEMENTS.
    - c. EQUITABLE SHARING OF THE COST OF MAINTENANCE WITH SHARES DEFINED BY THE ASSOCIATION BY-LAWS.
    - d. AUTHORITY TO PLACE LIENS ON THE REAL PROPERTY OF MEMBERS WHO FAIL TO PAY THEIR DUES OF ASSESSMENTS.
  10. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20 FT. IN WIDTH.
  11. COMMON OR SHARED DRIVEWAYS SHALL BE PAVED.
  12. THE ENVIRONMENTAL HEALTH DEPARTMENT SHALL APPROVE THE SEPTIC SYSTEM FOR EACH LOT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, IF THE LOTS ARE SERVED BY SEPTIC TANKS.
  13. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITHIN PRIVATE DEVELOPMENTS, IF ANY.
  14. THE DEVELOPER SHALL COMPLY WITH THE DEPARTMENT OF EMERGENCY SERVICES FOR



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00032**

GENERAL ORDER FOR SECURITY GATE ACCESS, IF ANY.

15. THE DEVELOPER MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 10. THIS TO BE APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS.

Action Certified by: *Samuel L Glass*

**Samuel L Glass**

Title: **Chief Development Planner**



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## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00033**

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:** February 12, 2008

**Variance Request:** INCREASE IN PERCENTAGE OF PARKING IN FRONT YARD FROM 35% TO 50%

**Applicant Name:** ISIDRO RIOS

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 3885 GREEN BAY DRIVE LAW

**MRN:** R6177 229

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Denied

**Conditions:**

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00034**

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:** February 12, 2008

**Variance Request:** ENCROACHMENT OF 35 FEET INTO 35-FT FRONT SETBACK

**Applicant Name:** DAVID W TERRY

**Proposed Development:** SINGLE-FAMILY DWELLING ADDITION

**Property Address:** 601 BRANDI LANE LAW

**MRN:** R5012 141

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Tabled - New Hearing

**New Hearing Date:** April 08, 2008

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00035**

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:** February 12, 2008

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

**Applicant Name:** JIM KING

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 2122 FLOWERY BRANCH ROAD BUF

**MRN:** R3007 041

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILD PERMIT.
  2. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20' IN WIDTH.
  3. NO MORE THAN TWO DWELLINGS SHALL SHARE A SINGLE DRIVEWAY WITHOUT A WAIVER APPROVAL.
  4. THE DRIVEWAY FOR LOT 3 SHALL BE PAVED UNTIL PAST THE PROPOSED LOCATIONS OF THE HOUSES ON LOTS 1 AND 2. IF LOT 3 IS PERMITTED PRIOR TO THE KNOWN LOCATIONS OF HOUSES ON 1 AND 2, THEN THE DRIVEWAY SHALL BE PAVED FOR A MINIMUM OF 100' OFF THE RIGHT OF WAY.
  5. THE DRIVEWAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00036**

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:** February 12, 2008

**Variance Request:** LOT WIDTH REDUCTION AT MINIMUM SETBACK FROM 100 FT TO 0 FT, LOT 3

**Applicant Name:** JIM KING

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 2122 FLOWERY BRANCH ROAD BUF

**MRN:** R3007 041

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILD PERMIT.
  2. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20' IN WIDTH.
  3. NO MORE THAN TWO DWELLINGS SHALL SHARE A SINGLE DRIVEWAY WITHOUT A WAIVER APPROVAL.
  4. THE DRIVEWAY FOR LOT 3 SHALL BE PAVED UNTIL PAST THE PROPOSED LOCATIONS OF THE HOUSES ON LOTS 1 AND 2. IF LOT 3 IS PERMITTED PRIOR TO THE KNOWN LOCATIONS OF HOUSES ON 1 AND 2, THEN THE DRIVEWAY SHALL BE PAVED FOR A MINIMUM OF 100' OFF THE RIGHT OF WAY.
  5. THE DRIVEWAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**





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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00037**

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:** February 12, 2008

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

**Applicant Name:** GEORGE W RICHARD

**Proposed Development:** STORAGE BUILDING

**Property Address:** 1209 HERITAGE HILLS CIRCLE SNL

**MRN:** R5074 033

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Denied

**Conditions:**

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00038**

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:** February 12, 2008

**Variance Request:** INCREASE MAXIMUM ALLOWABLE SQ FOOTAGE OF WALL SIGN AREA FROM 100 SQ FT TO 125 SQ FT (SUITE 910)

**Applicant Name:** RYAN HARCHAR

**Proposed Development:** RETAIL BUSINESS

**Property Address:** 5135 PEACHTREE PARKWAY NOR

**MRN:** R6317 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:** WAYNE KNOX

**Seconded By:** MARCIA BUMBALOUGH

**Date of Action:** February 12, 2008

**Action Taken:** Denied

**Conditions:**

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00039**

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:** February 12, 2008

**Variance Request:** INCREASE PARKING SPACES FROM 29 TO 41

**Applicant Name:** QUIKTRIP CORPORATION

**Proposed Development:** CONVENIENCE STORE

**Property Address:** 5095 OAKBROOK PARKWAY NOR

**MRN:** R6199 079

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved

**Conditions:**

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00040**

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:** February 12, 2008

**Variance Request:** REDUCTION OF REQUIRED LOT WIDTH AT MINIMUM SETBACK FROM 200' TO 99'

**Applicant Name:** NATHAN LORD

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 3164 PUCKETTS MILL ROAD BUF

**MRN:** R7140 001

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE RIGHT OF WAY IS PAVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  2. MINIMUM HEATED AREA OF 3,400 SQ. FT.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00041**

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:** February 12, 2008

**Variance Request:** INCREASE HEIGHT OF GROUND SIGN AT 5' SETBACK FROM 10' TO 12' 8-1/2"

**Applicant Name:** MITCH PEEVY

**Proposed Development:** GROUND SIGN

**Property Address:** 4895 PEACHTREE INDUSTRIAL BOULEVARD NOR

**MRN:** R6270 082

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	MARCIA BUMBALOUGH	Aye
	JIM NASH	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:** February 12, 2008

**Action Taken:** Tabled - New Hearing

**New Hearing Date:** March 11, 2008

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00042**

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:** February 12, 2008

**Variance Request:** INCREASE FENCE HEIGHT FROM 8' TO 11'4"

**Applicant Name:** BRENDA MICHAEL

**Proposed Development:** FENCE

**Property Address:** 4107 SIGNAL RIDGE LIL

**MRN:** R6072 036

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Denied

**Conditions:**

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00043**

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:** February 12, 2008

**Variance Request:** CONSTRUCT A GRAVEL VEHICLE STORAGE YARD AND GRAVEL ACCESS INSTEAD OF PAVED YARD AND ACCESS

**Applicant Name:** JOEL GARNER

**Proposed Development:** INDUSTRIAL LOT

**Property Address:** 2773 SIMPSON CIRCLE NOR

**MRN:** R6258 335

**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:** February 12, 2008

**Action Taken:** Approved with Conditions

**Conditions:** 1. IF THE PROPERTY IS NO LONGER USED BY THE APPLICANT OR CHANGES USE, THEN THE GRAVEL AREAS WILL EITHER BE PAVED OR ALL GRAVEL REMOVED FROM THE AREA.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

### **Variance from the Zoning Regulations of Gwinnett County**

**CASE NUMBER : ZVR2008-00044**

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:** February 12, 2008

**Variance Request:** ENCROACHMENT OF 4' INTO 5' SIDE & REAR ACCESSORY STRUCTURE SETBACK (POOL DECKING)

**Applicant Name:** BRENDA MICHAEL

**Proposed Development:** DECK OR PATIO

**Property Address:** 4107 SIGNAL RIDGE LIL

**MRN:** R6072 036

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

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

**Voting Carried:** 5 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** JOSEPH HUGHES

**Date of Action:** February 12, 2008

**Action Taken:** Approved

**Conditions:**

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**





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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00045**

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:** February 12, 2008

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

**Applicant Name:** ANTHONY P CHAMBLISS

**Proposed Development:** GARAGE

**Property Address:** 2755 DRAYTON HALL DRIVE NE BUF

**MRN:** R7141 205

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	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:** February 12, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE PROPOSED GARAGE SHALL BE USED FOR PERSONAL USE ONLY AND BUSINESS ACTIVITY SHALL NOT TAKE PLACE IN THE GARAGE.
  2. THE GARAGE SHALL BE LIMITED TO A SINGLE STORY.
  3. THE CONSTRUCTION AND COLOR OF THE GARAGE SHALL BE SIMILAR TO THE EXISTING DWELLING.
  4. ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION.
  5. RESIDENTIAL LOTS ARE LIMITED TO A MAXIMUM 6 VEHICLES ON THE PREMISE.

**Action Certified by:** *Samuel L Glass*

**Samuel L Glass**

**Title: Chief Development Planner**