



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: April 08, 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

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 2. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 3. THE MINIMUM HEATED AREA FOR THE HOUSE TO BE CONSTRUCTED SHALL CONTAIN 3,400 SQUARE FEET OF HEATED AREA (AS INDICATED IN THE APPLICANT'S LETTER OF INTENT).
 4. NO BUSINESS ACTIVITY SHALL TAKE PLACE ON THE PROPERTY.
 5. THE LOT SHALL NOT BE FURTHER SUBDIVIDED.
 6. THE PART OF THE DRIVEWAY LOCATED WITHIN THE RIGHT OF WAY AND EXTENDING BACK BEYOND THE EXISTING ADJOINING HOUSES 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



GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT
ONE JUSTICE SQUARE

446 West Crogan Street, Lawrenceville, Georgia 30045

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : 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: April 08, 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

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: April 08, 2008

Action Taken: Approved with Conditions

Conditions: *** VARIANCE REQUEST WAS FOR ENCROACHMENT OF 35 FEET INTO 35 FT FRONT SETBACK, VARIANCE WAS APPROVED FOR 10 FT ENCROACHMENT INTO 35 FT FRONT SETBACK ONLY.

1. A BUILDING PERMIT SHALL BE OBTAINED FOR THE RAMP.
2. THE CONSTRUCTION OF THE RAMP SHALL BE IN COMPLIANCE WITH APPLICABLE BUILDING CODES AND HANDICAPPED CODES.
3. THE APPROVAL OF THE RAMP IS ONLY FOR AS LONG AS MS. HELEN KEITH IS A RESIDENT. ONCE MS. KEITH IS NO LONGER A RESIDENT, THIS VARIANCE WILL EXPIRE AND THE RAMP SHALL BE REMOVED.
4. A BUILDING PERMIT MUST BE OBTAINED AND ALL CONSTRUCTION MUST COMPLY WITH CODES.
5. THE RAMP IS TO BE PAINTED TO MATCH THE EXISTING DWELLING AND SHALL BE LANDSCAPED CONSIST WITH THE LANDSCAPING OF THE HOME.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00074

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: April 08, 2008

Variance Request: INCREASE PERCENTAGE OF DRIVEWAY AREA IN A FRONT YARD FROM 35% TO 45%

Applicant Name: LETICIA RAMIREZ

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 3905 GREEN BAY DRIVE LAW

MRN: R6177 231

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: April 08, 2008

Action Taken: Denied

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 : ZVR2008-00075

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: April 08, 2008

Variance Request: REDUCTION OF REQUIRED ROAD FRONTAGE FROM 40' TO 0'

Applicant Name: CEI ENGINEERING ASSOCIATES INC

Proposed Development: RETAIL BUSINESS

Property Address: 3435 CENTERVILLE HIGHWAY LIT

MRN: R6020 015

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. A SUBDIVISION PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO THE SALE OF THE PROPERTY.
 2. EASEMENT FOR ACCESS AS WELL AS CROSS EASEMENTS FOR DRIVEWAYS, PARKING AND UTILITIES SHALL BE PREPARED AND INCLUDED ALONG WITH THE SUBDIVISION PLAT.
 3. THE PROPERTY SHALL NOT BE FURTHER SUBDIVIDED.
 4. THE MURPHY OIL SITE, BECOMING A LANDLOCKED TRACT, WOULD NOT BE PERMITTED A FREESTANDING SIGN WITHOUT A SEPARATE SIGN VARIANCE.

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 : ZVR2008-00076

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: April 08, 2008

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

Applicant Name: TUFF SHED INC

Proposed Development: GARAGE

Property Address: 2310 HIS WAY LAW

MRN: R7042 034

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

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: MIKE ROYAL

Date of Action: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. THE MAXIMUM SIZE OF THE GARAGE IS TO BE NO LARGER THAN 26 X 36.
 2. THE GARAGE SHALL BE FOR PERSONAL USE ONLY. THE GARAGE SHALL NOT BE USED FOR RESIDENTIAL USE, OFFICE USE OR BUSINESS ACTIVITY, INCLUDING THE STORAGE OF BUSINESS MATERIALS OR WORKING ON BUSINESS EQUIPMENT.
 3. THE STRUCTURE SHALL NOT HAVE ANY PLUMBING, HEATING OR AIR.
 4. THE STRUCTURE SHALL BE LIMITED TO A SINGLE STORY.
 5. PROPER PERMITS SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION.
 6. IF THE LEYLAND CYPRESS TREES DIE OR ARE REMOVED, THEY MUST BE REPLACED WITH 6' EVERGREENS AND THIS LANDSCAPE STRIP SHALL BE MAINTAINED.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00077

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: April 08, 2008

Variance Request: REDUCTION OF ROAD FRONTAGE FROM 40' TO 20' - LOT 1

Applicant Name: THOMAS LIVSEY

Proposed Development: SINGLE-FAMILY LOT

Property Address: FORD PLACE NA

MRN: R4347 141

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 2. NO LOT SHALL BE FURTHER SUBDIVIDED BY VARIANCE.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00078

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: April 08, 2008

Variance Request: ENCROACHMENT OF 5.5' INTO 10' LEFT SIDE SETBACK

Applicant Name: HAROLD MCGLOTHIN

Proposed Development: BUILDING ADDITION

Property Address: 3545 SATELLITE BOULEVARD DUL

MRN: R6232 047

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

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: MIKE ROYAL

Date of Action: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. NO CONSTRUCTION SHALL TAKE PLACE UNTIL ALL PERMITS HAVE BEEN OBTAINED.
 2. ALL CONSTRUCTION SHALL COMPLY WITH REQUIRED BUILDING AND FIRE CODES.
 3. ALL PARKING, INCLUDING NUMBER AND SIZE OF SPACES, SHALL COMPLY WITH CURRENT PARKING REQUIREMENTS.
 4. ALL DRIVEWAY WIDTH SHALL COMPLY WITH CURRENT DRIVEWAY REQUIREMENTS.

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 : ZVR2008-00079

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: April 08, 2008

Variance Request: LOT WIDTH REDUCTION AT 35' SETBACK FROM 100' TO 83.6' - LOT 13

Applicant Name: SALIM JOOMA

Proposed Development: SINGLE-FAMILY LOT

Property Address: 2528 LIONS GATE DRIVE NW DUL

MRN: R7121 583

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

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: MIKE ROYAL

Date of Action: April 08, 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 : ZVR2008-00080

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: April 08, 2008

Variance Request: LOT WIDTH REDUCTION AT 35' SETBACK FROM 100' TO 86.6' - LOT 12

Applicant Name: SALIM JOOMA

Proposed Development: SINGLE-FAMILY LOT

Property Address: 2538 LIONS GATE DRIVE NW DUL

MRN: R7121 585

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

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: MIKE ROYAL

Date of Action: April 08, 2008

Action Taken: Denied

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 : ZVR2008-00081

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: April 08, 2008

Variance Request: REDUCE THE MINIMUM LOT SIZE FROM 15,000 SQ FT TO 14,535 SQ FT - LOT 12

Applicant Name: SALIM JOOMA

Proposed Development: SINGLE-FAMILY LOT

Property Address: 2538 LIONS GATE DRIVE NW DUL

MRN: R7121 585

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

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: MIKE ROYAL

Date of Action: April 08, 2008

Action Taken: Denied

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 : ZVR2008-00082

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: April 08, 2008

Variance Request: LOT WIDTH REDUCTION AT 35' SETBACK FROM 100' TO 85.2' - LOT 2

Applicant Name: SALIM JOOMA

Proposed Development: SINGLE-FAMILY LOT

Property Address: 2549 LIONS GATE DRIVE NW DUL

MRN: R7121 572

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

Voting Carried: 5 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: MIKE ROYAL

Date of Action: April 08, 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 : ZVR2008-00083

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: April 08, 2008

Variance Request: LOT WIDTH REDUCTION AT 35' SETBACK FROM 100' TO 70.18' - LOT 14

Applicant Name: SALIM JOOMA

Proposed Development: SINGLE-FAMILY LOT

Property Address: 2518 LIONS GATE DRIVE NW DUL

MRN: R7121 584

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: April 08, 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 : ZVR2008-00084

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: April 08, 2008

Variance Request: ALLOW DIRECTIONAL SIGN GREATER THAN 2 MILES FROM SUBDIVISION

Applicant Name: VINTAGE COMMUNITIES

Proposed Development: SINGLE-FAMILY SUBDIVISION

Property Address: 771 HARBINS ROAD DAC

MRN: R5277 057

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. THE APPROVAL BE FOR A TWO YEAR PERIOD.
 2. THE SIZE, LOCATION AND CONTENT OF THE SIGN SHALL COMPLY WITH THE SIGN REGULATIONS.
 3. A PERMIT SHALL BE ISSUED FOR THE SIGN.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00085

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: April 08, 2008

Variance Request: ENCROACHMENT OF 30' INTO 40' REAR SETBACK

Applicant Name: TUAN HOANG

Proposed Development: SINGLE-FAMILY DWELLING ADDITION

Property Address: 5059 VICTOR TR NOR

MRN: R6226 100

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

Voting Carried: 5 - 0

Motion By: WAYNE KNOX

Seconded By: MIKE ROYAL

Date of Action: April 08, 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 : ZVR2008-00086

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: April 08, 2008

Variance Request: INCREASE THE ALLOWABLE WALL SIGN SIZE FROM 200 SQ FT TO 1,040.75 SQ FT ON FRONT OF THE BUILDING

Applicant Name: BRANDSMART USA OF GEORGIA LLC

Proposed Development: WALL SIGN

Property Address: BUFORD DRIVE 2900-3000 BLOCKS BUF

MRN: R7146 009

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

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

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: MARCIA BUMBALOUGH

Date of Action: April 08, 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 : ZVR2008-00087

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: April 08, 2008

Variance Request: INCREASE THE ALLOWABLE WALL SIGN SIZE FROM 200 SQ FT TO 672.80 SQ FT ON REAR BUILDING ELEVATION

Applicant Name: BRANDSMART USA OF GEORGIA LLC

Proposed Development: WALL SIGN

Property Address: BUFORD DRIVE 2900-3000 BLOCKS BUF

MRN: R7146 009

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

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

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: MIKE ROYAL

Date of Action: April 08, 2008

Action Taken: Denied

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 : ZVR2008-00088

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: April 08, 2008

Variance Request: INCREASE THE AGGREGATE TOTAL OF ALL WALL SIGNAGE ALLOWED FROM 400 SQ FT TO 1,301.29 SQ FT

Applicant Name: BRANDSMART USA OF GEORGIA LLC

Proposed Development: WALL SIGN

Property Address: BUFORD DRIVE 2900-3000 BLOCKS BUF

MRN: R7146 009

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

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

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: MIKE ROYAL

Date of Action: April 08, 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 : ZVR2008-00089

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: April 08, 2008

Variance Request: INCREASE THE ALLOWABLE WALL SIGN SIZE FROM 0 SQ FT TO 130.27 SQ FT ON NORTH END OF BUILDING

Applicant Name: BRANDSMART USA OF GEORGIA LLC

Proposed Development: WALL SIGN

Property Address: BUFORD DRIVE 2900-3000 BLOCKS BUF

MRN: R7146 009

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

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

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: April 08, 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 : ZVR2008-00090

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: April 08, 2008

Variance Request: INCREASE THE ALLOWABLE WALL SIGN SIZE FROM 0 SQ FT TO 130.27 SQ FT ON SOUTH END OF BUILDING

Applicant Name: BRANDSMART USA OF GEORGIA LLC

Proposed Development: WALL SIGN

Property Address: BUFORD DRIVE 2900-3000 BLOCKS BUF

MRN: R7146 009

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

Voting Carried: 5 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: April 08, 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 : ZVR2008-00091

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: April 08, 2008

Variance Request: INCREASE FENCE HEIGHT IN A FRONT YARD FROM 4' TO 7'

Applicant Name: KENDAL KOTTER

Proposed Development: FENCE

Property Address: 3355 SUGARLOAF PARKWAY LAW

MRN: R5084 030

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: April 08, 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 : ZVR2008-00092

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: April 08, 2008

Variance Request: INCREASE THE PERCENTAGE OF PARKING IN A FRONT YARD OF AN OVERLAY DISTRICT

Applicant Name: PLEASANT HILL FORUM LLC

Proposed Development: PARKING LOT

Property Address: 3631 CENTERVILLE HIGHWAY LIT

MRN: R6013 008

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: April 08, 2008

Action Taken: Tabled - New Hearing

New Hearing Date: July 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 : ZVR2008-00093

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: April 08, 2008

Variance Request: ALLOW ACCESSORY STRUCTURE (PLAYGROUND) IN SIDE YARD IN AN OVERLAY DISTRICT

Applicant Name: TYE COLCLOUGH

Proposed Development: DAY CARE FACILITY

Property Address: 4565 PEACHTREE INDUSTRIAL BOULEVARD NOR

MRN: R6269 080

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

JIM NASH	Aye
MARCIA BUMBALOUGH	No
WAYNE KNOX	Aye
MIKE ROYAL	Aye
JOSEPH HUGHES	Aye

Voting Carried: 4 - 1

Motion By: WAYNE KNOX

Seconded By: JOSEPH HUGHES

Date of Action: April 08, 2008

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 INSTALLED ALONG THE FRONT AND LEFT SIDE. LANDSCAPING SHALL BE EVERGREEN SHRUBS AND TREES THAT PROVIDE AN ATTRACTIVE SCREENING OF THE DUMPSTER. TREES AND SHRUBS SHALL BE FROM THOSE LISTED IN THE BUFFER, LANDSCAPE AND TREE ORDINANCE.
 3. THE GATE TO THE DUMPSTER ENCLOSURE 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: Chief Development Planner



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00094

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: April 08, 2008

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

Applicant Name: TYE COLCLOUGH

Proposed Development: DAY CARE FACILITY

Property Address: 4565 PEACHTREE INDUSTRIAL BOULEVARD NOR

MRN: R6269 080

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

JIM NASH	Aye
MARCIA BUMBALOUGH	No
WAYNE KNOX	Aye
MIKE ROYAL	Aye
JOSEPH HUGHES	Aye

Voting Carried: 4 - 1

Motion By: WAYNE KNOX

Seconded By: JOSEPH HUGHES

Date of Action: April 08, 2008

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 INSTALLED ALONG THE FRONT AND LEFT SIDE. LANDSCAPING SHALL BE EVERGREEN SHRUBS AND TREES THAT PROVIDE AN ATTRACTIVE SCREENING OF THE DUMPSTER. TREES AND SHRUBS SHALL BE FROM THOSE LISTED IN THE BUFFER, LANDSCAPE AND TREE ORDINANCE.
 3. THE GATE TO THE DUMPSTER ENCLOSURE 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: Chief Development Planner



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00095

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: April 08, 2008

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

Applicant Name: TED K VONGMANY

Proposed Development: ACCESSORY STRUCTURE OR USE

Property Address: 1457 ROCK SPRINGS ROAD BUF

MRN: R7133 003B

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: April 08, 2008

Action Taken: Denied

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 : ZVR2008-00096

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: April 08, 2008

Variance Request: INCREASE INTERIOR DRIVEWAYS (PARKING DRIVE AISLES) FROM 22' TO 24'
(ENTIRE SITE)

Applicant Name: STRATEGIC REALTY GROUP LLC

Proposed Development: RETAIL BUSINESS

Property Address: 1190 SCENIC HIGHWAY LAW

MRN: R5087 115

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE REQUIRED SETBACK LINES REMAIN IN PLACE.
 2. ALL APPLICABLE BUILDING AND FIRE CODES SHALL BE MAINTAINED.
 3. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 4. AN EASEMENT FOR COMMON SHARING OF ALL DRIVEWAYS AND PARKING SPACES SHALL BE PREPARED AND RECORDED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00097

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: April 08, 2008

Variance Request: INCREASE INTERIOR DRIVEWAYS (ALONG FRONT OF BUILDINGS) FROM 24' TO 30' (ENTIRE SITE)

Applicant Name: STRATEGIC REALTY GROUP LLC

Proposed Development: RETAIL BUSINESS

Property Address: 1190 SCENIC HIGHWAY LAW

MRN: R5087 115

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE REQUIRED SETBACK LINES REMAIN IN PLACE.
 2. ALL APPLICABLE BUILDING AND FIRE CODES SHALL BE MAINTAINED.
 3. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 4. AN EASEMENT FOR COMMON SHARING OF ALL DRIVEWAYS AND PARKING SPACES SHALL BE PREPARED AND RECORDED PRIOR TO THE ISSUANCE OF BUILDING 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 : ZVR2008-00098

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: April 08, 2008

Variance Request: INCREASE INTERIOR DRIVEWAYS (ACCESS TO LOADING AREAS) FROM 24' TO 34' (ENTIRE SITE)

Applicant Name: STRATEGIC REALTY GROUP LLC

Proposed Development: RETAIL BUSINESS

Property Address: 1190 SCENIC HIGHWAY LAW

MRN: R5087 115

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE REQUIRED SETBACK LINES REMAIN IN PLACE.
 2. ALL APPLICABLE BUILDING AND FIRE CODES SHALL BE MAINTAINED.
 3. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 4. AN EASEMENT FOR COMMON SHARING OF ALL DRIVEWAYS AND PARKING SPACES SHALL BE PREPARED AND RECORDED PRIOR TO THE ISSUANCE OF BUILDING 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 : ZVR2008-00099

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: April 08, 2008

Variance Request: REDUCTION OF REQUIRED ROAD FRONTAGE FROM 40' TO 0' (ANCHOR A SITE)

Applicant Name: STRATEGIC REALTY GROUP LLC

Proposed Development: RETAIL BUSINESS

Property Address: 1190 SCENIC HIGHWAY LAW

MRN: R5087 115

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE REQUIRED SETBACK LINES REMAIN IN PLACE.
 2. ALL APPLICABLE BUILDING AND FIRE CODES SHALL BE MAINTAINED.
 3. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 4. AN EASEMENT FOR COMMON SHARING OF ALL DRIVEWAYS AND PARKING SPACES SHALL BE PREPARED AND RECORDED PRIOR TO THE ISSUANCE OF BUILDING 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 : ZVR2008-00100

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: April 08, 2008

Variance Request: ALLOW A GROUND SIGN FOR SITE WITH NO ROAD FRONTAGE (ANCHOR A SITE)

Applicant Name: STRATEGIC REALTY GROUP LLC

Proposed Development: RETAIL BUSINESS

Property Address: 1190 SCENIC HIGHWAY LAW

MRN: R5087 115

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE REQUIRED SETBACK LINES REMAIN IN PLACE.
 2. ALL APPLICABLE BUILDING AND FIRE CODES SHALL BE MAINTAINED.
 3. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 4. AN EASEMENT FOR COMMON SHARING OF ALL DRIVEWAYS AND PARKING SPACES SHALL BE PREPARED AND RECORDED PRIOR TO THE ISSUANCE OF BUILDING 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 : ZVR2008-00101

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: April 08, 2008

Variance Request: ENCROACHMENT OF 10' INTO 10' RIGHT SIDE SETBACK (ANCHOR A SITE)

Applicant Name: STRATEGIC REALTY GROUP LLC

Proposed Development: RETAIL BUSINESS

Property Address: 1190 SCENIC HIGHWAY LAW

MRN: R5087 115

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE REQUIRED SETBACK LINES REMAIN IN PLACE.
 2. ALL APPLICABLE BUILDING AND FIRE CODES SHALL BE MAINTAINED.
 3. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 4. AN EASEMENT FOR COMMON SHARING OF ALL DRIVEWAYS AND PARKING SPACES SHALL BE PREPARED AND RECORDED PRIOR TO THE ISSUANCE OF BUILDING 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 : ZVR2008-00102

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: April 08, 2008

Variance Request: ENCROACHMENT OF 10' INTO 10' LEFT SIDE SETBACK (ANCHOR A SITE)

Applicant Name: STRATEGIC REALTY GROUP LLC

Proposed Development: RETAIL BUSINESS

Property Address: 1190 SCENIC HIGHWAY LAW

MRN: R5087 115

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE REQUIRED SETBACK LINES REMAIN IN PLACE.
 2. ALL APPLICABLE BUILDING AND FIRE CODES SHALL BE MAINTAINED.
 3. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 4. AN EASEMENT FOR COMMON SHARING OF ALL DRIVEWAYS AND PARKING SPACES SHALL BE PREPARED AND RECORDED PRIOR TO THE ISSUANCE OF BUILDING 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 : ZVR2008-00103

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: April 08, 2008

Variance Request: ENCROACHMENT OF 15' INTO 15' REAR SETBACK (ANCHOR A SITE)

Applicant Name: STRATEGIC REALTY GROUP LLC

Proposed Development: RETAIL BUSINESS

Property Address: 1190 SCENIC HIGHWAY LAW

MRN: R5087 115

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE REQUIRED SETBACK LINES REMAIN IN PLACE.
 2. ALL APPLICABLE BUILDING AND FIRE CODES SHALL BE MAINTAINED.
 3. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 4. AN EASEMENT FOR COMMON SHARING OF ALL DRIVEWAYS AND PARKING SPACES SHALL BE PREPARED AND RECORDED PRIOR TO THE ISSUANCE OF BUILDING 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 : ZVR2008-00104

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: April 08, 2008

Variance Request: ENCROACHMENT OF 10' INTO 10' RIGHT SIDE SETBACK (ANCHOR B SITE)

Applicant Name: STRATEGIC REALTY GROUP LLC

Proposed Development: RETAIL BUSINESS

Property Address: 1190 SCENIC HIGHWAY LAW

MRN: R5087 115

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE REQUIRED SETBACK LINES REMAIN IN PLACE.
 2. ALL APPLICABLE BUILDING AND FIRE CODES SHALL BE MAINTAINED.
 3. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 4. AN EASEMENT FOR COMMON SHARING OF ALL DRIVEWAYS AND PARKING SPACES SHALL BE PREPARED AND RECORDED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00105

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: April 08, 2008

Variance Request: ENCROACHMENT OF 10' INTO 10' LEFT SIDE SETBACK (MINI SITE)

Applicant Name: STRATEGIC REALTY GROUP LLC

Proposed Development: RETAIL BUSINESS

Property Address: 1190 SCENIC HIGHWAY LAW

MRN: R5087 115

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: April 08, 2008

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES ARE FOR ENCROACHMENTS ONLY. THE REQUIRED SETBACK LINES REMAIN IN PLACE.
 2. ALL APPLICABLE BUILDING AND FIRE CODES SHALL BE MAINTAINED.
 3. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 4. AN EASEMENT FOR COMMON SHARING OF ALL DRIVEWAYS AND PARKING SPACES SHALL BE PREPARED AND RECORDED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00106

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official News Organ of the County, for a variance from the Zoning Resolution, as described below and which is incorporated herein and made a part thereof by reference:

Public Hearing Date: April 08, 2008

Variance Request: ALLOW POLE SIGN INSTEAD OF A MONUMENT SIGN IN AN OVERLAY DISTRICT

Applicant Name: THOMAS WINELAND

Proposed Development: GROUND SIGN

Property Address: 6063 PEACHTREE PARKWAY NOR

MRN: R6283 035

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

Voting Carried: 5 - 0

Motion By: WAYNE KNOX

Seconded By: MIKE ROYAL

Date of Action: April 08, 2008

Action Taken: Denied

Conditions:

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner