



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00060**

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:** May 14, 2008

**Variance Request:** INCREASE RETAIL SPACE FROM 15% MAXIMUM TO 30%

**Applicant Name:** JH HOLDINGS LTD

**Proposed Development:** RETAIL BUSINESS

**Property Address:** 6684 JIMMY CARTER BOULEVARD NOR

**MRN:** R6252 046

<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:** May 14, 2008

**Action Taken:** Tabled - New Hearing

**New Hearing Date:** August 12, 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 : ZVR2008-00061**

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:** May 14, 2008

**Variance Request:** INCREASE PARKING SPACES FROM 97 TO 281

**Applicant Name:** JH HOLDINGS LTD

**Proposed Development:** RETAIL BUSINESS

**Property Address:** 6684 JIMMY CARTER BOULEVARD NOR

**MRN:** R6252 046

<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:** May 14, 2008

**Action Taken:** Tabled - New Hearing

**New Hearing Date:** August 12, 2008

**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  
Phone: 678.518.6000 Fax: 678.518.6240  
www.gwinnettcounty.com

## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00066**

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:** May 14, 2008

**Variance Request:** ENCROACHMENT OF 15' INTO 35' FRONT SETBACK - LOT 1

**Applicant Name:** CLAUDIA CABRERA

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 2404 MEADOW CHURCH ROAD DUL

**MRN:** R7121 011

<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:** May 14, 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 : ZVR2008-00067**

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:** May 14, 2008

**Variance Request:** ENCROACHMENT OF 20' INTO 40' REAR SETBACK - LOT 1

**Applicant Name:** CLAUDIA CABRERA

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 2404 MEADOW CHURCH ROAD DUL

**MRN:** R7121 011

<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:** MIKE ROYAL

**Date of Action:** May 14, 2008

**Action Taken:** Approved with Conditions



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00067**

- Conditions:**
1. THE APPLICANT MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 4. THIS TO BE DONE PRIOR TO THE ISSUANCE OF ANY PERMITS OR APPROVALS OF AN EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS. THE EXEMPTION PLAT SHALL NOT BE APPROVED PRIOR TO THE APPROVAL OF A WAIVER FOR THE NUMBER OF LOTS USING A SINGLE DRIVEWAY.
  3. NO LOT SHALL BE FURTHER SUBDIVIDED.
  4. THE ENCROACHMENT INTO THE FRONT AND REAR SETBACK FOR LOT 1 SHALL BE FOR ENCROACHMENT ONLY AND INCLUDE ROOF OVERHANGS. THE 40' REAR SETBACK SHALL REMAIN IN PLACE.
  5. ALL OTHER SETBACKS SHALL REMAIN IN PLACE.
  6. A 30' EASEMENT SHALL BE ESTABLISHED FOR THE DRIVEWAY ACCESS. THE EASEMENT SHALL BE SHOWN ON THE EXEMPTION PLAT.
  7. THE FRONT SETBACKS SHALL BE FROM THE 30' DRIVEWAY ACCESS AS IF IT WERE A PUBLIC ROAD.
  8. THE PROPOSED COMMON DRIVEWAY SHALL BE PAVED.
  9. THE PROPOSED COMMON DRIVEWAY SHALL BE A MINIMUM OF 20' IN WIDTH.
  10. THE MINIMUM HEATED AREA FOR EACH NEW HOUSE SHALL BE 2,500 SQUARE FEET FOR LOT 4 AND 3,500 SQUARE FEET FOR LOTS 1, 2 AND 3.
  11. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME THE EXEMPTION PLAT IS APPROVED.
  12. THE APPLICANT SHALL, AT THE TIME OF 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.
  13. THE APPLICANT SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITH PRIVATE DEVELOPMENTS, IF ANY.
  14. THE APPLICANT SHALL COMPLY WITH THE



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00067**

DEPARTMENT OF EMERGENCY SERVICES FOR  
GENERAL ORDER FOR SECURITY GATE ACCESS, IF  
ANY.

15. THE DRIVEWAY ACCESSING ALL LOTS SHALL BE PLANTED WITH A COMBINATION OF EVERGREEN EXCLUDING LEYLAND CYPRESS AND DECIDUOUS TREES, EVERY 8', TREES BEING A MINIMUM OF 6' HIGH AT TIME OF PLANTING. TREES SHALL NOT BE PLANTED ANY CLOSER THAN 6' FROM EITHER SIDE OF DRIVEWAYS SERVING EACH DWELLING. TYPE OF TREES TO BE PLANTED SHALL BE OBTAINED FROM COUNTY LIST OF SUGGESTED TREE PLANTINGS. THESE TREES SHALL BE MAINTAINED BY THE MANDATORY HOA.

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 : ZVR2008-00068**

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:** May 14, 2008

**Variance Request:** REDUCE LOT WIDTH FROM 100' TO 0' - LOT 2

**Applicant Name:** CLAUDIA CABRERA

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 2404 MEADOW CHURCH ROAD DUL

**MRN:** R7121 011

<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:** MIKE ROYAL

**Date of Action:** May 14, 2008

**Action Taken:** Approved with Conditions



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00068**

- Conditions:**
1. THE APPLICANT MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 4. THIS TO BE DONE PRIOR TO THE ISSUANCE OF ANY PERMITS OR APPROVALS OF AN EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS. THE EXEMPTION PLAT SHALL NOT BE APPROVED PRIOR TO THE APPROVAL OF A WAIVER FOR THE NUMBER OF LOTS USING A SINGLE DRIVEWAY.
  3. NO LOT SHALL BE FURTHER SUBDIVIDED.
  4. THE ENCROACHMENT INTO THE FRONT AND REAR SETBACK FOR LOT 1 SHALL BE FOR ENCROACHMENT ONLY AND INCLUDE ROOF OVERHANGS. THE 40' REAR SETBACK SHALL REMAIN IN PLACE.
  5. ALL OTHER SETBACKS SHALL REMAIN IN PLACE.
  6. A 30' EASEMENT SHALL BE ESTABLISHED FOR THE DRIVEWAY ACCESS. THE EASEMENT SHALL BE SHOWN ON THE EXEMPTION PLAT.
  7. THE FRONT SETBACKS SHALL BE FROM THE 30' DRIVEWAY ACCESS AS IF IT WERE A PUBLIC ROAD.
  8. THE PROPOSED COMMON DRIVEWAY SHALL BE PAVED.
  9. THE PROPOSED COMMON DRIVEWAY SHALL BE A MINIMUM OF 20' IN WIDTH.
  10. THE MINIMUM HEATED AREA FOR EACH NEW HOUSE SHALL BE 2,500 SQUARE FEET FOR LOT 4 AND 3,500 SQUARE FEET FOR LOTS 1, 2 AND 3.
  11. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME THE EXEMPTION PLAT IS APPROVED.
  12. THE APPLICANT SHALL, AT THE TIME OF 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.
  13. THE APPLICANT SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITH PRIVATE DEVELOPMENTS, IF ANY.
  14. THE APPLICANT SHALL COMPLY WITH THE





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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00068**

DEPARTMENT OF EMERGENCY SERVICES FOR  
GENERAL ORDER FOR SECURITY GATE ACCESS, IF  
ANY.

15. THE DRIVEWAY ACCESSING ALL LOTS SHALL BE PLANTED WITH A COMBINATION OF EVERGREEN EXCLUDING LEYLAND CYPRESS AND DECIDUOUS TREES, EVERY 8', TREES BEING A MINIMUM OF 6' HIGH AT TIME OF PLANTING. TREES SHALL NOT BE PLANTED ANY CLOSER THAN 6' FROM EITHER SIDE OF DRIVEWAYS SERVING EACH DWELLING. TYPE OF TREES TO BE PLANTED SHALL BE OBTAINED FROM COUNTY LIST OF SUGGESTED TREE PLANTINGS. THESE TREES SHALL BE MAINTAINED BY THE MANDATORY HOA.

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 : ZVR2008-00069**

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:** May 14, 2008

**Variance Request:** REDUCE ROAD FRONTAGE FROM 40' TO 0' - LOT 2

**Applicant Name:** CLAUDIA CABRERA

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 2404 MEADOW CHURCH ROAD DUL

**MRN:** R7121 011

<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:** MIKE ROYAL

**Date of Action:** May 14, 2008

**Action Taken:** Approved with Conditions



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00069**

- Conditions:**
1. THE APPLICANT MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 4. THIS TO BE DONE PRIOR TO THE ISSUANCE OF ANY PERMITS OR APPROVALS OF AN EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS. THE EXEMPTION PLAT SHALL NOT BE APPROVED PRIOR TO THE APPROVAL OF A WAIVER FOR THE NUMBER OF LOTS USING A SINGLE DRIVEWAY.
  3. NO LOT SHALL BE FURTHER SUBDIVIDED.
  4. THE ENCROACHMENT INTO THE FRONT AND REAR SETBACK FOR LOT 1 SHALL BE FOR ENCROACHMENT ONLY AND INCLUDE ROOF OVERHANGS. THE 40' REAR SETBACK SHALL REMAIN IN PLACE.
  5. ALL OTHER SETBACKS SHALL REMAIN IN PLACE.
  6. A 30' EASEMENT SHALL BE ESTABLISHED FOR THE DRIVEWAY ACCESS. THE EASEMENT SHALL BE SHOWN ON THE EXEMPTION PLAT.
  7. THE FRONT SETBACKS SHALL BE FROM THE 30' DRIVEWAY ACCESS AS IF IT WERE A PUBLIC ROAD.
  8. THE PROPOSED COMMON DRIVEWAY SHALL BE PAVED.
  9. THE PROPOSED COMMON DRIVEWAY SHALL BE A MINIMUM OF 20' IN WIDTH.
  10. THE MINIMUM HEATED AREA FOR EACH NEW HOUSE SHALL BE 2,500 SQUARE FEET FOR LOT 4 AND 3,500 SQUARE FEET FOR LOTS 1, 2 AND 3.
  11. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME THE EXEMPTION PLAT IS APPROVED.
  12. THE APPLICANT SHALL, AT THE TIME OF 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.
  13. THE APPLICANT SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITH PRIVATE DEVELOPMENTS, IF ANY.
  14. THE APPLICANT SHALL COMPLY WITH THE



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00069**

DEPARTMENT OF EMERGENCY SERVICES FOR  
GENERAL ORDER FOR SECURITY GATE ACCESS, IF  
ANY.

15. THE DRIVEWAY ACCESSING ALL LOTS SHALL BE PLANTED WITH A COMBINATION OF EVERGREEN EXCLUDING LEYLAND CYPRESS AND DECIDUOUS TREES, EVERY 8', TREES BEING A MINIMUM OF 6' HIGH AT TIME OF PLANTING. TREES SHALL NOT BE PLANTED ANY CLOSER THAN 6' FROM EITHER SIDE OF DRIVEWAYS SERVING EACH DWELLING. TYPE OF TREES TO BE PLANTED SHALL BE OBTAINED FROM COUNTY LIST OF SUGGESTED TREE PLANTINGS. THESE TREES SHALL BE MAINTAINED BY THE MANDATORY HOA.

Action Certified by: *Samuel L Glass*

**Samuel L Glass**

Title: **Chief Development Planner**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00070**

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:** May 14, 2008

**Variance Request:** REDUCE LOT WIDTH FROM 100' TO 0' - LOT 3

**Applicant Name:** CLAUDIA CABRERA

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 2404 MEADOW CHURCH ROAD DUL

**MRN:** R7121 011

<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:** MIKE ROYAL

**Date of Action:** May 14, 2008

**Action Taken:** Approved with Conditions



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00070**

- Conditions:**
1. THE APPLICANT MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 4. THIS TO BE DONE PRIOR TO THE ISSUANCE OF ANY PERMITS OR APPROVALS OF AN EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS. THE EXEMPTION PLAT SHALL NOT BE APPROVED PRIOR TO THE APPROVAL OF A WAIVER FOR THE NUMBER OF LOTS USING A SINGLE DRIVEWAY.
  3. NO LOT SHALL BE FURTHER SUBDIVIDED.
  4. THE ENCROACHMENT INTO THE FRONT AND REAR SETBACK FOR LOT 1 SHALL BE FOR ENCROACHMENT ONLY AND INCLUDE ROOF OVERHANGS. THE 40' REAR SETBACK SHALL REMAIN IN PLACE.
  5. ALL OTHER SETBACKS SHALL REMAIN IN PLACE.
  6. A 30' EASEMENT SHALL BE ESTABLISHED FOR THE DRIVEWAY ACCESS. THE EASEMENT SHALL BE SHOWN ON THE EXEMPTION PLAT.
  7. THE FRONT SETBACKS SHALL BE FROM THE 30' DRIVEWAY ACCESS AS IF IT WERE A PUBLIC ROAD.
  8. THE PROPOSED COMMON DRIVEWAY SHALL BE PAVED.
  9. THE PROPOSED COMMON DRIVEWAY SHALL BE A MINIMUM OF 20' IN WIDTH.
  10. THE MINIMUM HEATED AREA FOR EACH NEW HOUSE SHALL BE 2,500 SQUARE FEET FOR LOT 4 AND 3,500 SQUARE FEET FOR LOTS 1, 2 AND 3.
  11. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME THE EXEMPTION PLAT IS APPROVED.
  12. THE APPLICANT SHALL, AT THE TIME OF 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.
  13. THE APPLICANT SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITH PRIVATE DEVELOPMENTS, IF ANY.
  14. THE APPLICANT SHALL COMPLY WITH THE



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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00070**

DEPARTMENT OF EMERGENCY SERVICES FOR  
GENERAL ORDER FOR SECURITY GATE ACCESS, IF  
ANY.

15. THE DRIVEWAY ACCESSING ALL LOTS SHALL BE PLANTED WITH A COMBINATION OF EVERGREEN EXCLUDING LEYLAND CYPRESS AND DECIDUOUS TREES, EVERY 8', TREES BEING A MINIMUM OF 6' HIGH AT TIME OF PLANTING. TREES SHALL NOT BE PLANTED ANY CLOSER THAN 6' FROM EITHER SIDE OF DRIVEWAYS SERVING EACH DWELLING. TYPE OF TREES TO BE PLANTED SHALL BE OBTAINED FROM COUNTY LIST OF SUGGESTED TREE PLANTINGS. THESE TREES SHALL BE MAINTAINED BY THE MANDATORY HOA.

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 : ZVR2008-00071**

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:** May 14, 2008

**Variance Request:** REDUCE ROAD FRONTAGE FROM 40' TO 0' - LOT 3

**Applicant Name:** CLAUDIA CABRERA

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 2404 MEADOW CHURCH ROAD DUL

**MRN:** R7121 011

<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:** MIKE ROYAL

**Date of Action:** May 14, 2008

**Action Taken:** Approved with Conditions





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## RESOLUTION

### Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2008-00071**

- Conditions:**
1. THE APPLICANT MUST SUBMIT AND RECEIVE APPROVAL OF A WAIVER TO INCREASE THE NUMBER OF LOTS USING A SINGLE DRIVE FROM 2 TO 4. THIS TO BE DONE PRIOR TO THE ISSUANCE OF ANY PERMITS OR APPROVALS OF AN EXEMPTION PLAT.
  2. AN EXEMPTION PLAT SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF ANY PERMITS. THE EXEMPTION PLAT SHALL NOT BE APPROVED PRIOR TO THE APPROVAL OF A WAIVER FOR THE NUMBER OF LOTS USING A SINGLE DRIVEWAY.
  3. NO LOT SHALL BE FURTHER SUBDIVIDED.
  4. THE ENCROACHMENT INTO THE FRONT AND REAR SETBACK FOR LOT 1 SHALL BE FOR ENCROACHMENT ONLY AND INCLUDE ROOF OVERHANGS. THE 40' REAR SETBACK SHALL REMAIN IN PLACE.
  5. ALL OTHER SETBACKS SHALL REMAIN IN PLACE.
  6. A 30' EASEMENT SHALL BE ESTABLISHED FOR THE DRIVEWAY ACCESS. THE EASEMENT SHALL BE SHOWN ON THE EXEMPTION PLAT.
  7. THE FRONT SETBACKS SHALL BE FROM THE 30' DRIVEWAY ACCESS AS IF IT WERE A PUBLIC ROAD.
  8. THE PROPOSED COMMON DRIVEWAY SHALL BE PAVED.
  9. THE PROPOSED COMMON DRIVEWAY SHALL BE A MINIMUM OF 20' IN WIDTH.
  10. THE MINIMUM HEATED AREA FOR EACH NEW HOUSE SHALL BE 2,500 SQUARE FEET FOR LOT 4 AND 3,500 SQUARE FEET FOR LOTS 1, 2 AND 3.
  11. A "HOLD HARMLESS AGREEMENT" SHALL BE SIGNED AND RECORDED FOR EACH LOT AT THE TIME THE EXEMPTION PLAT IS APPROVED.
  12. THE APPLICANT SHALL, AT THE TIME OF 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.
  13. THE APPLICANT SHALL COMPLY WITH THE DEPARTMENT OF PUBLIC UTILITIES STANDARD PROPOSAL FOR THE INSTALLATION OF WATER AND SANITARY SEWER MAINS WITH PRIVATE DEVELOPMENTS, IF ANY.
  14. THE APPLICANT SHALL COMPLY WITH THE



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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 : ZVR2008-00071**

DEPARTMENT OF EMERGENCY SERVICES FOR  
GENERAL ORDER FOR SECURITY GATE ACCESS, IF  
ANY.

15. THE DRIVEWAY ACCESSING ALL LOTS SHALL BE PLANTED WITH A COMBINATION OF EVERGREEN EXCLUDING LEYLAND CYPRESS AND DECIDUOUS TREES, EVERY 8', TREES BEING A MINIMUM OF 6' HIGH AT TIME OF PLANTING. TREES SHALL NOT BE PLANTED ANY CLOSER THAN 6' FROM EITHER SIDE OF DRIVEWAYS SERVING EACH DWELLING. TYPE OF TREES TO BE PLANTED SHALL BE OBTAINED FROM COUNTY LIST OF SUGGESTED TREE PLANTINGS. THESE TREES SHALL BE MAINTAINED BY THE MANDATORY HOA.

Action Certified by: *Samuel L Glass*

**Samuel L Glass**

Title: **Chief Development Planner**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00072**

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:** May 14, 2008

**Variance Request:** REDUCE LOT WIDTH FROM 100' TO 0' - LOT 4

**Applicant Name:** CLAUDIA CABRERA

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 2404 MEADOW CHURCH ROAD DUL

**MRN:** R7121 011

<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:** May 14, 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 : ZVR2008-00073**

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:** May 14, 2008

**Variance Request:** REDUCE ROAD FRONTAGE FROM 40' TO 0' - LOT 4

**Applicant Name:** CLAUDIA CABRERA

**Proposed Development:** SINGLE-FAMILY LOT

**Property Address:** 2404 MEADOW CHURCH ROAD DUL

**MRN:** R7121 011

<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:** May 14, 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 : ZVR2008-00107**

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:** May 14, 2008

**Variance Request:** INCREASE INTERIOR DRIVE FROM 22' TO 28'

**Applicant Name:** DANIEL POPE

**Proposed Development:** WAREHOUSE

**Property Address:** 960 PROGRESS CENTER AVENUE (TR 5) LAW

**MRN:** R7014 131

<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:** May 14, 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**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00108**

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:** May 14, 2008

**Variance Request:** INCREASE ALLOWABLE PARKING SPACES FROM 24 TO 60

**Applicant Name:** DANIEL POPE

**Proposed Development:** WAREHOUSE

**Property Address:** 960 PROGRESS CENTER AVENUE (TR 5) LAW

**MRN:** R7014 131

<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:** May 14, 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**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00109**

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:** May 14, 2008

**Variance Request:** INCREASE DRIVE AISLES FROM 11' TO 28'

**Applicant Name:** KEYSTONE HOLDINGS LLC

**Proposed Development:** RESTAURANT

**Property Address:** PEACHTREE IND BOULEVARD NOR

**MRN:** R6270 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:** WAYNE KNOX

**Seconded By:** MIKE ROYAL

**Date of Action:** May 14, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE VARIANCE APPROVALS ARE BASED UPON THE SUBMITTED SITE PLAN DESIGN, STATED USE AND SUBJECT TO THE BOC APPROVING A BUFFER REDUCTION. ANY CHANGE IN DESIGN, USE OR DENIAL OF THE BUFFER REDUCTION BY THE BOC WILL RESULT IN THE VARIANCES BEING VOIDED.
  2. REFERENCE DRIVEWAY ON SOUTH OLD PEACHTREE, INGRESS/EGRESS SHALL BE RIGHT IN RIGHT OUT ONLY.

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

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00110**

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:** May 14, 2008

**Variance Request:** ALLOW FOR MORE THAN 20% PARKING ON SIDE AND FRONT OF BUILDING (OVERLAY DISTRICT)

**Applicant Name:** KEYSTONE HOLDINGS LLC

**Proposed Development:** RESTAURANT

**Property Address:** PEACHTREE IND BOULEVARD NOR

**MRN:** R6270 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:** WAYNE KNOX

**Seconded By:** MIKE ROYAL

**Date of Action:** May 14, 2008

**Action Taken:** Approved with Conditions

**Conditions:**

1. THE VARIANCE APPROVALS ARE BASED UPON THE SUBMITTED SITE PLAN DESIGN, STATED USE AND SUBJECT TO THE BOC APPROVING A BUFFER REDUCTION. ANY CHANGE IN DESIGN, USE OR DENIAL OF THE BUFFER REDUCTION BY THE BOC WILL RESULT IN THE VARIANCES BEING VOIDED.
2. REFERENCE DRIVEWAY ON SOUTH OLD PEACHTREE, INGRESS/EGRESS SHALL BE RIGHT IN RIGHT OUT ONLY.

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

**Samuel L Glass**

**Title: Chief Development Planner**





## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00111**

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

**Public Hearing Date:** May 14, 2008

**Variance Request:** ALLOW ACCESSORY STRUCTURES (DOG HOUSES) IN A FRONT YARD (CORNER LOT, SIDE STREET)

**Applicant Name:** ANN N GARNER

**Proposed Development:** ACCESSORY STRUCTURE OR USE

**Property Address:** 855 MOUNTAINBROOKE DRIVE SM

**MRN:** R6098 080

**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:** May 14, 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 : ZVR2008-00112**

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

**Public Hearing Date:** May 14, 2008

**Variance Request:** ALLOW CHAIN LINK FENCE IN A FRONT YARD (CORNER LOT, SIDE STREET)

**Applicant Name:** ANN N GARNER

**Proposed Development:** FENCE

**Property Address:** 855 MOUNTAINBROOKE DRIVE SM

**MRN:** R6098 080

<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:** May 14, 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 : ZVR2008-00113**

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:** May 14, 2008

**Variance Request:** ALLOW ACCESSORY STRUCTURE (OUTDOOR KITCHEN) TO ENCROACH 1' INTO 5' LEFT SIDE SETBACK

**Applicant Name:** MICHAEL BAESZLER

**Proposed Development:** OUTDOOR COOKING AREA

**Property Address:** 5767 FOUR WINDS DRIVE LIL

**MRN:** R6120 185

**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:** May 14, 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 : ZVR2008-00114**

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:** May 14, 2008

**Variance Request:** ENCROACHMENT OF 19-1/2' INTO 40' REAR SETBACK INCLUDING ALL ROOF OVERHANGS

**Applicant Name:** RONALD M GALLAGHER

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

**Property Address:** 4145 NE STATION MILL COURT NOR

**MRN:** R6313 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:** JOSEPH HUGHES

**Date of Action:** May 14, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE APPROVAL SHALL BE FOR AN ENCROACHMENT ONLY. THE 40' REAR SETBACK LINE SHALL REMAIN IN PLACE.
  2. THE APPLICANT SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION.
  3. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES.
  4. THE EXTERIOR APPEARANCE OF THE ADDITION SHALL MATCH THE EXISTING HOUSE.

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

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00115**

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:** May 14, 2008

**Variance Request:** INCREASE THE WALL SIGN SQUARE FOOTAGE FOR THE FRONT ELEVATION FROM 60 SQ FT TO 120 SQ FT

**Applicant Name:** SEARS HOLDINGS

**Proposed Development:** RETAIL BUSINESS

**Property Address:** 798 LAWRENCEVILLE SUWANEE ROAD LAW

**MRN:** R7008 029

**Reading and Adoption:**

<b>MEMBERS</b>	<b>VOTE</b>
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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:** May 14, 2008

**Action Taken:** Approved with Conditions

**Conditions:** 1. THE TENANT IS NOT TO HAVE ANY ADDITIONAL SIGNS ON THE BUILDING.

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

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00116**

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:** May 14, 2008

**Variance Request:** INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ FT TO 64 SQ FT

**Applicant Name:** LIGHTING TECHNOLOGIES INC

**Proposed Development:** RESTAURANT

**Property Address:** 1963 PLEASANT HILL ROAD DUL

**MRN:** R6208 028

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

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

**Voting Carried:** 5 - 0

**Motion By:** MARCIA BUMBALOUGH

**Seconded By:** JOSEPH HUGHES

**Date of Action:** May 14, 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 : ZVR2008-00117**

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:** May 14, 2008

**Variance Request:** INCREASE ALLOWABLE AGGREGATE SIGN AREA FOR THE BUILDING FROM 120 SQ FT TO 126 SQ FT

**Applicant Name:** LIGHTING TECHNOLOGIES INC

**Proposed Development:** RESTAURANT

**Property Address:** 1963 PLEASANT HILL ROAD DUL

**MRN:** R6208 028

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

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

**Voting Carried:** 5 - 0

**Motion By:** MARCIA BUMBALOUGH

**Seconded By:** JOSEPH HUGHES

**Date of Action:** May 14, 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 : ZVR2008-00118**

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:** May 14, 2008

**Variance Request:** INCREASE ALLOWABLE ACCESSORY GROUND SIGN AREA #1 FROM 4 SQ FT TO 10 SQ FT

**Applicant Name:** LIGHTING TECHNOLOGIES INC

**Proposed Development:** RESTAURANT

**Property Address:** 1963 PLEASANT HILL ROAD DUL

**MRN:** R6208 028

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

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

**Voting Carried:** 5 - 0

**Motion By:** MARCIA BUMBALOUGH

**Seconded By:** JOSEPH HUGHES

**Date of Action:** May 14, 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 : ZVR2008-00119**

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:** May 14, 2008

**Variance Request:** INCREASE ALLOWABLE ACCESSORY GROUND SIGN AREA #2 FROM 4 SQ FT TO 10 SQ FT

**Applicant Name:** LIGHTING TECHNOLOGIES INC

**Proposed Development:** RESTAURANT

**Property Address:** 1963 PLEASANT HILL ROAD DUL

**MRN:** R6208 028

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

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

**Voting Carried:** 5 - 0

**Motion By:** MARCIA BUMBALOUGH

**Seconded By:** JOSEPH HUGHES

**Date of Action:** May 14, 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 : ZVR2008-00120**

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:** May 14, 2008

**Variance Request:** INCREASE ALLOWABLE ACCESSORY GROUND SIGN AREA #3 FROM 4 SQ FT TO 10 SQ FT

**Applicant Name:** LIGHTING TECHNOLOGIES INC

**Proposed Development:** RESTAURANT

**Property Address:** 1963 PLEASANT HILL ROAD DUL

**MRN:** R6208 028

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

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

**Voting Carried:** 5 - 0

**Motion By:** MARCIA BUMBALOUGH

**Seconded By:** JOSEPH HUGHES

**Date of Action:** May 14, 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 : ZVR2008-00121**

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:** May 14, 2008

**Variance Request:** INCREASE ALLOWABLE ACCESSORY GROUND SIGN AREA #4 FROM 4 SQ FT TO 10 SQ FT

**Applicant Name:** LIGHTING TECHNOLOGIES INC

**Proposed Development:** RESTAURANT

**Property Address:** 1963 PLEASANT HILL ROAD DUL

**MRN:** R6208 028

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

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

**Voting Carried:** 5 - 0

**Motion By:** MARCIA BUMBALOUGH

**Seconded By:** JOSEPH HUGHES

**Date of Action:** May 14, 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 : ZVR2008-00122**

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:** May 14, 2008

**Variance Request:** REDUCE THE EXISTING SIDE AND REAR BUFFERS FROM 50' TO 0'

**Applicant Name:** STEVEN R FRANCO

**Proposed Development:** RELIGIOUS WORSHIP FACILITY

**Property Address:** 4359 SARDIS CHURCH ROAD BUF

**MRN:** R1002 052

<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:** May 14, 2008

**Action Taken:** Approved with Conditions

**Conditions:** 1. THE BUFFER AREAS ARE REPLANTED AS INDICATED ON THE SUBMITTED LANDSCAPING SITE PLAN.

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

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00123**

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:** May 14, 2008

**Variance Request:** ENCROACHMENT OF 16' INTO FRONT 35' SETBACK

**Applicant Name:** LUIS CASTRO

**Proposed Development:** SINGLE-FAMILY DWELLING

**Property Address:** 823 BURNS CIRCLE LIL

**MRN:** R6175A065

<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:** May 14, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE VARIANCE IS FOR AN ENCROACHMENT ONLY. THE FRONT 35' SETBACK LINE REMAINS IN PLACE.
  2. THE BUILDING PERMIT BE REVISED TO REFLECT THE VARIANCE APPROVAL INFORMATION.

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

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00124**

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:** May 14, 2008

**Variance Request:** INCREASE VERTICAL HEIGHT OF FLAG FROM 16' TO 20'

**Applicant Name:** CALIFORNIA DREAMING

**Proposed Development:** RETAIL BUSINESS

**Property Address:** 1630 DISTRIBUTION DRIVE DUL

**MRN:** R7123 020

<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:** MIKE ROYAL

**Date of Action:** May 14, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. ONLY ONE FLAG SHALL BE FLOWN ON THE FLAG POLE AND THAT BEING THE US FLAG.
  2. THE LARGE FLAG SHALL NOT BE USED FOR ADVERTISING PURPOSES.
  3. MAXIMUM SIZE OF AMERICAN FLAG SHALL BE 600 SQUARE FEET.
  4. IF FLAG TO BE FLOWN 24/7, FLAG SHALL BE ILLUMINATED BETWEEN SUNSET AND SUNRISE.
  5. THE FLAG FLYING SHALL ABIDE BY COUNTY, STATE AND FEDERAL MANDATES REQUIRING ANY VARIANCES (I.E. FLYING THE FLAG AT HALF MAST).
  6. THE FLAG SHALL BE PROPERLY CARED FOR AND REPLACED WHEN TATTERED OR DAMAGED WITH PROPER DISPOSAL FOR THE DAMAGED FLAG.

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

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00125**

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

**Public Hearing Date:** May 14, 2008

**Variance Request:** INCREASE FLAG SIZE FROM 150 SQ FT TO 760 SQ FT

**Applicant Name:** CALIFORNIA DREAMING

**Proposed Development:** RETAIL BUSINESS

**Property Address:** 1630 DISTRIBUTION DRIVE DUL

**MRN:** R7123 020

<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:** MIKE ROYAL

**Date of Action:** May 14, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. ONLY ONE FLAG SHALL BE FLOWN ON THE FLAG POLE AND THAT BEING THE US FLAG.
  2. THE LARGE FLAG SHALL NOT BE USED FOR ADVERTISING PURPOSES.
  3. MAXIMUM SIZE OF AMERICAN FLAG SHALL BE 600 SQUARE FEET.
  4. IF FLAG TO BE FLOWN 24/7, FLAG SHALL BE ILLUMINATED BETWEEN SUNSET AND SUNRISE.
  5. THE FLAG FLYING SHALL ABIDE BY COUNTY, STATE AND FEDERAL MANDATES REQUIRING ANY VARIANCES (I.E. FLYING THE FLAG AT HALF MAST).
  6. THE FLAG SHALL BE PROPERLY CARED FOR AND REPLACED WHEN TATTERED OR DAMAGED WITH PROPER DISPOSAL FOR THE DAMAGED FLAG.

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

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00126**

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

**Public Hearing Date:** May 14, 2008

**Variance Request:** ALLOW ACCESSORY STRUCTURE (GAZEBO #1) IN A SIDE YARD

**Applicant Name:** FIRST ATLANTA SDA CHURCH

**Proposed Development:** RELIGIOUS WORSHIP FACILITY

**Property Address:** 111 POUNDS DRIVE TUC

**MRN:** R6139 004A

<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:** May 14, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. A BUILDING PERMIT SHALL BE OBTAINED WITHIN 30 DAYS FOR EACH GAZEBO.
  2. EACH GAZEBO SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

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

**Samuel L Glass**

**Title: Chief Development Planner**





## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00127**

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

**Public Hearing Date:** May 14, 2008

**Variance Request:** ALLOW ACCESSORY STRUCTURE (GAZEBO #2) IN A SIDE YARD

**Applicant Name:** FIRST ATLANTA SDA CHURCH

**Proposed Development:** RELIGIOUS WORSHIP FACILITY

**Property Address:** 111 POUNDS DRIVE TUC

**MRN:** R6139 004A

<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:**

**Seconded By:**

**Date of Action:** May 14, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. A BUILDING PERMIT SHALL BE OBTAINED WITHIN 30 DAYS FOR EACH GAZEBO.
  2. EACH GAZEBO SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

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

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00128**

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:** May 14, 2008

**Variance Request:** INCREASE ALLOWABLE PARKING SPACES FROM 98 TO 211

**Applicant Name:** URBAN ENGINEERS INC

**Proposed Development:** WAREHOUSE

**Property Address:** 2150 BOGGS ROAD DUL

**MRN:** R7117 045

<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:** May 14, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE PARKING SHALL BE PAVED TO MINIMUM COUNTY SPECIFICATIONS.
  2. ALL NEW DRIVEWAYS AND PARKING SPACES TO MEET THE MINIMUM COUNTY REQUIREMENTS FOR SIZES.

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

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00129**

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:** May 14, 2008

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

**Applicant Name:** WILLIAM SCOTT, JR

**Proposed Development:** SINGLE-FAMILY DWELLING

**Property Address:** 2989 OLD OAKS COURT BUF

**MRN:** R7183 090

<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:** May 14, 2008

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE APPLICANT OBTAINS ALL REQUIRED PERMITS WITHIN 30 DAYS.
  2. ALL CONSTRUCTION COMPLIES WITH APPLICABLE BUILDING CODES.

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

**Samuel L Glass**

**Title: Chief Development Planner**



## **RESOLUTION**

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

**CASE NUMBER : ZVR2008-00130**

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:** May 14, 2008

**Variance Request:** INCREASE ALLOWABLE PARKING SPACES FROM 22 TO 35

**Applicant Name:** WAFFLE HOUSE INC

**Proposed Development:** RESTAURANT

**Property Address:** 3310 HAMILTON MILL ROAD BUF

**MRN:** R7182 112

<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:** May 14, 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 : ZVR2008-00131**

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:** May 14, 2008

**Variance Request:** INCREASE ALLOWABLE PARKING SPACES FROM 178 TO 308

**Applicant Name:** CROSSROADS BAPTIST CHURCH

**Proposed Development:** RELIGIOUS WORSHIP FACILITY

**Property Address:** 1391 BRASELTON HIGHWAY LAW

**MRN:** R7063 063

<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:** May 14, 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 : ZVR2008-00132**

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

**Public Hearing Date:** May 14, 2008

**Variance Request:** INCREASE PERCENTAGE OF DRIVEWAY IN FRONT YARD FROM 35% TO 53% -  
FROM 918 SQ FT TO 1085 SQ FT

**Applicant Name:** JULIO STAR

**Proposed Development:** SINGLE-FAMILY DWELLING

**Property Address:** 4478 SIMPSON MILL LANE DUL

**MRN:** R6239 317

**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:** May 14, 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 : ZVR2008-00133**

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:** May 14, 2008

**Variance Request:** INCREASE FENCE HEIGHT IN A FRONT YARD FROM 4' TO 6' (CORNER LOT, SIDE STREET)

**Applicant Name:** JAMES WATT

**Proposed Development:** FENCE

**Property Address:** 4043 DURAN LANE NE AUB

**MRN:** R2002 410

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

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

**Voting Carried:** 5 - 0

**Motion By:** MIKE ROYAL

**Seconded By:** WAYNE KNOX

**Date of Action:** May 14, 2008

**Action Taken:** Approved

**Conditions:**

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

**Samuel L Glass**

**Title: Chief Development Planner**