



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: July 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: MARCIA BUMBALOUGH

Date of Action: July 08, 2008

Motion To: Deny

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: July 08, 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

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: July 08, 2008

Motion To: Approve

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 : ZVR2008-00108

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: July 08, 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

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: July 08, 2008

Motion To: Approve

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 : ZVR2008-00113

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: July 08, 2008

Variance Request: ALLOW ACCESSORY STRUCTURE (OUTDOOR KITCHEN) TO ENCROACH 1.3' INTO 5' LEFT SIDE SETBACK

Applicant Name: MICHAEL BAEZLER

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: JOSEPH HUGHES

Date of Action: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE APPLICANT OBTAINS ALL REQUIRED PERMITS WITHIN 30 DAYS OF THE DATE OF VARIANCE ACTION.
 2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES.
 3. THE STRUCTURE SHALL NOT ENCROACH MORE THAN 1.3', INCLUDING ANY ROOF OVERHANGS, INTO THE LEFT SIDE SETBACK.

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 : ZVR2008-00148

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: July 08, 2008

Variance Request: REDUCE LOT WIDTH FROM 75' TO 0' (TRACT 6)

Applicant Name: PHILLIP KRIEGER

Proposed Development: SINGLE-FAMILY LOT

Property Address: 2200 PLANTATION ROAD LAW

MRN: R5045 420

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: July 08, 2008

Motion To: Deny

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 : ZVR2008-00149

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: July 08, 2008

Variance Request: REDUCE REQUIRED ROAD FRONTAGE FROM 40' TO 0' (TRACT 6)

Applicant Name: PHILLIP KRIEGER

Proposed Development: SINGLE-FAMILY LOT

Property Address: 2200 PLANTATION ROAD LAW

MRN: R5045 420

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: July 08, 2008

Motion To: Deny

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 : ZVR2008-00150

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: July 08, 2008

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

Applicant Name: JORGE SOTOMAYOR

Proposed Development: FENCE

Property Address: 1095 FALLING WATER LANE NOR

MRN: R6174 523

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: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

Conditions: 1. THE OWNER SHALL REPAINT OR REPAIR ANY GRAFFITI
OR VANDALISM THAT OCCURS ON THE FENCE WITHIN
72 HOURS.

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 : ZVR2008-00151

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: July 08, 2008

Variance Request: PARK AN OVERSIZED VEHICLE (FLATBED WRECKER) ON A RESIDENTIAL LOT

Applicant Name: CATALINA BARRETO

Proposed Development: OVERSIZED VEHICLE

Property Address: 2583 GWINN DRIVE NOR

MRN: R6245 006

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: July 08, 2008

Motion To: Deny

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 : ZVR2008-00152

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: July 08, 2008

Variance Request: REDUCE NUMBER OF PARKING SPACES FROM 25 TO 10

Applicant Name: RICHARDSON HOUSING GROUP INC

Proposed Development: RECREATION AREA

Property Address: HIGHPOINT ROAD 2100 BLOCK SNL

MRN: R6068 158

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: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

Conditions:

1. ALL DRIVEWAYS AND PARKING SPACES WITHIN THE RECREATION AREA COMPLY WITH CURRENT CODES FOR DRIVEWAY AND PARKING SIZES.
2. ACCESS INTO THE RECREATION AREA SHALL BE LOCATED OFF TURNBURY GLEN WALK AS SHOWN ON SUBMITTED PLANS.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00153

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: July 08, 2008

Variance Request: ALLOW ACCESSORY STRUCTURE (STORAGE BUILDING #1) IN A FRONT YARD

Applicant Name: KENNETH MCKINNEY

Proposed Development: ACCESSORY STRUCTURE OR USE

Property Address: 1770 GREEN ROAD BUF

MRN: R7372 010

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: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

Conditions:

1. THE STRUCTURES SHALL BE FOR PERSONAL USE ONLY AND BUSINESS ACTIVITY, INCLUDING THE STORAGE OF MATERIAL, SHALL NOT TAKE PLACE IN THE STRUCTURE.
2. ALL APPLICABLE PERMITS, INCLUDING APPROVAL FROM THE ENVIRONMENTAL HEALTH DEPARTMENT, SHALL BE OBTAINED WITHIN 30 DAYS.

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 : ZVR2008-00154

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: July 08, 2008

Variance Request: ALLOW ACCESSORY STRUCTURE (STORAGE BUILDING #2) IN A FRONT YARD

Applicant Name: KENNETH MCKINNEY

Proposed Development: ACCESSORY STRUCTURE OR USE

Property Address: 1770 GREEN ROAD BUF

MRN: R7372 010

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: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

Conditions:

1. THE STRUCTURES SHALL BE FOR PERSONAL USE ONLY AND BUSINESS ACTIVITY, INCLUDING THE STORAGE OF MATERIAL, SHALL NOT TAKE PLACE IN THE STRUCTURE.
2. ALL APPLICABLE PERMITS, INCLUDING APPROVAL FROM THE ENVIRONMENTAL HEALTH DEPARTMENT, SHALL BE OBTAINED WITHIN 30 DAYS.

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 : ZVR2008-00155

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: July 08, 2008

Variance Request: REDUCTION OF PARKING SPACES FROM 26 TO 13

Applicant Name: ROCKBRIDGE SELF STORAGE LLC

Proposed Development: SELF STORAGE WAREHOUSE FACILITY

Property Address: 1935 ROCKBRIDGE ROAD SM

MRN: R6060 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: MIKE ROYAL

Seconded By: JOSEPH HUGHES

Date of Action: July 08, 2008

Motion To: Table

Action Taken: Tabled - New Hearing

New Hearing Date: September 09, 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 : ZVR2008-00156

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: July 08, 2008

Variance Request: REDUCE LOT WIDTH FROM 100' TO 0'

Applicant Name: MARY BETH THOMAS

Proposed Development: SINGLE-FAMILY LOT

Property Address: 1525 PEACHTREE CIRCLE LAW

MRN: R7093 236

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: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00156

- Conditions:**
1. THE FIRST OCCUPANT OF ANY DWELLING LOCATED ON TRACT 2 SHALL BE ONE OF THE APPLICANT'S CHILDREN. THE APPLICANT SHALL PROVIDE ALL OF THE CHILDREN'S NAMES IN WRITING TO THE STAFF WITHIN 5 WORKING DAYS.
 2. AN EXEMPTION PLAT DIVIDING THE PROPERTY INTO TWO TRACTS SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 3. A "HOLD HARMLESS AGREEMENT" FOR THE REAR TRACT SHALL BE SIGNED, APPROVED AND RECORDED AT THE TIME OF THE EXEMPTION PLAT.
 4. AN ACCESS AND UTILITY EASEMENT SHALL BE CREATED AND RECORDED IN CONJUNCTION WITH THE EXEMPTION PLAT. THE ACCESS EASEMENT SHALL BE LOCATED ALONG THE EXISTING DRIVE, ALONG THE RIGHT SIDE OF THE LOT.
 5. NEITHER LOT SHALL BE FURTHER SUBDIVIDED BY VARIANCE.
 6. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20 FEET IN WIDTH.
 7. NO MORE THAN TWO DWELLINGS SHALL USE THE SAME DRIVEWAY.
 8. THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A "CERTIFICATE OF OCCUPANCY".
 9. UPON SALE OR CONVEYANCE OF THIS PROPERTY TO ANYONE OTHER THAN THE APPLICANT'S CHILDREN, THIS VARIANCE WILL BECOME NULL AND VOID.

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 : ZVR2008-00157

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: July 08, 2008

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

Applicant Name: MARY BETH THOMAS

Proposed Development: SINGLE-FAMILY LOT

Property Address: 1525 PEACHTREE CIRCLE LAW

MRN: R7093 236

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: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00157

- Conditions:**
1. THE FIRST OCCUPANT OF ANY DWELLING LOCATED ON TRACT 2 SHALL BE ONE OF THE APPLICANT'S CHILDREN. THE APPLICANT SHALL PROVIDE ALL OF THE CHILDREN'S NAMES IN WRITING TO THE STAFF WITHIN 5 WORKING DAYS.
 2. AN EXEMPTION PLAT DIVIDING THE PROPERTY INTO TWO TRACTS SHALL BE PREPARED AND APPROVED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 3. A "HOLD HARMLESS AGREEMENT" FOR THE REAR TRACT SHALL BE SIGNED, APPROVED AND RECORDED AT THE TIME OF THE EXEMPTION PLAT.
 4. AN ACCESS AND UTILITY EASEMENT SHALL BE CREATED AND RECORDED IN CONJUNCTION WITH THE EXEMPTION PLAT. THE ACCESS EASEMENT SHALL BE LOCATED ALONG THE EXISTING DRIVE, ALONG THE RIGHT SIDE OF THE LOT.
 5. NEITHER LOT SHALL BE FURTHER SUBDIVIDED BY VARIANCE.
 6. COMMON OR SHARED DRIVEWAYS SHALL BE A MINIMUM OF 20 FEET IN WIDTH.
 7. NO MORE THAN TWO DWELLINGS SHALL USE THE SAME DRIVEWAY.
 8. THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE PAVED PRIOR TO THE ISSUANCE OF A "CERTIFICATE OF OCCUPANCY".
 9. UPON SALE OR CONVEYANCE OF THIS PROPERTY TO ANYONE OTHER THAN THE APPLICANT'S CHILDREN, THIS VARIANCE WILL BECOME NULL AND VOID.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2008-00158

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: July 08, 2008

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

Applicant Name: ALEKSANDR GERASIMOV

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 2113 FORECASTLE LANE DAC

MRN: R3001B088

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: July 08, 2008

Motion To: Deny

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 : ZVR2008-00159

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: July 08, 2008

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

Applicant Name: NATO ESPINOZA

Proposed Development: CARPORT

Property Address: 675 ALCOVY WOODS DRIVE LAW

MRN: R5245 103

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: July 08, 2008

Motion To: Deny

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 : ZVR2008-00160

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: July 08, 2008

Variance Request: ELIMINATE REQUIREMENT TO HAVE 100 SQ FT OUTSIDE PLAY AREA AND 6' ENCLOSURE FENCE

Applicant Name: RODERICK COLEMAN

Proposed Development: DAY CARE FACILITY

Property Address: 3205 WOODWARD CROSSING BOULEVARD BUF

MRN: R7177 045

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: July 08, 2008

Motion To: Deny

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 : ZVR2008-00161

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: July 08, 2008

Variance Request: REDUCTION OF REQUIRED ROAD FRONTAGE FROM 40' TO 0' (OUT LOTS A, B & C - NORTH)

Applicant Name: COUSINS PROPERTIES INCORPORATED

Proposed Development: RETAIL/SHOPPING CENTER

Property Address: 1250 SCENIC HIGHWAY LAW

MRN: R5087 002

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

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

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: JOSEPH HUGHES

Date of Action: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES SHALL BE FOR ENCROACHMENTS ONLY. THE EXISTING BUILDING SETBACK LINES SHALL REMAIN IN PLACE.
 2. THE APPLICANT IS TO PROVIDE A REVISED SITE PLAN SHOWING THE CORRECT SETBACKS AND THE CORRECT SETBACK ENCROACHMENT DISTANCES.
 3. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED SHOWING THE NEW LOTS.
 4. EASEMENTS FOR ACCESS AND PARKING SHALL BE PROVIDED IN CONJUNCTION WITH THE FINAL SUBDIVISION PLAT.
 5. NO LOT SHALL BE FURTHER SUBDIVIDED.
 6. NO LANDLOCKED TRACT MAY HAVE A FREESTANDING IDENTIFICATION SIGN.
 7. ALL BUILDINGS SHALL MEET APPLICABLE BUILDING AND FIRE CODES, INCLUDING COMPLIANCE WITH CODES INVOLVING NEW SETBACK LINES.

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 : ZVR2008-00162

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: July 08, 2008

Variance Request: ENCROACHMENT OF 30' INTO 50' FRONT SETBACK (OUT LOTS A, B & C - NORTH)

Applicant Name: COUSINS PROPERTIES INCORPORATED

Proposed Development: RETAIL/SHOPPING CENTER

Property Address: 1250 SCENIC HIGHWAY LAW

MRN: R5087 002

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

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: JOSEPH HUGHES

Date of Action: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES SHALL BE FOR ENCROACHMENTS ONLY. THE EXISTING BUILDING SETBACK LINES SHALL REMAIN IN PLACE.
 2. THE APPLICANT IS TO PROVIDE A REVISED SITE PLAN SHOWING THE CORRECT SETBACKS AND THE CORRECT SETBACK ENCROACHMENT DISTANCES.
 3. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED SHOWING THE NEW LOTS.
 4. EASEMENTS FOR ACCESS AND PARKING SHALL BE PROVIDED IN CONJUNCTION WITH THE FINAL SUBDIVISION PLAT.
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 6. NO LANDLOCKED TRACT MAY HAVE A FREESTANDING IDENTIFICATION SIGN.
 7. ALL BUILDINGS SHALL MEET APPLICABLE BUILDING AND FIRE CODES, INCLUDING COMPLIANCE WITH CODES INVOLVING NEW SETBACK LINES.

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 : ZVR2008-00163

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: July 08, 2008

Variance Request: ENCROACHMENT OF 8' INTO 10' SIDE SETBACK (OUT LOTS A, B & C - NORTH)

Applicant Name: COUSINS PROPERTIES INCORPORATED

Proposed Development: RETAIL/SHOPPING CENTER

Property Address: 1250 SCENIC HIGHWAY LAW

MRN: R5087 002

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

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: JOSEPH HUGHES

Date of Action: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES SHALL BE FOR ENCROACHMENTS ONLY. THE EXISTING BUILDING SETBACK LINES SHALL REMAIN IN PLACE.
 2. THE APPLICANT IS TO PROVIDE A REVISED SITE PLAN SHOWING THE CORRECT SETBACKS AND THE CORRECT SETBACK ENCROACHMENT DISTANCES.
 3. A SUBDIVISION PLAT SHALL BE PREPARED AND APPROVED SHOWING THE NEW LOTS.
 4. EASEMENTS FOR ACCESS AND PARKING SHALL BE PROVIDED IN CONJUNCTION WITH THE FINAL SUBDIVISION PLAT.
 5. NO LOT SHALL BE FURTHER SUBDIVIDED.
 6. NO LANDLOCKED TRACT MAY HAVE A FREESTANDING IDENTIFICATION SIGN.
 7. ALL BUILDINGS SHALL MEET APPLICABLE BUILDING AND FIRE CODES, INCLUDING COMPLIANCE WITH CODES INVOLVING NEW SETBACK LINES.

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 : ZVR2008-00164

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: July 08, 2008

Variance Request: ENCROACHMENT OF 14' INTO 15' REAR SETBACK (OUT LOTS A, B & C - NORTH)

Applicant Name: COUSINS PROPERTIES INCORPORATED

Proposed Development: RETAIL/SHOPPING CENTER

Property Address: 1250 SCENIC HIGHWAY LAW

MRN: R5087 002

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

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: JOSEPH HUGHES

Date of Action: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES SHALL BE FOR ENCROACHMENTS ONLY. THE EXISTING BUILDING SETBACK LINES SHALL REMAIN IN PLACE.
 2. THE APPLICANT IS TO PROVIDE A REVISED SITE PLAN SHOWING THE CORRECT SETBACKS AND THE CORRECT SETBACK ENCROACHMENT DISTANCES.
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 7. ALL BUILDINGS SHALL MEET APPLICABLE BUILDING AND FIRE CODES, INCLUDING COMPLIANCE WITH CODES INVOLVING NEW SETBACK LINES.

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 : ZVR2008-00165

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: July 08, 2008

Variance Request: REDUCTION OF REQUIRED ROAD FRONTAGE FROM 40' TO 0' (OUT LOTS A, B, C & D - SOUTH)

Applicant Name: COUSINS PROPERTIES INCORPORATED

Proposed Development: RETAIL/SHOPPING CENTER

Property Address: 1350 SCENIC HIGHWAY SNL

MRN: R5087 007

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: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES SHALL BE FOR ENCROACHMENTS ONLY. THE EXISTING BUILDING SETBACK LINES SHALL REMAIN IN PLACE.
 2. THE APPLICANT IS TO PROVIDE A REVISED SITE PLAN SHOWING THE CORRECT SETBACKS AND THE CORRECT SETBACK ENCROACHMENT DISTANCES.
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 7. ALL BUILDINGS SHALL MEET APPLICABLE BUILDING AND FIRE CODES, INCLUDING COMPLIANCE WITH CODES INVOLVING NEW SETBACK LINES.

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 : ZVR2008-00166

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: July 08, 2008

Variance Request: ENCROACHMENT OF 30' INTO 50' FRONT SETBACK (OUT LOTS A, B, C & D - SOUTH)

Applicant Name: COUSINS PROPERTIES INCORPORATED

Proposed Development: RETAIL/SHOPPING CENTER

Property Address: 1350 SCENIC HIGHWAY SNL

MRN: R5087 007

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: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES SHALL BE FOR ENCROACHMENTS ONLY. THE EXISTING BUILDING SETBACK LINES SHALL REMAIN IN PLACE.
 2. THE APPLICANT IS TO PROVIDE A REVISED SITE PLAN SHOWING THE CORRECT SETBACKS AND THE CORRECT SETBACK ENCROACHMENT DISTANCES.
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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 : ZVR2008-00167

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: July 08, 2008

Variance Request: ENCROACHMENT OF 8' INTO 10' SIDE SETBACK (OUT LOTS A, B, C & D - SOUTH)

Applicant Name: COUSINS PROPERTIES INCORPORATED

Proposed Development: RETAIL/SHOPPING CENTER

Property Address: 1350 SCENIC HIGHWAY SNL

MRN: R5087 007

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: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES SHALL BE FOR ENCROACHMENTS ONLY. THE EXISTING BUILDING SETBACK LINES SHALL REMAIN IN PLACE.
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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 : ZVR2008-00168

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: July 08, 2008

Variance Request: ENCROACHMENT OF 14' INTO 15' REAR SETBACK (OUT LOTS A, B, C & D - SOUTH)

Applicant Name: COUSINS PROPERTIES INCORPORATED

Proposed Development: RETAIL/SHOPPING CENTER

Property Address: 1350 SCENIC HIGHWAY SNL

MRN: R5087 007

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: July 08, 2008

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE SETBACK VARIANCES SHALL BE FOR ENCROACHMENTS ONLY. THE EXISTING BUILDING SETBACK LINES SHALL REMAIN IN PLACE.
 2. THE APPLICANT IS TO PROVIDE A REVISED SITE PLAN SHOWING THE CORRECT SETBACKS AND THE CORRECT SETBACK ENCROACHMENT DISTANCES.
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 7. ALL BUILDINGS SHALL MEET APPLICABLE BUILDING AND FIRE CODES, INCLUDING COMPLIANCE WITH CODES INVOLVING NEW SETBACK LINES.

Action Certified by: *Samuel L Glass*

Samuel L Glass

Title: Chief Development Planner