



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 : ZVR2009-00007

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

Public Hearing Date: February 10, 2009

Variance Request: ALLOW A POLE SIGN RATHER THAN A MONUMENT SIGN WITHIN AN OVERLAY DISTRICT

Applicant Name: LEE CHRISTIANSEN

Proposed Development: GROUND SIGN

Property Address: 7160 JIMMY CARTER ROAD NOR

MRN: R6283 139

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

Voting Carried: 4 - 0

Motion By: WAYNE KNOX

Seconded By: JOSEPH HUGHES

Date of Action: February 10, 2009

Motion To: Table

Action Taken: Tabled - New Hearing

New Hearing Date: March 10, 2009

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00017

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

Public Hearing Date: February 10, 2009

Variance Request: REDUCE ROAD FRONTAGE FROM 40' TO 0' (TRACT 3)

Applicant Name: PRECISION PLANNING INC

Proposed Development: SINGLE-FAMILY SUBDIVISION

Property Address: HORIZON DRIVE SUW

MRN: R7172 001

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

Voting Carried: 4 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: February 10, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

Conditions: 1. THE EXISTING EXEMPTION PLAT SHALL BE REVISED AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00018

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

Public Hearing Date: February 10, 2009

Variance Request: REDUCE ROAD FRONTAGE FROM 40' TO 0' (TRACT 4)

Applicant Name: PRECISION PLANNING INC

Proposed Development: SINGLE-FAMILY SUBDIVISION

Property Address: HORIZON DRIVE SUW

MRN: R7172 001

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

Voting Carried: 4 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: February 10, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

Conditions: 1. THE EXISTING EXEMPTION PLAT SHALL BE REVISED AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00020

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

Public Hearing Date: February 10, 2009

Variance Request: RELIEF FROM REQUIREMENT TO PROVIDE AN INTERIOR DRIVEWAY

Applicant Name: CHARLES R ALDRICH

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 2615 SUNCREST DRIVE BUF

MRN: R7134 087

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

Voting Carried: 4 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: February 10, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

Conditions:

1. NO MORE THAN 6 VEHICLES SHALL BE LOCATED OUTSIDE THE DWELLING AT ANY GIVEN TIME.
2. THE AMOUNT OF HARD-SURFACE DRIVEWAY WITHIN A FRONT YARD SHALL NOT EXCEED 35 PERCENT.

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00021

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

Public Hearing Date: February 10, 2009

Variance Request: INCREASE NUMBER OF VEHICLES ON A RESIDENTIAL TRACT FROM 6 TO 14

Applicant Name: LANCE MARTHALER

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 2934 CENTERVILLE HIGHWAY SNL

MRN: R6033 001

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

Voting Carried: 5 - 0

Motion By: MIKE ROYAL

Seconded By: WAYNE KNOX

Date of Action: February 10, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

Conditions:

1. NO MORE THAN 6 VEHICLES SHALL BE LOCATED OUTSIDE THE DWELLING AT ANY GIVEN TIME.
2. THE AMOUNT OF DRIVEWAY WITHIN A FRONT YARD SHALL NOT EXCEED 35 PERCENT.
3. ALL OTHER VEHICLES MUST BE PARKED IN AN ENCLOSED AREA WITH A HARD SURFACE, COMPLYING WITH THE COUNTY REQUIREMENTS.
4. THE CARS ARE FOR PERSONAL USE AND BUSINESS ACTIVITY SHALL NOT TAKE PLACE ON THE PROPERTY.
5. A DRAWING INDICATING ANY PROPOSED PAVING AND CONTAINING DATA WITH REGARDS TO THE PERCENTAGE OF PAVED SURFACE MUST BE SUBMITTED WITHIN 30 DAYS OF ACTION BY THE ZONING BOARD OF APPEALS.

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00022

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

Public Hearing Date: February 10, 2009

Variance Request: REDUCE LOT WIDTH FROM 40' TO 0' (TRACT 3)

Applicant Name: PRECISION PLANNING INC

Proposed Development: SINGLE-FAMILY SUBDIVISION

Property Address: HORIZON DRIVE SUW

MRN: R7172 001

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

Voting Carried: 4 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: February 10, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

Conditions: 1. THE EXISTING EXEMPTION PLAT SHALL BE REVISED AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00023

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

Public Hearing Date: February 10, 2009

Variance Request: REDUCE LOT WIDTH FROM 40' TO 0' (TRACT 4)

Applicant Name: PRECISION PLANNING INC

Proposed Development: SINGLE-FAMILY SUBDIVISION

Property Address: HORIZON DRIVE SUW

MRN: R7172 001

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

Voting Carried: 4 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: February 10, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

Conditions: 1. THE EXISTING EXEMPTION PLAT SHALL BE REVISED AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00025

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

Public Hearing Date: February 10, 2009

Variance Request: ALLOW ACCESSORY STRUCTURE (CARPORT) IN FRONT YARD

Applicant Name: HERMAN RYANS, JR

Proposed Development: CARPORT

Property Address: 3621 WILLOW MILL DRIVE LAW

MRN: R6126 165

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

Voting Carried: 4 - 0

Motion By: WAYNE KNOX

Seconded By: JIM NASH

Date of Action: February 10, 2009

Motion To: Deny

Action Taken: Denied

Conditions:

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00026

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

Public Hearing Date: February 10, 2009

Variance Request: ALLOW TEMPORARY GRAVEL PARKING IN LIEU OF PAVED PARKING

Applicant Name: ARCON ENTERPRISES INC

Proposed Development: RELIGIOUS WORSHIP FACILITY

Property Address: 2534 DULUTH HIGHWAY DUL

MRN: R7119 007

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: February 10, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE PROPOSED PARKING ADDITION AND ITS ACCESS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SITE PLAN AS SUBMITTED WITH THE VARIANCE APPLICATION.
 2. ALL PARKING MUST BE LOCATED BEHIND THE 50' FRONT BUILDING SETBACK LINE.
 3. OBTAIN A COMMERCIAL DEVELOPMENT PERMIT FOR THE PROPOSED PARKING ADDITION.
 4. THE GRAVEL PARKING SHALL BE FOR A PERIOD OF 2 YEARS, STARTING WITH THE ISSUANCE OF A DEVELOPMENT PERMIT FOR THE GRAVEL PARKING LOT.
 5. AT THE END OF THE 2 YEAR PERIOD THE CHURCH SHALL:
 - (A) - PAVE THE ENTIRE PARKING LOT
 - (B) - ELIMINATE THE PARKING AREA INCLUDING REMOVAL OF THE GRAVEL AND THEN RESEED THE AREA OR
 - (C) - APPLY FOR A NEW VARIANCE.

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00027

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

Public Hearing Date: February 10, 2009

Variance Request: INCREASE PARKING SPACES FROM 493 TO 657

Applicant Name: ARCON ENTERPRISES INC

Proposed Development: RELIGIOUS WORSHIP FACILITY

Property Address: 2534 DULUTH HIGHWAY DUL

MRN: R7119 007

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

Voting Carried: 4 - 0

Motion By: MARCIA BUMBALOUGH

Seconded By: JOSEPH HUGHES

Date of Action: February 10, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE PROPOSED PARKING ADDITION AND ITS ACCESS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SITE PLAN AS SUBMITTED WITH THE VARIANCE APPLICATION.
 2. ALL PARKING MUST BE LOCATED BEHIND THE 50' FRONT BUILDING SETBACK LINE.
 3. OBTAIN A COMMERCIAL DEVELOPMENT PERMIT FOR THE PROPOSED PARKING ADDITION.
 4. THE GRAVEL PARKING SHALL BE FOR A PERIOD OF 2 YEARS, STARTING WITH THE ISSUANCE OF A DEVELOPMENT PERMIT FOR THE GRAVEL PARKING LOT.
 5. AT THE END OF THE 2 YEAR PERIOD THE CHURCH SHALL:
 - (A) - PAVE THE ENTIRE PARKING LOT
 - (B) - ELIMINATE THE PARKING AREA INCLUDING REMOVAL OF THE GRAVEL AND THEN RESEED THE AREA OR
 - (C) - APPLY FOR A NEW VARIANCE.

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00028

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

Public Hearing Date: February 10, 2009

Variance Request: REDUCE LOT WIDTH FROM 200' TO 185.76' AT FRONT BUILDING LINE

Applicant Name: JAMES A MURPHY

Proposed Development: SINGLE-FAMILY LOT

Property Address: 2164 LENA CARTER ROAD LAW

MRN: R7101 028

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

Voting Carried: 4 - 0

Motion By: JOSEPH HUGHES

Seconded By: JIM NASH

Date of Action: February 10, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE EXISTING EXEMPTION PLAT SHALL BE REVISED AND SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 2. NO LOT SHALL BE FURTHER SUBDIVIDED.

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00029

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

Public Hearing Date: February 10, 2009

Variance Request: ALLOW ACCESSORY STRUCTURE (DUMPSTER) TO BE LOCATED IN A FRONT YARD

Applicant Name: FOCALPOINT ENGINEERS & SURVEYORS IN

Proposed Development: DAY CARE FACILITY

Property Address: 5558 SUWANEE DAM ROAD BUF

MRN: R7318 047

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

Voting Carried: 4 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: February 10, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE DUMPSTER SHALL BE SCREENED WITH WALLS CONSTRUCTED OF SIMILAR MATERIAL AS USED FOR THE BUILDING.
 2. THE GATE TO THE DUMPSTER SHALL BE SOLID METAL AND REMAIN CLOSED AND LOCKED, EXCEPT WHEN THE DUMPSTER IS BEING SERVICED.
 3. THE DUMPSTER SHALL HAVE LANDSCAPING ALONG ALL SIDES WITH THE EXCEPTION OF THE GATE SIDE. LANDSCAPING SHALL CONSIST OF EVERGREEN SHRUBS AND TREES THAT PROVIDE AN ATTRACTIVE VISUAL SCREEN. TREES AND SHRUBS USED SHALL BE SELECTED FROM THOSE LISTED IN THE BUFFER, LANDSCAPE AND TREE ORDINANCE.

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00030

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

Public Hearing Date: February 10, 2009

Variance Request: ALLOW ACCESSORY STRUCTURE (PLAYGROUND) TO BE LOCATED IN THE SIDE YARD

Applicant Name: FOCALPOINT ENGINEERS & SURVEYORS IN

Proposed Development: DAY CARE FACILITY

Property Address: 5558 SUWANEE DAM ROAD BUF

MRN: R7318 047

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

Voting Carried: 4 - 0

Motion By: JOSEPH HUGHES

Seconded By: WAYNE KNOX

Date of Action: February 10, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE DUMPSTER SHALL BE SCREENED WITH WALLS CONSTRUCTED OF SIMILAR MATERIAL AS USED FOR THE BUILDING.
 2. THE GATE TO THE DUMPSTER SHALL BE SOLID METAL AND REMAIN CLOSED AND LOCKED, EXCEPT WHEN THE DUMPSTER IS BEING SERVICED.
 3. THE DUMPSTER SHALL HAVE LANDSCAPING ALONG ALL SIDES WITH THE EXCEPTION OF THE GATE SIDE. LANDSCAPING SHALL CONSIST OF EVERGREEN SHRUBS AND TREES THAT PROVIDE AN ATTRACTIVE VISUAL SCREEN. TREES AND SHRUBS USED SHALL BE SELECTED FROM THOSE LISTED IN THE BUFFER, LANDSCAPE AND TREE ORDINANCE.

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00031

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

Public Hearing Date: February 10, 2009

Variance Request: REDUCE LOT WIDTH FROM 75' TO 65'

Applicant Name: ANDY PERRY

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 5833 HILLSIDE DRIVE DOR

MRN: R6245 238

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

Voting Carried: 4 - 0

Motion By: WAYNE KNOX

Seconded By: JOSEPH HUGHES

Date of Action: February 10, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE VARIANCES, IF GRANTED, ARE FOR ENCROACHMENT ONLY. THE SETBACKS SHOWN ON THE RECORDED SUBDIVISION PLAT SHALL REMAIN IN PLACE.
 2. ENCROACHMENTS INCLUDE ANY ROOF OVERHANGS.
 3. A "HOUSE LOCATION PLAN" SHOWING ALL PROPOSED IMPROVEMENTS SHALL BE SUBMITTED AND APPROVED AT THE TIME OF PERMIT.
 4. AN "AS-BUILT" SHOWING THE FOOTINGS AND FOUNDATIONS SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY ADDITIONAL WORK BEING DONE ON THE HOUSES. THE PURPOSES OF THE "AS-BUILT" IS TO SHOW COMPLIANCE WITH SETBACKS DUE TO THE NEW PROPERTY LINES.
 5. THE AMOUNT OF PAVED AREA SHALL NOT EXCEED 35 PERCENT OF THE FRONT YARD.
 6. ALL APPROPRIATE BUILDING CODES SHALL BE COMPLIED WITH.
 7. THE APPLICANT SHALL SUBMIT ELEVATION DRAWINGS FOR APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SHOWING ARCHITECTURAL FEATURES SUCH AS BRICK, STACKED STONE OR STUCCO CONSISTENT WITH HOUSES PRESENTLY UNDER CONSTRUCTION ON LOTS 1 AND 2.



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00031

Action Certified by: *Michael Jenness*

Michael Jenness

Title:



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00032

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

Public Hearing Date: February 10, 2009

Variance Request: REDUCE LOT WIDTH FROM 75' TO 65'

Applicant Name: ANDY PERRY

Proposed Development: SINGLE-FAMILY DWELLING

Property Address: 5843 HILLSIDE DRIVE DOR

MRN: R6245 237

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

Voting Carried: 4 - 0

Motion By: WAYNE KNOX

Seconded By: JOSEPH HUGHES

Date of Action: February 10, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

- Conditions:**
1. THE VARIANCES, IF GRANTED, ARE FOR ENCROACHMENT ONLY. THE SETBACKS SHOWN ON THE RECORDED SUBDIVISION PLAT SHALL REMAIN IN PLACE.
 2. ENCROACHMENTS INCLUDE ANY ROOF OVERHANGS.
 3. A "HOUSE LOCATION PLAN" SHOWING ALL PROPOSED IMPROVEMENTS SHALL BE SUBMITTED AND APPROVED AT THE TIME OF PERMIT.
 4. AN "AS-BUILT" SHOWING THE FOOTINGS AND FOUNDATIONS SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY ADDITIONAL WORK BEING DONE ON THE HOUSES. THE PURPOSES OF THE "AS-BUILT" IS TO SHOW COMPLIANCE WITH SETBACKS DUE TO THE NEW PROPERTY LINES.
 5. THE AMOUNT OF PAVED AREA SHALL NOT EXCEED 35 PERCENT OF THE FRONT YARD.
 6. ALL APPROPRIATE BUILDING CODES SHALL BE COMPLIED WITH.
 7. THE APPLICANT SHALL SUBMIT ELEVATION DRAWINGS FOR APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SHOWING ARCHITECTURAL FEATURES SUCH AS BRICK, STACKED STONE OR STUCCO CONSISTENT WITH HOUSES PRESENTLY UNDER CONSTRUCTION ON LOTS 1 AND 2.



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00032

Action Certified by: *Michael Jenness*

Michael Jenness

Title: