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 : ZVR2009-00038

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

Public Hearing Date: May 12, 2009
Variance Request: ENCROACHMENT OF 21.6' INTO THE 35' FRONT YARD SETBACK
Applicant Name: KENNETH C FINLON
Proposed Development: SINGLE-FAMILY DWELLING
Property Address: 4024 SUDDERTH ROAD BUF
MRN: R7229 001

Reading and Adoption:

MEMBERS	VOTE
JODIE ROSSER	Aye
BRENT HALCOMB	Aye
WAYNE KNOX	Aye
MIKE ROYAL	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0
Motion By: BRENT HALCOMB
Seconded By: WAYNE KNOX
Date of Action: May 12, 2009
Motion To: Table
Action Taken: Tabled - New Hearing
New Hearing Date: June 09, 2009

Action Certified by: Michael Jenness
Michael Jenness
Title: Development Review Manager

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00042

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

Public Hearing Date: May 12, 2009
Variance Request: ENCROACHMENT OF 24.4 FT INTO THE 40 FT REAR SETBACK
Applicant Name: CRISTOBAL BAUTISTA
Proposed Development: SINGLE-FAMILY DWELLING ADDITION
Property Address: 6228 PARK ROAD DOR
MRN: R6246B241

Reading and Adoption:

MEMBERS	VOTE
JODIE ROSSER	Aye
BRENT HALCOMB	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 12, 2009
Motion To: Approve with Conditions
Action Taken: Approved with Conditions
Conditions:

1. THE APPROVAL OF THIS VARIANCE IS FOR AN ENCROACHMENT ONLY AND INCLUDES ALL ROOF OVERHANGS. THE EXISTING SETBACK SHALL REMAIN IN PLACE.
2. THE APPLICANT SHALL OBTAIN ALL REQUIRED PERMITS WITHIN 30 DAYS OF THE VARIANCE ACTION.
3. ALL CONSTRUCTION FOR THE ADDITION, INCLUDING FOOTING AND FOUNDATIONS SHALL COMPLY WITH ALL CURRENT BUILDING CODE REQUIREMENTS. ANY WORK ASSOCIATED WITH BRINGING THE ADDITION UP TO CODE MUST BE COMPLETED WITHIN 90 DAYS FROM THE DATE OF THE PERMIT.
4. BUILDING PERMIT FEES SHALL BE DOUBLED.

Action Certified by: Michael Jenness
Michael Jenness
Title: **Development Review Manager**

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00049

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 12, 2009
Variance Request: ALLOW COMMERCIAL VEHICLE (BUS) TO BE PARKED IN FRONT YARD
Applicant Name: OLD FOUNTAIN ACADEMY
Proposed Development: DAY CARE FACILITY
Property Address: 1933 OLD FOUNTAIN ROAD LAW
MRN: R7056 005A

Reading and Adoption:

MEMBERS	VOTE
JODIE ROSSER	Aye
BRENT HALCOMB	Aye
WAYNE KNOX	Aye
MIKE ROYAL	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0
Motion By: JOSEPH HUGHES
Seconded By: JODIE ROSSER
Date of Action: May 12, 2009
Motion To: Approve
Action Taken: Approved
Conditions:

Action Certified by: Michael Jenness
Michael Jenness
Title: Development Review Manager

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00050

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 12, 2009
Variance Request: INCREASE GROUND SIGN HEIGHT FROM 10' TO 14' AT A 10' SETBACK
Applicant Name: WILLIAM BYRD
Proposed Development: AUTOMOTIVE CAR WASH
Property Address: 988 DULUTH HIGHWAY LAW
MRN: R7032 002B

Reading and Adoption:

MEMBERS	VOTE
JODIE ROSSER	Aye
BRENT HALCOMB	Aye
WAYNE KNOX	Aye
MIKE ROYAL	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0
Motion By: BRENT HALCOMB
Seconded By: JOSEPH HUGHES
Date of Action: May 12, 2009
Motion To: Approve with Conditions
Action Taken: Approved with Conditions
Conditions:

1. THE APPLICANT SHALL OBTAIN ALL REQUIRED PERMITS WITHIN 30 DAYS OF THE VARIANCE ACTION AND ALL CONSTRUCTION BE COMPLETED WITHIN 120 DAYS OF THE ISSUANCE OF A BUILDING PERMIT.
2. A LANDSCAPE PLAN SHALL BE SUBMITTED AND APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT WITHIN 30 DAYS.

Action Certified by: Michael Jenness
Michael Jenness
Title: **Development Review Manager**

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00051

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 12, 2009
Variance Request: ENCROACHMENT OF 4' INTO THE 5' ACCESSORY STRUCTURE SETBACK
Applicant Name: HOLLEY BARRETT
Proposed Development: STORAGE BUILDING
Property Address: 1602 PINE CIRCLE LAW
MRN: R5079A081

Reading and Adoption:

MEMBERS	VOTE
JODIE ROSSER	Aye
BRENT HALCOMB	Aye
WAYNE KNOX	Aye
MIKE ROYAL	Aye
JOSEPH HUGHES	Aye

Voting Carried: 5 - 0
Motion By: JOSEPH HUGHES
Seconded By: JODIE ROSSER
Date of Action: May 12, 2009
Motion To: Approve with Conditions
Action Taken: Approved with Conditions
Conditions:

1. THE APPROVAL OF THE VARIANCE SHALL BE FOR AN ENCROACHMENT ONLY AND THE EXISTING BUILDING LINE SHALL REMAIN IN PLACE.
2. THE ENCROACHMENT SHALL INCLUDE ALL ROOF OVERHANGS.
3. THE APPLICANT SHALL OBTAIN ALL REQUIRED PERMITS WITHIN 30 DAYS OF THE VARIANCE ACTION AND ALL CONSTRUCTION BE COMPLETED WITHIN 120 DAYS OF THE ISSUANCE OF A BUILDING PERMIT.
4. ALL CONSTRUCTION FOR THE STRUCTURE INCLUDING FOOTING AND FOUNDATIONS SHALL COMPLY WITH CURRENT BUILDING CODE REQUIREMENTS.

Action Certified by: Michael Jenness
Michael Jenness
Title: **Development Review Manager**

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00052

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 12, 2009
Variance Request: REQUEST TO EXCEED 35% OF HARD SURFACE AREA IN A FRONT YARD
Applicant Name: FLORIAN D POP
Proposed Development: SINGLE-FAMILY DWELLING
Property Address: 1399 HARRIS ROAD LAW
MRN: R7056 392

Reading and Adoption:

MEMBERS	VOTE
JODIE ROSSER	Aye
BRENT HALCOMB	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 12, 2009
Motion To: Table
Action Taken: Tabled - New Hearing
New Hearing Date: June 09, 2009

Action Certified by: Michael Jenness
Michael Jenness
Title: Development Review Manager

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00053

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 12, 2009
Variance Request: ENCROACHMENT OF 9.1' INTO THE 10' SIDE YARD SETBACK
Applicant Name: MARIA C NAVARRO
Proposed Development: GARAGE
Property Address: 276 LAKE DRIVE DOR
MRN: R6247 053

Reading and Adoption:

MEMBERS	VOTE
JODIE ROSSER	Aye
BRENT HALCOMB	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 12, 2009
Motion To: Deny
Action Taken: Denied
Conditions:

Action Certified by: Michael Jenness
Michael Jenness
Title: Development Review Manager

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00054

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 12, 2009
Variance Request: ALLOW ACCESSORY STRUCTURE (STORAGE BUILDING) IN A FRONT YARD
Applicant Name: STEVEN HENSON
Proposed Development: STORAGE BUILDING
Property Address: 2620 MOON ROAD GRA
MRN: R5166 036

Reading and Adoption:

MEMBERS	VOTE
JODIE ROSSER	Aye
BRENT HALCOMB	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 12, 2009
Motion To: Approve with Conditions
Action Taken: Approved with Conditions
Conditions:

1. THE APPLICANT SHALL OBTAIN ALL REQUIRED PERMITS WITHIN 30 DAYS OF THE VARIANCE ACTION AND ALL CONSTRUCTION BE COMPLETED WITHIN 120 DAYS OF THE ISSUANCE OF A BUILDING PERMIT.
2. THE CONSTRUCTION OF THE PROPOSED STORAGE BUILDING SHALL BE CONSISTENT WITH THE PICTURES THAT WERE PRESENTED AT THE MAY 12, 2009 ZONING BOARD OF APPEALS MEETING.
3. ALL CONSTRUCTION SHALL COMPLY WITH CURRENT BUILDING CODE REQUIREMENTS.
4. PROVIDE A SINGLE ROW OF EVERGREEN SHRUBS SUCH AS ILEX CRENATA 'COMPACTA' (DWARF JAPANESE HOLLY), VIBURNUM JAPONICUM (WAX LEAF VIBURNUM) 4 FEET ON CENTER BETWEEN THE STRUCTURE ON THE SIDE OF THE PROPERTY LINE.

Action Certified by: Michael Jenness
Michael Jenness
Title: Development Review Manager

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00055

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 12, 2009
Variance Request: ENCROACHMENT OF 9.5' INTO THE 10' SIDE YARD SETBACK
Applicant Name: JIM LEONETTI BUILDERS INC
Proposed Development: GARAGE ADDITION
Property Address: 4762 CASTLEWOOD DRIVE LIL
MRN: R6056 038

Reading and Adoption:

MEMBERS	VOTE
JODIE ROSSER	Aye
BRENT HALCOMB	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 12, 2009
Motion To: Approve with Conditions
Action Taken: Approved with Conditions
Conditions:

1. THE APPROVAL OF THE VARIANCE SHALL BE FOR AN ENCROACHMENT ONLY AND THE EXISTING BUILDING LINE SHALL REMAIN IN PLACE.
2. THE ENCROACHMENT SHALL INCLUDE ALL ROOF OVERHANGS.
3. THE APPLICANT SHALL OBTAIN ALL REQUIRED PERMITS WITHIN 30 DAYS OF THE VARIANCE ACTION AND ALL CONSTRUCTION BE COMPLETED WITHIN 120 DAYS OF THE ISSUANCE OF A BUILDING PERMIT.
4. ALL CONSTRUCTION FOR THE ADDITION, INCLUDING FOOTING AND FOUNDATIONS SHALL COMPLY WITH CURRENT BUILDING CODE REQUIREMENTS.

Action Certified by: Michael Jenness
Michael Jenness
Title: **Development Review Manager**

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00056

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 12, 2009

Variance Request: BUFFER REDUCTION FROM 50' TO 0' FOR 135', AND FROM 50' TO 20' FOR THE REMAINING 850'

Applicant Name: COMMUNITY OF BOSNIAKS IN GEORGIA LL

Proposed Development: RELIGIOUS WORSHIP FACILITY

Property Address: 2755 CENTERVILLE HIGHWAY SNL

MRN: R6033 063

Reading and Adoption:

MEMBERS	VOTE
JODIE ROSSER	Aye
BRENT HALCOMB	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 12, 2009

Motion To: Approve with Conditions

Action Taken: Approved with Conditions

Conditions:

1. THE BUFFER REDUCTION IS IN GENERAL ACCORDANCE WITH THE SITE PLAN SUBMITTED DATED APRIL 7, 2009.
2. SUBMIT A LANDSCAPE PLAN, WITH A 20-FOOT ENHANCED BUFFER FOR REVIEW AND APPROVAL BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

Action Certified by: Michael Jenness

Michael Jenness

Title: **Development Review Manager**