



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.gwinnettcountry.com

RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00128

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 hereof by reference:

Appeal Description: ENCROACHMENT OF 3 FT IN THE 40 FT REAR YARD SETBACK
Applicant Name: JOSE C ANDRADE
Development Type: Single-Family Dwelling Addition
Ordinance: Rear Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 920 SPRING IVES DRIVE, Lawrenceville 30043
Parcel #: R7112 641

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Present	Aye
Brent Halcomb	District 1	Present	Aye
Wayne Knox	District 2	Present	Aye
Mike Royal	District 3	Present	Aye
Joseph Hughes	District 4	Absent	Absent

Date of Action: 12/9/2009
Motion By: Brent Halcomb
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Tabled Until: 1/12/2010

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/9/2009



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00131

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 hereof by reference:

Appeal Description: ALLOW ACCESSORY STRUCTURE (SHED) TO BE LOCATED IN THE FRONT/SIDE YARD
Applicant Name: JEWELL VICTORIA MCNEW
Development Type: Storage Building
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 8632 LAKE DRIVE, Lithonia 30058
Parcel #: R4349 044

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Present	Aye
Brent Halcomb	District 1	Present	Aye
Wayne Knox	District 2	Present	Aye
Mike Royal	District 3	Present	Aye
Joseph Hughes	District 4	Absent	Absent

Date of Action: 12/9/2009
Motion By: Mike Royal
Seconded By: Jodie Rosser
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The applicant shall obtain all required permits within 30 days of the variance action and all construction to be completed within 120 days of the issuance of a building permit.
2. All construction for the addition, including footing and foundations, shall comply with current building code requirements and the requirements of the Floodplain Management Ordinance.
3. The addition shall not exceed 550 sq. ft. to be located within the floodplain as per Zoning Resolution Floodplain General Provisions.
4. The addition shall be consistent with the architectural treatments and color of the existing residence.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/9/2009



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00132

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 hereof by reference:

Appeal Description: ENCROACHMENT OF 9.5 FT INTO THE 10 FT SIDE YARD SETBACK
Applicant Name: NANCY HOLGUIN
Development Type: Deck or Patio
Ordinance: Side Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 3570 YARMOUTH HILL, Lawrenceville 30044
Parcel #: R6178 066

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Present	Aye
Brent Halcomb	District 1	Present	Aye
Wayne Knox	District 2	Present	Aye
Mike Royal	District 3	Present	Aye
Joseph Hughes	District 4	Absent	Absent

Date of Action: 12/9/2009
Motion By: Brent Halcomb
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Denied

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/9/2009



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RESOLUTION

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CASE NUMBER : ZVR2009-00134

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 hereof by reference:

Appeal Description: TO ALLOW LIVESTOCK (PIGEONS) TO BE LOCATED ON LESS THAN 3 ACRES

Applicant Name: CRISTIAN C BUZILA

Development Type: Livestock

Ordinance: Livestock

Code Section: ZR1301.07 Livestock Quarters Setback (R-100, R-75)

Property Address: 1954 COLLINS HILL ROAD, Lawrenceville 30043

Parcel #: R7088 385

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Present	Abstain
Brent Halcomb	District 1	Present	Aye
Wayne Knox	District 2	Present	Aye
Mike Royal	District 3	Present	Aye
Joseph Hughes	District 4	Absent	Absent

Date of Action: 12/9/2009

Motion By: Mike Royal

Seconded By: Wayne Knox

Voting Carried: 3 Aye(s), 0 No(s)

Action Taken: Tabled Until:01/12/2010

Action Certified by: Michael Jenness

Title: Development Review Manager

Date Certified: 12/9/2009



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RESOLUTION

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CASE NUMBER : ZVR2009-00135

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 hereof by reference:

Appeal Description: TO ALLOW LIVESTOCK QUARTERS TO BE LOCATED CLOSER THAN 100' TO PROPERTY LINE ON LESS THAN 3 ACRES
Applicant Name: CRISTIAN C BUZILA
Development Type: Livestock Quarters
Ordinance: Livestock Quarters Setback Encroachment
Code Section: ZR1301.07 Livestock Quarters Setback (R-100, R-75)
Property Address: 1954 COLLINS HILL ROAD, Lawrenceville 30043
Parcel #: R7088 385

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Present	Abstain
Brent Halcomb	District 1	Present	Aye
Wayne Knox	District 2	Present	Aye
Mike Royal	District 3	Present	Aye
Joseph Hughes	District 4	Absent	Absent

Date of Action: 12/9/2009
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Tabled Until:01/12/2010

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/9/2009



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CASE NUMBER : ZVR2009-00136

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 hereof by reference:

Appeal Description: TO ALLOW ACCESSORY STRUCTURE (PIGEON LOFT) TO BE LOCATED IN A SIDE YARD
Applicant Name: CRISTIAN BUZILA
Development Type: Accessory Structure or Use
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 1954 COLLINS HILL ROAD, Lawrenceville 30043
Parcel #: R7088 385

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Present	Abstain
Brent Halcomb	District 1	Present	Aye
Wayne Knox	District 2	Present	Aye
Mike Royal	District 3	Present	Aye
Joseph Hughes	District 4	Absent	Absent

Date of Action: 12/9/2009
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Tabled Until:01/12/2010

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/9/2009



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RESOLUTION

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CASE NUMBER : ZVR2009-00137

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 hereof by reference:

Appeal Description: TO ALLOW DUMPSTER TO BE LOCATED IN A FRONT YARD IN AN OVERLAY DISTRICT
Applicant Name: MALL OF GA BLVD CENTER, LLC
Development Type: Convenience Store
Ordinance: Dumpster
Code Section: ZR1315.2.2.E Dumpster/Overlay District Requirement
Property Address: 2625 MALL OF GEORGIA BOULEVARD, Buford 30519
Parcel #: R7177 067

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Present	Aye
Brent Halcomb	District 1	Present	Aye
Wayne Knox	District 2	Present	Aye
Mike Royal	District 3	Present	Aye
Joseph Hughes	District 4	Absent	Absent

Date of Action: 12/9/2009
Motion By: Jodie Rosser
Seconded By: Brent Halcomb
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls as required by the Overlay District requirements.
2. The dumpster gate shall remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/9/2009



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2009-00138

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 hereof by reference:

Appeal Description: INCREASE PERCENTAGE OF PARKING IN A FRONT YARD IN AN OVERLAY DISTRICT
Applicant Name: MALL OF GA. BLVD. CENTER, LLC
Development Type: Convenience Store
Ordinance: Front Yard Parking Percent Increase > 20%
Code Section: ZR1315.2.3.3C Front Yard Parking Percent Increase
Property Address: 2625 MALL OF GEORGIA BOULEVARD, Buford 30519
Parcel #: R7177 067

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Present	Aye
Brent Halcomb	District 1	Present	Aye
Wayne Knox	District 2	Present	Aye
Mike Royal	District 3	Present	Aye
Joseph Hughes	District 4	Absent	Absent

Date of Action: 12/9/2009
Motion By: Jodie Rosser
Seconded By: Brent Halcomb
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls as required by the Overlay District requirements.
2. The dumpster gate shall remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/9/2009