



## 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 : ZVR2009-00128

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 #: 7112 641

#### Reading and Adoption

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

Date of Action: 1/12/2010  
Motion By: Wayne Knox  
Seconded By: Mike Royal  
Voting Carried: 4 Aye(s), 0 No(s)  
Action Taken: Approved with  
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/inspections be completed within 90 days of the issuance of the building permit.
4. All construction for the addition, including footing and foundations, shall comply with current building code requirements.
5. 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: 1/12/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

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 #: 7088 385

Reading and Adoption

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

Date of Action: 1/12/2010

Motion By: Joseph Hughes

Seconded By: Mike Royal

Voting Carried: 3 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.
2. All construction shall comply with current building code requirements.
3. The architectural treatments and color of the accessory structure shall be consistent with the existing residence.
4. Provide compliance with Gwinnett County Discharge Ordinance.
5. This variance shall expire upon the sale or transfer of this property.

6. An inspection shall be required once per calendar year by the Georgia Poultry Laboratory Network at the expense of the applicant. A copy of said inspection shall be forwarded to the Gwinnett County Department of Planning and Development and be kept on file for inspection by the applicant. Failure to provide said inspection within 3 months shall result in termination of this variance.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 1/12/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

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 #: 7088 385

#### Reading and Adoption

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

Date of Action: 1/12/2010

Motion By: Joseph Hughes

Seconded By: Mike Royal

Voting Carried: 3 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.
2. All construction shall comply with current building code requirements.
3. The architectural treatment and color of the accessory structure shall be consistent with the existing residence.
4. Provide compliance with Gwinnett County Discharge Ordinance.
5. This variance shall expire upon the sale or transfer of this property.

6. An inspection shall be required once per calendar year by the Georgia Poultry Laboratory Network at the expense of the applicant. A copy of said inspection shall be forwarded to the Gwinnett County Department of Planning and Development and be kept on file for inspection by the applicant. Failure to provide said inspection within 3 months shall result in termination of this variance.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 1/12/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

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 #: 7088 385

#### Reading and Adoption

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

Date of Action: 01/12/2010  
Motion By: Joseph Hughes  
Seconded By: Mike Royal  
Voting Carried: 3 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.
2. All construction shall comply with current building code requirements.
3. The architectural treatment and color of the accessory structure shall be consistent with the existing residence.
4. Provide compliance with Gwinnett County Discharge Ordinance.
5. This variance shall expire upon the sale or transfer of this property.

6. An inspection shall be required once per calendar year by the Georgia Poultry Laboratory Network at the expense of the applicant. A copy of said inspection shall be forwarded to the Gwinnett County Department of Planning and Development and be kept on file for inspection by the applicant. Failure to provide said inspection within 3 months shall result in termination of this variance.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 01/12/2010





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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00001

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 15 ft. into the 35 ft. front yard setback.  
Applicant Name: Guillermo Portillo  
Development Type: Porch  
Ordinance: Front Setback Encroachment  
Code Section: ZR1401SY Setback/Yard  
Property Address: 6228 JANE ROAD, Doraville 30340  
Parcel #: 6246B129

#### Reading and Adoption

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

Date of Action: 1/12/2010  
Motion By: Wayne Knox  
Seconded By: Joseph Hughes  
Voting Carried: 4 Aye(s), 0 No(s)  
Action Taken: Approved with  
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 construction/inspections be completed within 90 days of the issuance of a building permit.
4. The construction shall comply with all applicable building code requirements.
5. The addition shall be consistent with the architectural treatments and color of the existing residence.
6. Building permit fees shall be doubled.

7. The portion of the chain link fence located in the required front yard shall be removed prior to issuance of a permit.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 1/12/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00002

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 (swimming pool) to be located in the northwest side yard.  
Applicant Name: Daniel Hanekamp  
Development Type: Swimming Pool  
Ordinance: Accessory Structure or Use Yard Location  
Code Section: ZR0600 Accessory Structures or Uses  
Property Address: 2728 MAYFIELD CT, LAWRENCEVILLE, GA 30043  
Parcel #: 7129 411

#### Reading and Adoption

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

Date of Action: 1/12/2010  
Motion By: Wayne Knox  
Seconded By: Joseph Hughes  
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/inspections be completed within 90 days of the issuance of a building permit.
2. The pool and decking must be located a minimum of 5' from the side property line.
3. All construction including the protective barriers for residential pools shall comply with current building code requirements.
4. A fence that is keeping with the Gwinnett County Zoning Ordinance shall be placed on the retaining wall.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 1/12/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00003

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 15 ft. into the 40 ft. rear yard setback.  
Applicant Name: Sale Creek, LLC  
Development Type: Single-Family Dwelling  
Ordinance: Rear Setback Encroachment  
Code Section: ZR1401SY Setback/Yard  
Property Address: 152 SILVERGRASS PASS, LAWRENCEVILLE, GA 30045  
Parcel #: 5169 233

#### Reading and Adoption

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

Date of Action: 1/12/2010  
Motion By: Mike Royal  
Seconded By: Wayne Knox  
Voting Carried: 4 Aye(s), 0 No(s)  
Action Taken: Approved with  
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.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 1/12/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00004

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 front yard parking percentage more than 20% in an Overlay District.  
Applicant Name: Ralph E. Black, Jr.  
Development Type: Automotive Car Wash  
Ordinance: Front Yard Parking Percent Increase > 20%  
Code Section: ZR1315.2.3.3C Front Yard Parking Percent Increase  
Property Address: 2825 BUFORD DR, Buford, GA 30518  
Parcel #: 7146 042

#### Reading and Adoption

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

Date of Action: 1/12/2010  
Motion By: Joseph Hughes  
Seconded By: Wayne Knox  
Voting Carried: 4 Aye(s), 0 No(s)  
Action Taken: Approved with  
Conditions

1. Obtain required site and building plan approval showing compliance with the Mall of Georgia Overlay requirements and all conditions of SUP2009-00054.
2. The parking lot and site be constructed in general accordance with the submitted site plan.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 1/12/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00005

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 number of parking spaces from 26 to 31.  
Applicant Name: Ralph E. Black, Jr.  
Development Type: Automotive Car Wash  
Ordinance: Parking Quantity  
Code Section: ZR1002 Parking Space Quantity  
Property Address: 2825 BUFORD DR, Buford, GA 30518  
Parcel #: 7146 042

#### Reading and Adoption

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

Date of Action: 1/12/2010  
Motion By: Joseph Hughes  
Seconded By: Wayne Knox  
Voting Carried: 4 Aye(s), 0 No(s)  
Action Taken: Approved with  
Conditions

1. Obtain required site and building plan approval showing compliance with the Mall of Georgia Overlay requirements and all conditions of SUP2009-00054.
2. The parking lot and site be constructed in general accordance with the submitted site plan.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 1/12/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00006

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 20 ft into the 50 ft front setback on Laurel Crossing Parkway.  
Applicant Name: Ralph E. Black, Jr.  
Development Type: Automotive Car Wash  
Ordinance: Front Setback Encroachment  
Code Section: ZR1401SY Setback/Yard  
Property Address: 2825 BUFORD DR, Buford, GA 30518  
Parcel #: 7146 042

#### Reading and Adoption

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

Date of Action: 1/12/2010  
Motion By: Joseph Hughes  
Seconded By: Wayne Knox  
Voting Carried: 4 Aye(s), 0 No(s)  
Action Taken: Tabled Until: 2/9/2010

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 1/12/2010





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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00007

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 hereof by reference:

Appeal Description: Encroachment of 37 ft. into the 40 ft. rear setback.  
Applicant Name: Phillip Steven Webb  
Development Type: Single-Family Dwelling  
Ordinance: Rear Setback Encroachment  
Code Section: ZR1401SY Setback/Yard  
Property Address: 4376 DIANE DR, DORAVILLE, GA 30340  
Parcel #: 6246A141

#### Reading and Adoption

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

Date of Action: 1/12/2010  
Motion By: Wayne Knox  
Seconded By: Joseph Hughes  
Voting Carried: 4 Aye(s), 0 No(s)  
Action Taken: Tabled Until:2/9/2010

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 1/12/2010