



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 : 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 30 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	Absent	Absent
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: 2/9/2010
 Motion By: Joseph Hughes
 Seconded By: Wayne Knox
 Voting Carried: 3 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 requirement 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: 2/9/2010



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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	Absent	Absent
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: 2/9/2010
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Denied Until 2/9/2010

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/9/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00008

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 height of fence in a front yard from 4 ft. to 6 ft.
Applicant Name: Eric A. Rueter
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: ZR0700.02 Fence/Wall Height - Front Yard
Property Address: 1620 Blue Oat DR, Grayson, GA 30017
Parcel #: 5169 204

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Absent	Absent
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: 2/9/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with
Conditions

1. No portion of the fence shall extend into the public right-of-way.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/9/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00009

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 more than 20% parking in a front yard in an Overlay District
Applicant Name: Timothy W. Pugh
Development Type: Office
Ordinance: Front Yard Parking Percent Increase > 20%
Code Section: ZR1315.2.3.3C Front Yard Parking Percent Increase
Property Address: 3495 Hamilton Mill RD, Buford, GA 30519
Parcel #: 7183 003B

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Absent	Absent
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: 2/9/2010
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. A landscape plan shall be submitted and approved by the Director of Planning and Development prior to the issuance of a Commercial Development Permit.
2. Stormwater Management Regulations will be required for the proposed increase in onsite impervious area.
3. Obtain required site and building plan approval showing compliance with the GA Highway 124/324/Hamilton Mill Overlay requirements and all conditions of RZC2008-00083 and CIC2009-00013.

Action Certified by: Michael Jenness

Title: Development Review Manager
Date Certified: 2/9/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00010

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 height of fence in a front yard from 4 ft. to 6 ft.
Applicant Name: Adan Polinares
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: ZR0700.02 Fence/Wall Height - Front Yard
Property Address: 6232 Jane RD, Doraville, GA 30340
Parcel #: 6246B130

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Absent	Absent
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: 2/9/2010
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with
Conditions

1. No portion of the fence shall extend into the public right-of-way. Any portions of the fence found to be within the right-of-way shall be demolished and rebuilt out of the right-of-way within 60 days of the approval of this variance.
2. Rebuild portions of fence with same colors and materials as existing fence.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/9/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00011

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 height of fence in a front yard from 4 ft. to 6 ft.
Applicant Name: Ruth Yancey
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: ZR0700.02 Fence/Wall Height - Front Yard
Property Address: 385 Grayson New Hope RD, Grayson, GA 30017
Parcel #: 5185 107

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Absent	Absent
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: 2/9/2010
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with
Conditions

1. No portion of the fence shall extend into the public right-of-way.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/9/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00012

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 height of fence in a front yard from 4 ft. to 6 ft.
Applicant Name: Nermin Silnovic
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: ZR0700.02 Fence/Wall Height - Front Yard
Property Address: 2771 Valley Springs DR, Lawrenceville, GA 30044
Parcel #: 5015 452

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Absent	Absent
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: 2/9/2010
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Tabled Until 3/9/2010

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/9/2010



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RESOLUTION

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CASE NUMBER : ZVR2010-00013

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 (carport) to be located in a front yard.
Applicant Name: LAMBERT MCCHESENEY
Development Type: Carport Addition
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 2065 Glynmoore DR, Lawrenceville, GA 30043
Parcel #: 7043 041

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Absent	Absent
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: 2/9/2010
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Tabled Until 3/9/2010

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/9/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00014

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 the square footage from 4 square ft. to 96 square ft. each for 4 signs.
Applicant Name: The Overlook at Gwinnett Stadium
Development Type: Apartment Building
Ordinance: Exempt Signs
Code Section: ZR86.111 Exempt Signs
Property Address: 1600 Overlook Park LN, Lawrenceville, GA 30043
Parcel #: 7132 030

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Absent	Absent
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: 2/9/2010
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. These signs will be approved for a period of 24 months or until the apartments are at least 90% occupied.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/9/2010



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RESOLUTION

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CASE NUMBER : ZVR2010-00015

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 the square footage from 16 square ft. to 96 square ft. for one sign.
Applicant Name: The Overlook at Gwinnett Stadium
Development Type: Apartment Building
Ordinance: Exempt Signs
Code Section: ZR86.111 Exempt Signs
Property Address: 2455 Tech Center PKWY, Lawrenceville, GA 30043
Parcel #: 7132 044

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Absent	Absent
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: 2/9/2010
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with
Conditions

1. These signs will be approved for a period of 24 months or until the apartments are at least 90% occupied.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/9/2010



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RESOLUTION

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CASE NUMBER : ZVR2010-00016

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 height from 3 ft. to a maximum of 18 ft. for 4 signs.
Applicant Name: The Overlook at Gwinnett Stadium
Development Type: Apartment Building
Ordinance: Exempt Signs
Code Section: ZR86.111 Exempt Signs
Property Address: 1600 Overlook Park LN, Lawrenceville, GA 30043
Parcel #: 7132 030

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Absent	Absent
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: 2/9/2010
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with
Conditions

1. These signs will be approved for a period of 24 months or until the apartments are at least 90% occupied.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/9/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00017

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 hereof by reference:

Appeal Description: Increase height from 8 ft. to 17 ft. for one sign.
Applicant Name: The Overlook at Gwinnett Stadium
Development Type: Apartment Building
Ordinance: Exempt Signs
Code Section: ZR86.111 Exempt Signs
Property Address: 2455 Tech Center PKWY, Lawrenceville, GA 30043
Parcel #: 7132 044

Reading and Adoption

Name	Title	Attendance	Vote
Jodie Rosser	Member at Large	Absent	Absent
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: 2/9/2010
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with
Conditions

1. These signs will be approved for a period of 24 months or until the apartments are at least 90% occupied.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/9/2010