



## 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 : ZVR2010-00012

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	Present	Aye
Brent Halcomb	District 1	Present	Aye
Wayne Knox	District 2	Present	Aye
Mike Royal	District 3	Present	Aye
Joseph Hughes	District 4	Present	Aye

Date of Action: 3/9/2010  
Motion By: Joseph Hughes  
Seconded By: Wayne Knox  
Voting Carried: 5 Aye(s), 0 No(s)  
Action Taken: Approved with Conditions Until 3/18/2010

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: 3/9/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

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	Present	Aye
Brent Halcomb	District 1	Present	Aye
Wayne Knox	District 2	Present	Aye
Mike Royal	District 3	Present	Aye
Joseph Hughes	District 4	Present	Aye

Date of Action: 3/9/2010  
Motion By: Brent Halcomb  
Seconded By: Joseph Hughes  
Voting Carried: 5 Aye(s), 0 No(s)  
Action Taken: Tabled Until 4/13/2010

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 3/9/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00018

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 hereof by reference:

Appeal Description: Allow fence height increase from 4 ft to 8 ft in required front yard.  
Applicant Name: Damon Austin  
Development Type: Fence  
Ordinance: Fence Height Increase (Front/Side Front)  
Code Section: ZR0700.02 Fence/Wall Height - Front Yard  
Property Address: 422 Villa DR, Lilburn, GA 30047  
Parcel #: 6113 144

#### 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	Present	Aye

Date of Action: 3/9/2010  
Motion By: Wayne Knox  
Seconded By: Brent Halcomb  
Voting Carried: 5 Aye(s), 0 No(s)  
Action Taken: Approved Until 3/9/2010

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 3/9/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00019

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 4 ft into the 10 ft left side setback  
Applicant Name: Sandu Keiaua  
Development Type: Subdividing a Lot  
Ordinance: Side Setback Encroachment  
Code Section: ZR1401SY Setback/Yard  
Property Address: 2286 Stone DR, Lilburn, GA 30047  
Parcel #: 6057 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	Present	Aye

Date of Action: 3/9/2010  
Motion By: Mike Royal  
Seconded By: Joseph Hughes  
Voting Carried: 5 Aye(s), 0 No(s)  
Action Taken: Approved with Conditions Until 3/9/2010

1. An exemption plat shall be submitted and approved prior to the issuance of any building permits.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 3/9/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00020

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 hereof by reference:

Appeal Description: Reduce required lot width from 100 ft to 80.68 ft.  
Applicant Name: Sandu Keiaua  
Development Type: Subdividing a Lot  
Ordinance: Lot Width Reduction  
Code Section: ZR1400W Lot Width  
Property Address: 2286 Stone DR, Lilburn, GA 30047  
Parcel #: 6057 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	Present	Aye

Date of Action: 3/9/2010  
Motion By: Mike Royal  
Seconded By: Joseph Hughes  
Voting Carried: 5 Aye(s), 0 No(s)  
Action Taken: Approved with Conditions Until 3/9/2010

1. An exemption plat shall be submitted and approved prior to the issuance of any building permits.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 3/9/2010



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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00021

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 hereof by reference:

Appeal Description: Increase parking from 32 to 72 spaces.  
 Applicant Name: Hope Investment LLC  
 Development Type: Assisted Living Facility  
 Ordinance: Parking Quantity  
 Code Section: ZR1002 Parking Space Quantity  
 Property Address: 1200 Winder HWY, Lawrenceville, GA 30046  
 Parcel #: 5210 162

### Reading and Adoption

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

Date of Action: 3/9/2010  
 Motion By: Joseph Hughes  
 Seconded By: Wayne Knox  
 Voting Carried: 5 Aye(s), 0 No(s)  
 Action Taken: Approved Until 3/9/2010

Action Certified by: Michael Jenness  
 Title: Development Review Manager  
 Date Certified: 3/9/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00022

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 hereof by reference:

Appeal Description: Allow accessory structure (garage) to be located in the side yard.  
Applicant Name: David Woodford  
Development Type: Garage -  
Ordinance: Accessory Structure or Use Yard Location  
Code Section: ZR0600 Accessory Structures or Uses  
Property Address: 2062 Innsfail DR, Snellville, GA 30078  
Parcel #: 5056 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	Present	Aye

Date of Action: 3/9/2010  
Motion By: Mike Royal  
Seconded By: Joseph Hughes  
Voting Carried: 5 Aye(s), 0 No(s)  
Action Taken: Approved with Conditions Until 3/9/2010

1. The applicant shall obtain all required permits within 30 days of the variance action and all construction/inspections be completed within 120 days of the issuance of a building permit.
2. All construction shall comply with current building code requirements.
3. The architectural treatment and color of the detached garage shall be consistent with the existing residence.

Action Certified by: Michael Jenness  
Title: Development Review Manager

Date Certified: 3/9/2010





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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00023

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 hereof by reference:

Appeal Description: Increase number of parking spaces from 21 to 30.  
Applicant Name: Columbia Engineering & Services, Inc.  
Development Type: Bank  
Ordinance: Parking Quantity  
Code Section: ZR1002 Parking Space Quantity  
Property Address: 1495 Buford DR, Lawrenceville, GA 30043  
Parcel #: 7052 166

#### 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	Present	Aye

Date of Action: 3/9/2010  
Motion By: Joseph Hughes  
Seconded By: Wayne Knox  
Voting Carried: 5 Aye(s), 0 No(s)  
Action Taken: Approved Until 3/9/2010

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 3/9/2010



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### RESOLUTION

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CASE NUMBER : ZVR2010-00024

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: Columbia Engineering & Services, Inc.  
Development Type: Bank  
Ordinance: Parking Percentage  
Code Section: ZR1315.2.3.3C Front Yard Parking Percent Increase  
Property Address: 1495 Buford DR, Lawrenceville, GA 30043  
Parcel #: 7052 166

#### 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	Present	Aye

Date of Action: 3/9/2010  
Motion By: Joseph Hughes  
Seconded By: Wayne Knox  
Voting Carried: 5 Aye(s), 0 No(s)  
Action Taken: Approved Until 3/9/2010

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 3/9/2010