



GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT
ONE JUSTICE SQUARE

446 West Crogan Street, Lawrenceville, Georgia 30046
Phone : 678.518.6000 Fax : 678.518.6240
www.gwinnettcounty.com

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	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Brent Halcomb	District 1	Present	Aye	Deny Without Prejudice
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/13/2010
Motion By: Brent Halcomb
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/13/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00026

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 35.57 ft. into the 50 ft. front setback on Parker Pucketts Way.
Applicant Name: Street Smarts
Development Type: Office
Ordinance: Front Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 2019 Pucketts DR, Lilburn, GA 30047
Parcel #: 6062 239

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
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	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/13/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The applicant shall abide by all US Highway 78 Overlay requirements and all conditions of zoning.
2. The approval of the variance shall be for an encroachment only and the existing building line shall remain in place and shall include all roof overhangs.
3. The applicant shall abide by all current building codes.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/13/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00027

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 37.82 ft. into the 50 ft. front setback on Pucketts Drive.
 Applicant Name: Street Smarts
 Development Type: Office
 Ordinance: Front Setback Encroachment
 Code Section: ZR1401SY Setback/Yard
 Property Address: 2019 Pucketts DR, Lilburn, GA 30047
 Parcel #: 6062 239

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
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	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/13/2010
 Motion By: Mike Royal
 Seconded By: Wayne Knox
 Voting Carried: 5 Aye(s), 0 No(s)
 Action Taken: Approved with Conditions

1. The applicant shall abide by all US Highway 78 Overlay requirements and all conditions of zoning.
2. The approval of the variance shall be for an encroachment only and the existing building line shall remain in place and shall include all roof overhangs.
3. The applicant shall abide by all current building codes.

Action Certified by: Michael Jenness
 Title: Development Review Manager
 Date Certified: 4/13/2010



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RESOLUTION

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CASE NUMBER : ZVR2010-00028

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 2 ft. into the 5 ft. side yard setback (pool equipment).
 Applicant Name: William McInerny
 Development Type: Single-Family Dwelling
 Ordinance: Side Setback Encroachment
 Code Section: ZR1316.08E CSO Setback/Yard
 Property Address: 5193 Creek Walk CIR, Norcross, GA 30092
 Parcel #: 6331 435

Reading and Adoption

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

Date of Action: 4/13/2010
 Motion By: Wayne Knox
 Seconded By: Joseph Hughes
 Voting Carried: 5 Aye(s), 0 No(s)
 Action Taken: Approved with Conditions

1. The applicant shall obtain all required permits within 30 days of variance action and all construction be completed within 120 days of 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 shall comply with applicable building codes.
4. Pool equipment shall be screened by a solid wooden fence a minimum of 4' in height or evergreen shrubs a minimum of five (5) gallon at time of planting, planted 2' on center or a combination of fencing and planting to provide an effective visual screen. Height of fence and/or planting must completely screen pool equipment.

Action Certified by: Michael Jenness
 Title: Development Review Manager

Date Certified: 4/13/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00029

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 34.
Applicant Name: Columbia Engineering & Services Inc.
Development Type: Bank Facility
Ordinance: Parking Quantity
Code Section: ZR1002 Parking Space Quantity
Property Address: 5900 Suwanee Dam RD, Buford, GA 30518
Parcel #: 7339 027A

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
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	Approve with Conditions

Date of Action: 4/13/2010
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. At the time of Commercial Development Permit submit a landscaping plan that enhances the ten (10) ft. landscape strip requirements fronting Suwanee Dam Road and Cumming Highway, by adding five (5) additional deciduous trees and ten (10) evergreen shrubs. Trees shall be of a genus and species from Appendix "A" Tree Species list of the Buffer, Landscape and Tree Ordinance. Provide a note on plans that states "Trees shall be a minimum of two (2) inches in caliper and shrubs a minimum of five (5) gallon container at time of planting." Trees may be located outside the strip.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/13/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00030

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 drive aisle width from 11 ft. to 28.17 ft. maximum.
Applicant Name: Integrity Engineering & Development Services Inc.
Development Type: Restaurant
Ordinance: Interior Driveway Width Plus OR Minus
Code Section: X-1001-2C Interior Driveway Width Plus OR Minus
Property Address: 3393 Sugarloaf PKWY, Lawrenceville, GA 30044
Parcel #: 5084 441

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Commission Chairman	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	Approve with Conditions

Date of Action: 4/13/2010
Motion By: Joseph Hughes
Seconded By: Brent Halcomb
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. At the time of Commercial Development Permit submit a landscaping plan that enhances the five (5) ft. landscape strip requirements on the south side of the property by adding four (4) additional deciduous trees and ten (10) evergreen shrubs. Trees shall be of a genus and species from Appendix "A" Tree Species list of the Buffer, Landscape and Tree Ordinance. Provide a note on the plans that states "Trees shall be a minimum of two (2) inches in caliper and shrubs a minimum of five (5) gallon container at time of planting." Trees may be located outside the five (5) ft. landscape strip and within the proposed island.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/13/2010