



## 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 : ZVR2010-00031

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 7 ft. into 30 ft. rear yard setback.  
Applicant Name: Sonia I Escobar  
Development Type: Screened Porch Addition  
Ordinance: Rear Setback Encroachment  
Code Section: ZR1401SY Setback/Yard  
Property Address: 760 Avalon Forest DR, Lawrenceville, GA 30044  
Parcel #: 7001 294

#### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	Deny Without Prejudice

Date of Action: 5/11/2010  
Motion By: Joseph Hughes  
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: 5/11/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00032

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 fence height from 4 ft. to 6 ft. in the front yard.  
Applicant Name: Timothy Frost  
Development Type: Fence  
Ordinance: Fence Height Increase (Front/Side Front)  
Code Section: ZR0700.02 Fence/Wall Height - Front Yard  
Property Address: 2701 Wynter Snow RUN, Bethlehem, GA 30620  
Parcel #: 5354 121

#### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	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: 5/11/2010  
Motion By: Mike Royal  
Seconded By: Wayne Knox  
Voting Carried: 5 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: 5/11/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00033

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: Reduction of required road frontage from 40 ft. to 0 ft.  
Applicant Name: Melissa Bowen, Allison Cape & Elizabeth Phelps  
Development Type: Single-Family Lot  
Ordinance: Road Frontage Reduction  
Code Section: ZR0505 Road Frontage  
Property Address: 160 Ramey RD, Buford, GA 30518  
Parcel #: 7341 263

#### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	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: 5/11/2010  
Motion By: Joseph Hughes  
Seconded By: Wayne Knox  
Voting Carried: 5 Aye(s), 0 No(s)  
Action Taken: Approved with Conditions

1. An As-built survey for all tracts within the Chattahoochee River Corridor shall be required. The survey shall include existing clearing limits and impervious surface calculations for each category.
2. Prior to the issuance of any building permit a plat must be approved and re-recorded. The plat shall meet all requirements of an exemption plat including all information of the A.R.C. Chattahoochee River Corridor requirements including vulnerability categories, allowable cleared and impervious surface.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 5/11/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00034

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: Reduction in required lot width from 100 ft. to 0 ft.  
Applicant Name: Melissa Bowen, Allison Cape & Elizabeth Phelps  
Development Type: Single-Family Lot  
Ordinance: Lot Width Reduction  
Code Section: ZR1400W Lot Width  
Property Address: 160 Ramey RD, Buford, GA 30518  
Parcel #: 7341 263

#### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	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: 5/11/2010  
Motion By: Joseph Hughes  
Seconded By: Wayne Knox  
Voting Carried: 5 Aye(s), 0 No(s)  
Action Taken: Approved with Conditions

1. An As-built survey for all tracts within the Chattahoochee River Corridor shall be required. The survey shall include existing clearing limits and impervious surface calculations for each category.
2. Prior to the issuance of any building permit a plat must be approved and re-recorded. The plat shall meet all requirements of an exemption plat including all information of the A.R.C. Chattahoochee River Corridor requirements including vulnerability categories, allowable cleared and impervious surface.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 5/11/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00035

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 (detached garage) to be located in a side yard.  
Applicant Name: Steve Johnston  
Development Type: Garage -  
Ordinance: Accessory Structure or Use Yard Location  
Code Section: ZR0600 Accessory Structures or Uses  
Property Address: 2140 Flowery Branch RD, Buford, GA 30519  
Parcel #: 3007 043

#### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	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: 5/11/2010  
Motion By: Joseph Hughes  
Seconded By: Wayne Knox  
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 and 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 accessory structure shall be consistent with the existing residence.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 5/11/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2010-00036**

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 1 ft. into the 5 ft. side accessory structure setback for a storage shed.

Applicant Name: Thuy Dang

Development Type: Storage Building

Ordinance: Accessory Structure Setback Encroachment

Code Section: ZR0600 Accessory Structures or Uses

Property Address: 2382 Bailey DR, Norcross, GA 30071

Parcel #: 6226 053

#### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	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: 5/11/2010

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 and inspections be completed within 120 days of the issuance of a building permit.
2. The architectural treatment and color of the storage building shall be consistent with the existing dwelling.
3. The shed shall not be used as a residence or living quarters at anytime. No plumbing or heating and air shall be allowed.
4. All building construction fees shall be doubled.

Action Certified by: Michael Jenness  
Title: Development Review Manager

Date Certified: 5/11/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00037

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 required parking spaces from 226 to 268.  
Applicant Name: Bill Finnick on behalf of Resource RE  
Development Type: Parking Lot  
Ordinance: Parking Quantity  
Code Section: ZR1002 Parking Space Quantity  
Property Address: 180 Technology PKWY, Norcross, GA 30092  
Parcel #: 6285 029

#### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	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: 5/11/2010  
Motion By: Wayne Knox  
Seconded By: Joseph Hughes  
Voting Carried: 5 Aye(s), 0 No(s)  
Action Taken: Approved with Conditions

1. Prior to approval of Commercial Development Permit submit a landscaping plan that enhances the proposed parking addition by providing two (2) trees and two (2) shrubs for every 7 parking spaces (twice the planting requirement). 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 a five (5) gallon container at time of planting.

Action Certified by: Michael Jenness  
Title: Development Review Manager  
Date Certified: 5/11/2010





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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2010-00038**

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 21 ft. into the 40 ft. rear yard setback.  
 Applicant Name: David & Annette Mallory  
 Development Type: Sun Room and Deck Addition  
 Ordinance: Rear Setback Encroachment  
 Code Section: ZR1401SY Setback/Yard  
 Property Address: 6320 Neely Meadows DR, Norcross, GA 30092  
 Parcel #: 6314 434

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	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: 5/11/2010  
 Motion By: Wayne Knox  
 Seconded By: Jodie Rosser  
 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 and 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 building addition shall be consistent with the existing residence.
4. Prior to the issuance of any building permit, the applicant must comply with all requirements of the Atlanta Regional Commission Chattahoochee River Corridor requirements including recordation of a transfer agreement and a revision to the final plat for Neely Meadows.

Action Certified by: Michael Jenness  
 Title: Development Review Manager

Date Certified: 5/11/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00039

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 5.5 ft. into the 35. ft. front yard setback.  
 Applicant Name: David & Annette Mallory  
 Development Type: Single-Family Dwelling  
 Ordinance: Front Setback Encroachment  
 Code Section: ZR1401SY Setback/Yard  
 Property Address: 6320 Neely Meadows DR, Norcross, GA 30092  
 Parcel #: 6314 434

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	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: 5/11/2010  
 Motion By: Wayne Knox  
 Seconded By: Jodie Rosser  
 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 the variance action and all construction and inspections shall 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 building addition shall be consistent with the existing residence.
4. Prior to the issuance of any building permit, the applicant must comply with all requirements of the Atlanta Regional Commission Chattahoochee River Corridor requirements including recordation of a transfer agreement and a revision to the final plat for Neely Meadows.

Action Certified by: Michael Jenness  
 Title: Development Review Manager

Date Certified: 5/11/2010



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00040

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 2.7 ft. into the 10 ft. side yard setback.  
Applicant Name: David & Annette Mallory  
Development Type: Single-Family Dwelling  
Ordinance: Side Setback Encroachment  
Code Section: ZR1401SY Setback/Yard  
Property Address: 6320 Neely Meadows DR, Norcross, GA 30092  
Parcel #: 6314 434

#### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
Julianne Thompson	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: 5/11/2010  
Motion By: Wayne Knox  
Seconded By: Jodie Rosser  
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 and inspections shall 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 building addition shall be consistent with the existing residence.
4. Prior to the issuance of any building permit, the applicant must comply with all requirements of the Atlanta Regional Commission Chattahoochee River Corridor requirements including recordation of a transfer agreement and a revision to the final plat for Neely Meadows.

Action Certified by: Michael Jenness  
Title: Development Review Manager

Date Certified: 5/11/2010