

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in August 2010



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 : ZVR2010-00060

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 13 ft. into the 30 ft. rear setback
Applicant Name: Kim Tanis
Development Type: Deck or Patio
Ordinance: Rear Setback Encroachment
Code Section: ZR1400A.5 Modified Setback/Yard
Property Address: 3482 Stoneleigh Run DR, Buford, GA 30519
Parcel #: 1004 679

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: 8/10/2010
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The patio 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: 8/10/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00061

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 an accessory structure (entrance gate monument) to be located in a front yard.
 Applicant Name: In.arch
 Development Type: Accessory Structure or Use
 Ordinance: Accessory Structure or Use Yard Location
 Code Section: ZR0600 Accessory Structures or Uses
 Property Address: 2300 Pleasant Hill RD, Duluth, GA 30096
 Parcel #: 6232 053

Reading and Adoption

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

Date of Action: 8/10/2010
 Motion By: Julianne Thompson
 Seconded By: Joseph Hughes
 Voting Carried: 5 Aye(s), 0 No(s)
 Action Taken: Approved with Conditions

1. The structure is not considered a wall or monument sign and shall have no advertising on it.
2. The structure shall be a maximum of 33 feet (measured from the base) including embellishments.
3. A landscaping plan shall be submitted for approval to the Director of Planning and Development prior to the issuance of the Certificate of Completion for the structure.
4. Landscaping shall show proposed planting of trees and shrubs and any proposed removal of trees or shrubs. Vegetation to be located outside of the right-of-way so as not to impede site distance.

Action Certified by: Michael Jenness
 Title: Development Review Manager

Date Certified: 8/10/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00062

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 (dumpster) in a front yard
 Applicant Name: Pleasant Hill Auto Center
 Development Type: Automotive Repair/Service Facility
 Ordinance: Dumpster
 Code Section: ZR0606.03 Dumpster
 Property Address: 551 Pleasant Hill RD, Lilburn 30047
 Parcel #: 6151 054

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: 8/10/2010
 Motion By: Wayne Knox
 Seconded By: Joseph Hughes
 Voting Carried: 5 Aye(s), 0 No(s)
 Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls constructed of similar material as used for the building.
2. The dumpster gate shall remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.
4. No stucco materials shall be used on the construction of the dumpster.

Action Certified by: Michael Jenness
 Title: Development Review Manager

Date Certified: 8/10/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00064

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 a front yard.
Applicant Name: Fraser Ian Lockwood
Development Type: Garage
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 1880 Luke Edwards RD, Dacula, GA 30019
Parcel #: 5280 047

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: 8/10/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The architectural treatment and color of the garage shall be consistent with the existing residence.
2. The garage shall not be used as a residence or living quarters at anytime.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 8/10/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00065

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 interior driveway around gas canopy from 14 ft. to 19.25 ft. per travel lane.
Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
Development Type: Convenience Store
Ordinance: Interior Driveway Width Plus OR Minus
Code Section: X-1001-2C Interior Driveway Width Plus OR Minus
Property Address: 3844 Satellite BLVD, Duluth, GA 30096
Parcel #: 6231 095

Reading and Adoption

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

Date of Action: 8/10/2010
Motion By: Julianne Thompson
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls constructed of similar material as used for the building.
2. The gate to the dumpster shall be solid metal and remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
Title: Development Review Manager

Date Certified: 8/10/2010



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CASE NUMBER : ZVR2010-00066

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 maximum number of parking spaces from 22 to 29.
Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
Development Type: Convenience Store
Ordinance: Parking Quantity
Code Section: ZR1002 Parking Space Quantity
Property Address: 3844 Satellite BLVD, Duluth, GA 30096
Parcel #: 6231 095

Reading and Adoption

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

Date of Action: 8/10/2010
Motion By: Julianne Thompson
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls constructed of similar material as used for the building.
2. The gate to the dumpster shall be solid metal and remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
Title: Development Review Manager

Date Certified: 8/10/2010



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RESOLUTION

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CASE NUMBER : ZVR2010-00067

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 (dumpster) to encroach 4 ft. into the 5 ft. side accessory structure setback.
Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
Development Type: Convenience Store
Ordinance: Accessory Structure Setback Encroachment
Code Section: ZR0606.03 Dumpster
Property Address: 3844 Satellite BLVD, Duluth, GA 30096
Parcel #: 6231 095

Reading and Adoption

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

Date of Action: 8/10/2010
Motion By: Julianne Thompson
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls constructed of similar material as used for the building.
2. The gate to the dumpster shall be solid metal and remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
Title: Development Review Manager

Date Certified: 8/10/2010



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RESOLUTION

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CASE NUMBER : ZVR2010-00068

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 9 ft. into the 10 ft. side setback.
Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
Development Type: Convenience Store
Ordinance: Side Setback Encroachment
Code Section: ZR0705.00 Encroachments Upon Required Setback
Property Address: 3844 Satellite BLVD, Duluth, GA 30096
Parcel #: 6231 095

Reading and Adoption

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

Date of Action: 8/10/2010
Motion By: Julianne Thompson
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls constructed of similar material as used for the building.
2. The gate to the dumpster shall be solid metal and remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
Title: Development Review Manager

Date Certified: 8/10/2010



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RESOLUTION

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CASE NUMBER : ZVR2010-00069

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 driveway width around gas canopy from 14 ft. to maximum of 200 ft.
Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
Development Type: Convenience Store
Ordinance: Interior Driveway Width Plus OR Minus
Code Section: X-1001-2C Interior Driveway Width Plus OR Minus
Property Address: 1750 Winder HWY, Dacula, GA 30019
Parcel #: 5242 001

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

Date of Action: 8/10/2010
Motion By: Joseph Hughes
Seconded By: Julianne Thompson
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 8/10/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00070

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 17 ft. into the 40 ft. rear yard setback.
Applicant Name: Helen My Le
Development Type: Single-Family Dwelling Addition
Ordinance: Rear Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 5025 Cherokee CT, Norcross, GA 30071
Parcel #: 6212 084

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: 8/10/2010
Motion By: Wayne Knox
Seconded By: Julianne Thompson
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachment shall include all roof overhangs.
2. 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: 8/10/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00071

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: Canopy sign size increase from 8 sq. ft. to 13 sq. ft.
 Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
 Development Type: Convenience Store
 Ordinance: Canopy Sign Area/Size
 Code Section: SO86-117.A.1 Canopy Signs
 Property Address: 3844 Satellite BLVD, Duluth, GA 30096
 Parcel #: 6231 095

Reading and Adoption

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

Date of Action: 8/10/2010
 Motion By: Julianne Thompson
 Seconded By: Joseph Hughes
 Voting Carried: 5 Aye(s), 0 No(s)
 Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls constructed of similar material as used for the building.
2. The gate to the dumpster shall be solid metal and remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
 Title: Development Review Manager

Date Certified: 8/10/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00072

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 two ground signs on a single road frontage (Steve Reynolds Blvd.)
Applicant Name: QuikTrip Corporation c/o Mahaffey Pickens Tucker LLP
Development Type: Convenience Store
Ordinance: Ground Sign Quantity Increase
Code Section: SO86-114A Residential Ground Sign Quantity
Property Address: 3844 Satellite BLVD, Duluth, GA 30096
Parcel #: 6231 095

Reading and Adoption

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

Date of Action: 8/10/2010
Motion By: Julianne Thompson
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The dumpster shall be screened with walls constructed of similar material as used for the building.
2. The gate to the dumpser shall be solid metal and remain closed and locked, except when the dumpster is being serviced.
3. The dumpster enclosure shall be screened with landscaping approved by the Director of Planning and Development. The landscaping shall consist of evergreen shrubs and trees that provide an attractive year round visual screening of the dumpster. Trees and shrubs used in the screening shall be those listed within the Gwinnett County Buffer, Landscape and Tree Ordinance.

Action Certified by: Michael Jenness
Title: Development Review Manager

Date Certified: 8/10/2010