

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



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 : ZVR2010-00073

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 9.5 ft. into the 10 ft. side yard setback.
Applicant Name: Edward & Karen Sturn
Development Type: Garage Addition
Ordinance: Side Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 4881 Miller RD, Lilburn, GA 30047
Parcel #: 6100 095

Reading and Adoption

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

Date of Action: 9/14/2010
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Tabled Until 10/12/2010

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/14/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00074

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: Remove conditions (numbers 1 and 3) of prior variance ZVR2004-00172.
Applicant Name: Warren & Norma Limbach
Development Type: Single-Family Dwelling
Ordinance: Change in Conditions
Code Section: ZR1710 Conditional Zoning
Property Address: 1490 Summer Hollow TRL, Lawrenceville, GA 30043
Parcel #: 7083 035

Reading and Adoption

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

Date of Action: 9/14/2010
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/14/2010



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Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00075

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 8 ft. into the 10 ft. side setback
Applicant Name: Stanley Kennedy
Development Type: Single-Family Dwelling
Ordinance: Side Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 871 Grayson HWY, Lawrenceville, GA 30046
Parcel #: 5140 001A

Reading and Adoption

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

Date of Action: 9/14/2010
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachments shall include all roof overhangs.
2. The applicant shall obtain all required permits within 30 days of the variance action.
3. Permit fees shall be doubled.
4. The storage building shall not be used as a residence or living quarters at anytime.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/14/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00076

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 3.79 ft. into the 5 ft. accessory structure (storage building) side setback.
Applicant Name: Stanley Kennedy
Development Type: Storage Building
Ordinance: Accessory Structure Setback Encroachment
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 871 Grayson HWY, Lawrenceville, GA 30046
Parcel #: 5140 001A

Reading and Adoption

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

Date of Action: 9/14/2010
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachments shall include all roof overhangs.
2. The applicant shall obtain all required permits within 30 days of the variance action.
3. Permit fees shall be doubled.
4. The storage building shall not be used as a residence or living quarters at anytime.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/14/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00077

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 4.35 ft. into the 5 ft. accessory structure (storage building) rear setback.
Applicant Name: Stanley Kennedy
Development Type: Storage Building
Ordinance: Accessory Structure Setback Encroachment
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 871 Grayson HWY, Lawrenceville, GA 30046
Parcel #: 5140 001A

Reading and Adoption

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

Date of Action: 9/14/2010
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachments shall include all roof overhangs.
2. The applicant shall obtain all required permits within 30 days of the variance action.
3. Permit fees shall be doubled.
4. The storage building shall not be used as a residence or living quarters at anytime.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/14/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00078

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: Fence/wall height increase from 4 ft. to 5 ft. in a front yard.
Applicant Name: Tecumseh Peete
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: ZR0700.02 Fence/Wall Height - Front Yard
Property Address: 345 Harmony Grove RD, Lilburn, GA 30047
Parcel #: 6115 406

Reading and Adoption

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

Date of Action: 9/14/2010
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. No portion of the fence/wall shall extend into the public right of way.
2. Variance is intended for wrought iron style fence limited to 5 ft. only. Opaque fencing of any type shall not be permitted under this variance.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/14/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00079

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 number of parking spaces from 400 to 84.
Applicant Name: Joe Eto
Development Type: Event Facility
Ordinance: Parking Quantity
Code Section: ZR1002 Parking Space Quantity
Property Address: 1925 Glenn Club DR, Stone Mountain, GA 30087
Parcel #: 6061 129

Reading and Adoption

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

Date of Action: 9/14/2010
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Tabled Until 10/12/2010

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/14/2010