

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in October 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 : ZVR2010-00073

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	Approve with Conditions
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 10/12/2010
Motion By: Wayne Knox
Seconded By: Mike Royal
Voting Carried: 4 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.
3. All buildings shall meet applicable building codes, including compliance with codes involving new setback lines.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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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: 10/12/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Tabled Until 12/15/2010

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00080

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 (SHED) TO BE LOCATED IN A SIDE YARD
Applicant Name: PAULINE MCLEAN
Development Type: Storage Building
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 812 MOUNT MCKINLEY WAY, GRAYSON, GA 30017
Parcel #: 5121 083

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	Deny
Joseph Hughes	District 4	Present	Aye	

Date of Action: 10/12/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Denied

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00081

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 40 FT REAR SETBACK
Applicant Name: PAULINE MCLEAN
Development Type: Single-Family Dwelling Addition
Ordinance: Rear Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 812 MOUNT MCKINLEY WAY, GRAYSON, GA 30017
Parcel #: 5121 083

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 with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 10/12/2010
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachment shall include all roof overhangs.
2. The sunroom addition shall be consistent with the architectural treatments and color of the existing residence.
3. The applicant shall obtain all required permits within 30 days of the variance action.
4. Permit fees shall be doubled.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00082

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 15 FT INTO 50 FT. FRONT YARD SETBACK (TRACT 1)
Applicant Name: CLAUDIU RATIU
Development Type: Single-Family Dwelling
Ordinance: Front Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 3093 HOG MOUNTAIN RD, DACULA, GA 30019
Parcel #: 3001 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 with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 10/12/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachment shall include all roof overhangs.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00083

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 200 FT. TO 187.38 FT. (TRACT 1)
Applicant Name: CLAUDIU RATIU
Development Type: Single-Family Dwelling
Ordinance: Lot Width Reduction
Code Section: ZR1400W Lot Width
Property Address: 3093 HOG MOUNTAIN RD, DACULA, GA 30019
Parcel #: 3001 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 with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 10/12/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachment shall include all roof overhangs.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00084

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 200 FT. TO 154.45 FT. (TRACT 2)
Applicant Name: CLAUDIU RATIU
Development Type: Single-Family Dwelling
Ordinance: Lot Width Reduction
Code Section: ZR1400W Lot Width
Property Address: 3103 HOG MOUNTAIN RD, DACULA, GA 30019
Parcel #: 3001 137

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 with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 10/12/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachment shall include all roof overhangs.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

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CASE NUMBER : ZVR2010-00085

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 ROAD FRONTAGE FROM 40 FT. TO 0 FT. (TRACT 2)
Applicant Name: TIM GARY
Development Type: Subdividing a Lot
Ordinance: Road Frontage Reduction
Code Section: ZR0505 Road Frontage
Property Address: 1220 SATELLITE BLVD, SUWANEE, GA 30024
Parcel #: 7155 520

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: 10/12/2010
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Revise Sugarloaf Office Park at Huntcrest West final plat to add newly created tract.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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CASE NUMBER : ZVR2010-00086

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 16 TO 24
Applicant Name: SUNTRUST BANK - GARDEN OFFICES
Development Type: Bank Facility
Ordinance: Parking Quantity
Code Section: ZR1002 Parking Space Quantity
Property Address: 4009 FIVE FORKS TRICKUM RD, LILBURN, GA 30047
Parcel #: 6090 008

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: 10/12/2010
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Provide landscape strips and additional planting adjacent to Tom Smith Road and Five Forks Trickum Road in general accordance with the landscape plan submitted at the October 12, 2010 Zoning Board of Appeals hearing.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00087

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 WALL SIGN SQUARE FOOTAGE ON THE FRONT ELEVATION ONLY FROM 60 SQ. FT. TO 103.87 SQ. FT.
Applicant Name: JAMIE R STANLEY
Development Type: Retail Business
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Area
Property Address: 5170 STONE MOUNTAIN HWY, STONE MOUNTAIN, GA 30087
Parcel #: 6061 067

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 with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 10/12/2010
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The increase in wall sign square footage shall be for the front elevation only.
2. The total aggregate square footage for wall signage shall be 105 sq. ft.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00088

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 FRONT YARD FROM 4 FT. TO 6 FT.
Applicant Name: OWEN W. UNDERWOOD
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: ZR0700.02 Fence/Wall Height - Front Yard
Property Address: 721 FOREST PARK LN, SUWANEE, GA 30024
Parcel #: 7111 163

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: 10/12/2010
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 shall be located within the public right-of-way.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00089

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 FT. INTO THE 5 FT. STRUCTURE SETBACK (SOUTH)
Applicant Name: SENTINEL PROPERTIES INC C/O MAHAFFEY PICKENS TUCKER LLP
Development Type: Single-Family Dwelling
Ordinance: Buffer Structure Setback
Code Section: ZR0606.06 Buffer Structure Setback
Property Address: 4166 TERRACE OAKS CT, SUWANEE, GA 30024
Parcel #: 7233 421

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	Abstain	

Date of Action: 10/12/2010
Motion By: Wayne Knox
Seconded By: Mike Royal
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachments shall include all roof overhangs.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00090

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 5 FT. SIDE SETBACK (NORTH)
Applicant Name: SENTINEL PROPERTIES INC C/O MAHAFFEY PICKENS TUCKER LLP
Development Type: Single-Family Dwelling
Ordinance: Side Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 4166 TERRACE OAKS CT, SUWANEE, GA 30024
Parcel #: 7233 421

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	Abstain	

Date of Action: 10/12/2010
Motion By: Wayne Knox
Seconded By: Mike Royal
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachments shall include all roof overhangs.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00091

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 10 FT. INTO THE 25 FT. REAR SETBACK
Applicant Name: SENTINEL PROPERTIES INC C/O MAHAFFEY PICKENS TUCKER LLP
Development Type: Single-Family Dwelling
Ordinance: Rear Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 4166 TERRACE OAKS CT, SUWANEE, GA 30024
Parcel #: 7233 421

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	Abstain	

Date of Action: 10/12/2010
Motion By: Wayne Knox
Seconded By: Mike Royal
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachments shall include all roof overhangs.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00092

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 FT. INTO THE 5 FT. STRUCTURE SETBACK (SOUTH)
Applicant Name: SENTINEL PROPERTIES INC C/O MAHAFFEY PICKENS TUCKER LLP
Development Type: Single-Family Dwelling
Ordinance: Buffer Structure Setback
Code Section: ZR0606.06 Buffer Structure Setback
Property Address: 4161 TERRACE OAKS LN, SUWANEE, GA 30024
Parcel #: 7233 430

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	Abstain	

Date of Action: 10/12/2010
Motion By: Wayne Knox
Seconded By: Mike Royal
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The variance approval includes any roof overhangs.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00093

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 5 FT. SIDE SETBACK (NORTH)
Applicant Name: SENTINEL PROPERTIES INC C/O MAHAFFEY PICKENS TUCKER LLP
Development Type: Single-Family Dwelling
Ordinance: Side Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 4161 TERRACE OAKS LN, SUWANEE, GA 30024
Parcel #: 7233 430

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	Abstain	

Date of Action: 10/12/2010
Motion By: Wayne Knox
Seconded By: Mike Royal
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The variance approval includes any roof overhangs.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



GWINNETT COUNTY

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00094

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 10 FT. INTO THE 20 FT. FRONT BUILDING SETBACK
Applicant Name: SENTINEL PROPERTIES INC C/O MAHAFFEY PICKENS TUCKER LLP
Development Type: Single-Family Dwelling
Ordinance: Front Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 4161 TERRACE OAKS LN, SUWANEE, GA 30024
Parcel #: 7233 430

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	Abstain	

Date of Action: 10/12/2010
Motion By: Wayne Knox
Seconded By: Mike Royal
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The variance approval includes any roof overhangs.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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 : ZVR2010-00095

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 ROAD FRONTAGE FROM 40 FT. TO 0 FT.
Applicant Name: FRANK M HARRIS C/O MILL CREEK CONSULTING
Development Type: Storage Facility
Ordinance: Road Frontage Reduction
Code Section: ZR0505 Road Frontage
Property Address: 6000 BLOCK OF LOGANVILLE HWY, LOGANVILLE, GA 30052
Parcel #: 4272 002

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 with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 10/12/2010
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Provide access easements prior to the issuance of a Land Disturbance Permit.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00096

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 0 FT.
Applicant Name: FRANK M HARRIS C/O MILL CREEK CONSULTING
Development Type: Storage Facility
Ordinance: Lot Width Reduction
Code Section: ZR1400W Lot Width
Property Address: 6000 BLOCK OF LOGANVILLE HWY, LOGANVILLE, GA 30052
Parcel #: 4272 002

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 with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 10/12/2010
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Provide access easements prior to the issuance of a Land Disturbance Permit.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/12/2010