

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in December 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 : ZVR2010-00079

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	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Table
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 12/15/2010
 Motion By: Mike Royal
 Seconded By: Wayne Knox
 Voting Carried: 4 Aye(s), 0 No(s)
 Action Taken: Tabled Until 1/11/2011

Action Certified by: Michael Jenness
 Title: Development Review Manager
 Date Certified: 12/15/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00097

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 THE PERCENTAGE OF GROSS FLOOR AREA ALLOWED FOR ACCESSORY RETAIL SALES FROM 15% TO 40%.
Applicant Name: JH HOLDINGS LTD C/O ANDERSEN TATE & CARR
Development Type: Warehouse
Ordinance: Retail Gross Floor Area > 15%
Code Section: ZR1310A.52 Retail Gross Floor Area > 15%
Property Address: 6684 JIMMY CARTER BLVD, NORCROSS, GA 30071
Parcel #: 6252 046

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
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 12/15/2010
Motion By: Wayne Knox
Seconded By: Julianne Thompson
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/15/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00098

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 THE 10 FT. SIDE YARD SETBACK
Applicant Name: BRETT LOKHORST
Development Type: Single-Family Dwelling Addition
Ordinance: Side Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 5245 WICKERSHIRE DR, NORCROSS, GA 30092
Parcel #: 6331 381

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	Absent	Absent	

Date of Action: 12/15/2010
Motion By: Wayne Knox
Seconded By: Julianne Thompson
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 setback encroachments.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/15/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00100

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 (DOG HOUSE) TO BE LOCATED IN A SIDE YARD
Applicant Name: MAJOR DOWELL
Development Type: Accessory Structure or Use
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 628 COLE DR, LILBURN, GA 30047
Parcel #: 6101 202

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	Absent	Absent	

Date of Action: 12/15/2010
Motion By: Wayne Knox
Seconded By: Jodie Rosser
Voting Carried: 4 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.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/15/2010



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2010-00101

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 49 FT. INTO THE 100 FT. REAR SETBACK
Applicant Name: PATRICIA BROOKS
Development Type: Single-Family Dwelling Addition
Ordinance: Rear Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 205 SWEET AUBURN LN, DACULA, GA 30019
Parcel #: 2003A021

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	Absent	Absent	

Date of Action: 12/15/2010
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.
2. The architectural elevations shall be consistent with the treatments and color of the existing dwelling.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/15/2010



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CASE NUMBER : ZVR2010-00102

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 IN A FRONT YARD FROM 4 FT. TO 7.5 FT.
Applicant Name: NOELLE BUSSE
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: ZR0700.02 Fence/Wall Height - Front Yard
Property Address: 5542 STATION CIR, NORCROSS, GA 30071
Parcel #: 6214 147

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	Absent	Absent	

Date of Action: 12/15/2010
Motion By: Wayne Knox
Seconded By: Julianne Thompson
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: 12/15/2010