

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in February 2011



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 : ZVR2010-00079

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	Deny
Joseph Hughes	District 4	Present	Aye	

Date of Action: 2/8/2011
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: 2/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00001

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 (STORAGE BUILDING) TO BE LOCATED IN A SIDE YARD.
 Applicant Name: PHILLIP G PICKENS
 Development Type: Storage Building
 Ordinance: Accessory Structure or Use Yard Location
 Code Section: ZR0600 Accessory Structures or Uses
 Property Address: 5848 KINGSWOOD CT, NORCROSS, GA 30093
 Parcel #: 6163 187

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: 2/8/2011
 Motion By: Wayne Knox
 Seconded By: Joseph Hughes
 Voting Carried: 4 Aye(s), 0 No(s)
 Action Taken: Approved with Conditions

1. The encroachments shall include all roof overhangs.
2. The architectural elevations shall be consistent with the treatments and color of the existing dwelling.
3. The storage building shall not contain any plumbing.

Action Certified by: Michael Jenness
 Title: Development Review Manager
 Date Certified: 2/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00002

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 ALLOWABLE SIGN AREA ON THE FRONT ELEVATION FROM 60 SQ. FT. TO 171.7 SQ. FT.
Applicant Name: ANCHOR SIGN INC
Development Type: Wall Sign
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Area
Property Address: 4100 FIVE FORKS TRICKUM RD, LILBURN, GA 30047
Parcel #: 6090 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: 2/8/2011
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 171.7 square feet.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00003

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 SIDE YARD
 Applicant Name: GARY HARVIN
 Development Type: Garage
 Ordinance: Accessory Structure or Use Yard Location
 Code Section: ZR0600 Accessory Structures or Uses
 Property Address: 4185 WOODWARD MILL RD, BUFORD, GA 30518
 Parcel #: 7232 003

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: 2/8/2011
 Motion By: Joseph Hughes
 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 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: 2/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00004

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 GRAVEL PARKING IN LIEU OF PAVED SURFACE PARKING.
Applicant Name: PRESBYTERY OF GREATER ATLANTA C/O MILL CREEK CONSULTANTS
Development Type: Parking Lot
Ordinance: Parking Lot Paving
Code Section: ZR1001.05 Location and Surface of Parking Areas
Property Address: 5152 BRASELTON HWY, HOSCHTON, GA 30548
Parcel #: 3004 005

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: 2/8/2011
Motion By: Joseph Hughes
Seconded By: Jodie Rosser
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The gravel parking shall be for a period of 5 years, starting with the date of issuance of a development permit for the gravel parking lot.
2. At the end of the 5 year period, the applicant shall pave the entire parking area, eliminate the parking area, including removal of all gravel, or apply for a new variance.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00005

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 GROUND SIGN HEIGHT FROM 10 FT. TO 20 FT. AT A 11.3 FT. SETBACK

Applicant Name: INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC.

Development Type: Ground Sign

Ordinance: Ground Sign Height Increase

Code Section: SO86-114A Non-Residential Ground Sign Height

Property Address: 3393 SUGARLOAF PKWY, LAWRENCEVILLE, GA 30044

Parcel #: 5084 441

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

Date of Action: 2/8/2011

Motion By: Joseph Hughes

Seconded By: Wayne Knox

Voting Carried: 4 Aye(s), 0 No(s)

Action Taken: Approved

Action Certified by: Michael Jenness

Title: Development Review Manager

Date Certified: 2/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00006

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 GRAVEL PARKING IN LIEU OF PAVED SURFACE PARKING
 Applicant Name: HJL ENTERPRISES, LLC
 Development Type: Parking Lot
 Ordinance: Parking Lot Paving
 Code Section: ZR1001.05 Location and Surface of Parking Areas
 Property Address: 1700 Winder HWY, Lawrenceville, GA 30043
 Parcel #: 5242 023

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: 2/8/2011
 Motion By: Joseph Hughes
 Seconded By: Wayne Knox
 Voting Carried: 4 Aye(s), 0 No(s)
 Action Taken: Approved with Conditions

1. The gravel parking shall be for a period of 2 years, starting from the date of issuance of a development permit for the gravel parking lot.
2. At the end of the 2 year period, the applicant shall pave the entire parking area, eliminate the parking area, including removal of all gravel, or apply for a new variance.

Action Certified by: Michael Jenness
 Title: Development Review Manager
 Date Certified: 2/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00007

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 (ABOVE GROUND POOL) TO BE LOCATED IN A SIDE YARD
 Applicant Name: OSCAR ALZATE
 Development Type: Swimming Pool
 Ordinance: Accessory Structure or Use Yard Location
 Code Section: ZR0600 Accessory Structures or Uses
 Property Address: 3087 EVONSHIRE LN, DACULA, GA 30019
 Parcel #: 7098 020

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: 2/8/2011
 Motion By: Joseph Hughes
 Seconded By: Wayne Knox
 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 and all construction/inspections shall be completed within 60 days of the issuance of a building permit.
2. A fence constructed of solid wood shall surround the swimming pool.

Action Certified by: Michael Jenness
 Title: Development Review Manager
 Date Certified: 2/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00008

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 15 FT. REAR YARD SETBACK
Applicant Name: HUSEIN HAMIRANI
Development Type: Convenience Store
Ordinance: Rear Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 775 BEAVER RUIN RD, LILBURN, GA 30047
Parcel #: 6158 119

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: 2/8/2011
Motion By: Wayne Knox
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. 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: 2/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00009

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 (STORAGE BUILDING) TO BE LOCATED IN A SIDE YARD
Applicant Name: LEO LEV
Development Type: Storage Building
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 2742 CLIFFVIEW DR, LILBURN, GA 30047
Parcel #: 6038 045

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: 2/8/2011
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. All construction shall comply with current building code requirements.
2. 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: 2/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00010

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 (GROTTO) TO BE LOCATED IN A FRONT YARD
Applicant Name: LANDWORKS ASSOCIATES INC
Development Type: Accessory Structure or Use
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 4561 ROSEBUD RD, LOGANVILLE, GA 30052
Parcel #: 4275 003

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: 2/8/2011
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Tabled Until 3/8/2011

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00011

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 INTERNAL ILLUMINTAED SIGN IN A RESIDENTIAL ZONED AREA
Applicant Name: HENRY GRAPHICS INC
Development Type: Ground Sign
Ordinance: Ground Sign Illumination -R- District
Code Section: SO86-113.D Illumination of Signs
Property Address: 485 KILLIAN HILL RD, LILBURN, GA 30047
Parcel #: 6111 004

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

Date of Action: 2/8/2011
Motion By: Wayne Knox
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: 2/8/2011



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RESOLUTION

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CASE NUMBER : ZVR2011-00012

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 FT. INTO THE 5 FT. SIDE ACCESSORY STRUCTURE SETBACK
Applicant Name: CHUCK ABBOTT
Development Type: Storage Building
Ordinance: Accessory Structure Setback Encroachment
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 5054 SINGLETON RD, NORCROSS, GA 30093
Parcel #: 6186 013

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: 2/8/2011
Motion By: Wayne Knox
Seconded By: Mike Royal
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 and all construction/inspections be completed within 60 days of the issuance of a building permit.
2. All construction shall comply with current building code requirements.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/8/2011