

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in March 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 : 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	
John Fanning	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: 3/8/2011
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. All construction shall comply with current building code requirements.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 3/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00013

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 7.3 FT.
Applicant Name: JOHN F. ARROW, JR.
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: ZR0700.02 Fence/Wall Height - Front Yard
Property Address: 6155 PARK LEAF WALK, BUFORD, GA 30518
Parcel #: 7350 325

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
John Fanning	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: 3/8/2011
Motion By: Joseph Hughes
Seconded By: Jodie Rosser
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. No portion of the fence shall extend into the public right of way.
2. The fence height in the rear yard shall be modified to 8 ft. in height to comply within county codes within 30 days of the variance action.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 3/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00014

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 YARD SETBACK
Applicant Name: MONTGOMERY LECH
Development Type: Building Addition
Ordinance: Side Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 3290 WYNTREE DR, NORCROSS, GA 30071
Parcel #: 6271 137

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jodie Rosser	Member at Large	Present	Aye	
John Fanning	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: 3/8/2011
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 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.
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: 3/8/2011



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RESOLUTION

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CASE NUMBER : ZVR2011-00015

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 10% INCREASE IN TOTAL SIGNAGE ALLOWED PER ELEVATION
Applicant Name: KAREN WILSON
Development Type: Wall Sign
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Area
Property Address: 3230 SATELLITE BLVD, DULUTH, GA 30096
Parcel #: 6206 015

Reading and Adoption

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

Date of Action: 3/8/2011
Motion By: John Fanning
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/12/2011

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 3/8/2011



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CASE NUMBER : ZVR2011-00016

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 15% INCREASE IN TOTAL AGGREGATE SIGN SQUARE FOOTAGE
Applicant Name: KAREN WILSON
Development Type: Wall Sign
Ordinance: Wall Sign Aggregate Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Aggregate Area
Property Address: 3230 SATELLITE BLVD, DULUTH, GA 30096
Parcel #: 6206 015

Reading and Adoption

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

Date of Action: 3/8/2011
Motion By: John Fanning
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/12/2011

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 3/8/2011