

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in April 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 : ZVR2011-00015

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	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2011
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The increase in single wall sign square footage shall be for the north and east elevation only.
2. The total aggregate square footage shall not exceed 458.99 sq. ft.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/12/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

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	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	Approve with Conditions
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/12/2011
Motion By: Mike Royal
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The increase in single wall sign square footage shall be for the north and east elevation only.
2. The total aggregate square footage shall not exceed 458.99 sq. ft.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/12/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00017

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 FROM IN A FRONT YARD FROM 4 FT. TO 8 FT.
Applicant Name: ANDREW WILLIAMS
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: ZR0700.02 Fence/Wall Height - Front Yard
Property Address: 6175 PARK LEAF WALK, BUFORD, GA 30518
Parcel #: 7350 362

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: 4/12/2011
Motion By: Joseph Hughes
Seconded By: Wayne Knox
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.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/12/2011



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RESOLUTION

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CASE NUMBER : ZVR2011-00018

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 16 FT. INTO THE 35 FT. FRONT YARD SETBACK
Applicant Name: TIMOTHY L. PETTY
Development Type: Carport Addition
Ordinance: Front Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 2537 SCALPEM CT, DULUTH, GA 30096
Parcel #: 6238 363

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: 4/12/2011
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 overhangs.
2. The architectural elevations shall be consistent with the treatments and color of the existing dwelling.
3. 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.
4. This variance shall expire upon vacancy of property by current occupant or sale of property whichever shall occur first.

Action Certified by: Michael Jenness
Title: Development Review Manager

Date Certified: 4/12/2011



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CASE NUMBER : ZVR2011-00019

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 1.5 FT. INTO THE 5 FT. ACCESSORY STRUCTURE SETBACK
Applicant Name: JEFF TATARSKY
Development Type: Storage Building
Ordinance: Accessory Structure Setback Encroachment
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 4365 DIANE DR, DORAVILLE, GA 30340
Parcel #: 6246A131

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: 4/12/2011
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 applicant shall obtain all required permits within 30 days and a certificate of completion within 60 days of the variance action.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/12/2011



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CASE NUMBER : ZVR2011-00020

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 YARD SETBACK.
Applicant Name: JEFF TATARSKY
Development Type: Single-Family Dwelling Addition
Ordinance: Rear Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 4365 DIANE DR, DORAVILLE, GA 30340
Parcel #: 6246A131

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: 4/12/2011
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 applicant shall obtain all required permits within 30 days and a certificate of completion within 60 days of the variance action.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/12/2011



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CASE NUMBER : ZVR2011-00021

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 AREA FROM 75 SQ. FT. TO 126 SQ. FT.
 Applicant Name: DENORRIS JAMES
 Development Type: Restaurant
 Ordinance: Ground Sign Area/Size Increase
 Code Section: SO86-114A Non-Residential Ground Sign Area
 Property Address: 4200 STONE MOUNTAIN HWY, STONE MOUNTAIN, GA 30087
 Parcel #: 6054 249

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: 4/12/2011
 Motion By: Mike Royal
 Seconded By: Joseph Hughes
 Voting Carried: 5 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 shall be completed within 120 days of the issuance of a building permit.
2. At such time as the existing sign shall be removed or abandoned for 30 days, variance shall terminate and any subsequent signage of the property shall adhere to current sign ordinance requirements.

Action Certified by: Michael Jenness
 Title: Development Review Manager
 Date Certified: 4/12/2011