

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in July 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 : ZVR2011-00045

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: HAYES, JAMES & ASSOCIATES, INC.
Development Type: Personal Care Home
Ordinance: Road Frontage Reduction
Code Section: ZR0505 Road Frontage
Property Address: 2320 MEADOW CHURCH RD, DULUTH, GA 30097
Parcel #: 7117 025

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	Approve with Conditions
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Absent	Absent	
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 7/12/2011
Motion By: John Fanning
Seconded By: Jim Nash
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Provide executed easement agreements for common drive prior to the issuance of a Land Disturbance Permit.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 7/12/2011



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 : ZVR2011-00047

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 INTERIOR PROJECT DIRECTIONAL SIGN FROM 4 FT. TO 15 FT. (LOCATION #1)
Applicant Name: MICHELE RITSCH
Development Type: Directional Sign
Ordinance: Directional Sign
Code Section: ZR86.116.A.5 Directional Sign
Property Address: 3650 STEVE REYNOLDS BLV, DULUTH, GA 30096
Parcel #: 6203 011

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	Approve
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Absent	Absent	
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 7/12/2011
Motion By: John Fanning
Seconded By: Jim Nash
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 7/12/2011



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 : ZVR2011-00048

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 INTERIOR PROJECT DIRECTIONAL SIGN FROM 4 FT. TO 15 FT. (LOCATION #2)
Applicant Name: MICHELE RITSCH
Development Type: Directional Sign
Ordinance: Directional Sign
Code Section: ZR86.116.A.5 Directional Sign
Property Address: 3650 STEVE REYNOLDS BLV, DULUTH, GA 30096
Parcel #: 6203 011

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	Approve
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Absent	Absent	
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 7/12/2011
Motion By: John Fanning
Seconded By: Jim Nash
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 7/12/2011



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 : ZVR2011-00049

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: REQUEST TO EXCEED 35% OF HARD SURFACE IN A FRONT YARD
Applicant Name: JOSEF TOMASTIK
Development Type: Single-Family Dwelling
Ordinance: Parking Percentage
Code Section: ZR1001.05 Location and Surface of Parking Areas
Property Address: 4979 GULF TER, NORCROSS, GA 30071
Parcel #: 6226 178

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve
Mike Royal	District 3	Absent	Absent	
Joseph Hughes	District 4	Absent	Absent	

Date of Action: 7/12/2011
Motion By: Wayne Knox
Seconded By: John Fanning
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 7/12/2011



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 : ZVR2011-00050

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 REAR YARD SETBACK
Applicant Name: DEMETRIC ROWE
Development Type: Screened Porch Addition
Ordinance: Rear Setback Encroachment
Code Section: ZR1316.08E CSO Setback/Yard
Property Address: 2026 JAMESON CIR, LAWRENCEVILLE, GA 30043
Parcel #: 7092 361

Reading and Adoption

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

Date of Action: 7/12/2011
Motion By: Wayne Knox
Seconded By: John Fanning
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Tabled Until 9/13/2011

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 7/12/2011