

ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30046
HEARING DATE: November 8, 2011
PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER	ZVR2011-00067
APPLICANT	MICHAEL STIEB
LOCATION	1133 WILLOW TRCE, GRAYSON
ZIP CODE	30017
ZONING	R100
MRN (DIST,LL,PARCEL)	R5103 033
PROPOSED DEVELOPMENT	ACCESSORY STRUCTURE OR USE
VARIANCE TYPE	ACCESSORY STRUCTURE OR USE YARD
VARIANCE REQUEST	LOCATION ALLOW ACCESSORY STRUCTURE (STORAGE BUILDING) TO BE LOCATED IN A SIDE YARD
COMMISSION DISTRICT	3
CASE NUMBER	ZVR2011-00072
APPLICANT	BRENT MOYE
LOCATION	3445 CENTERVILLE HWY, SNELLVILLE
ZIP CODE	30039
ZONING	C2
MRN (DIST,LL,PARCEL)	R6020 284
PROPOSED DEVELOPMENT	AUTOMOTIVE CAR WASH
VARIANCE TYPE	DRIVEWAY WIDTH
VARIANCE REQUEST	INCREASE INTERIOR DRIEWAY WIDTH FROM 11 FT TO 36 FT
COMMISSION DISTRICT	3
CASE NUMBER	ZVR2011-00073
APPLICANT	BRENT MOYE
LOCATION	3445 CENTERVILLE HWY, SNELLVILLE
ZIP CODE	30039
ZONING	C2
MRN (DIST,LL,PARCEL)	R6020 284
PROPOSED DEVELOPMENT	AUTOMOTIVE CAR WASH
VARIANCE TYPE	PARKING PERCENTAGE
VARIANCE REQUEST	INCREASE SIDE YARD PARKING PERCENTAGE MORE THAN 20% IN AN OVERLAY DISTRICT
COMMISSION DISTRICT	3
CASE NUMBER	ZVR2011-00074
APPLICANT	BRENT MOYE
LOCATION	3445 CENTERVILLE HWY, SNELLVILLE
ZIP CODE	30039
ZONING	C2

MRN (DIST,LL,PARCEL)	R6020 284
PROPOSED DEVELOPMENT	AUTOMOTIVE CAR WASH
VARIANCE TYPE	ACCESSORY STRUCTURE OR USE YARD
	LOCATION
VARIANCE REQUEST	ALLOW ACCESSORY STRUCTURE (CANOPY)
	TO BE LOCATED IN A SIDE YARD
COMMISSION DISTRICT	3
 CASE NUMBER	 ZVR2011-00075
APPLICANT	JULIE BREWER
LOCATION	3590 BRASELTON HWY, DACULA
ZIP CODE	30019
ZONING	C2
MRN (DIST,LL,PARCEL)	R3002 035
PROPOSED DEVELOPMENT	GROUND SIGN
VARIANCE TYPE	GROUND SIGN HEIGHT INCREASE
VARIANCE REQUEST	INCREASE GROUND SIGN HEIGHT FROM 5 FT
	TO 20 FT AT A 5 FT SETBACK FROM RIGHT-OF-
	WAY
COMMISSION DISTRICT	3
 CASE NUMBER	 ZVR2011-00076
APPLICANT	RICK WALDEN
LOCATION	562 JOHN STEWART PL, SUWANEE
ZIP CODE	30024
ZONING	R100
MRN (DIST,LL,PARCEL)	R7086 463
PROPOSED DEVELOPMENT	SUN ROOM AND DECK ADDITION
VARIANCE TYPE	REAR SETBACK ENCROACHMENT
VARIANCE REQUEST	ENCROACHMENT OF 6 FT INTO THE 40 FT
	REAR YARD SETBACK
COMMISSION DISTRICT	4
 CASE NUMBER	 ZVR2011-00077
APPLICANT	MICHELLE ROTHMEIER
LOCATION	7140 BUFORD HWY, DORAVILLE
ZIP CODE	30340
ZONING	MUR
MRN (DIST,LL,PARCEL)	R6247 404
PROPOSED DEVELOPMENT	CONVENIENCE STORE
VARIANCE TYPE	INTERIOR DRIVEWAY WIDTH PLUS OR MINUS
VARIANCE REQUEST	INCREASE INTERIOR DRIVEWAY WIDTH FROM
	10 FT TO MAXIMUM 75.6 FT
COMMISSION DISTRICT	2
 CASE NUMBER	 ZVR2011-00078
APPLICANT	MICHELLE ROTHMEIER
LOCATION	7140 BUFORD HWY, DORAVILLE
ZIP CODE	30340
ZONING	MUR
MRN (DIST,LL,PARCEL)	R6247 404

PROPOSED DEVELOPMENT

VARIANCE TYPE

VARIANCE REQUEST

COMMISSION DISTRICT

CONVENIENCE STORE

CANOPY SIGN AREA / SIZE

CANOPY SIGN INCREASE FROM 8 SQ FT TO 16
SQ FT

2

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00067**
ZONING : R-100
LOCATION : 1133 WILLOW TRACE, GRAYSON
MAP NUMBER : R5109 033
PROPOSED DEVELOPMENT : ACCESSORY STRUCTURE OR USE
VARIANCE REQUESTED : ALLOW ACCESSORY STRUCTURE (STORAGE
SHED) TO BE LOCATED IN A SIDE YARD
COMMISSION DISTRICT : (3) BEAUDREAU

APPLICANT: MICHAEL STIEB
1133 WILLOW TRACE
GRAYSON, GA 30017

CONTACT: MICHAEL STIEB PHONE: 770.652.7874

OWNER: MICHAEL STIEB
1133 WILLOW TRACE
GRAYSON, GA 30017

ZONING HISTORY:

The subject property is a 0.58 acre R-100 zoned (per REZ1973-00023) lot with a single family dwelling located in the Graystone subdivision. The adjacent lots are zoned R-100 with single family dwellings.

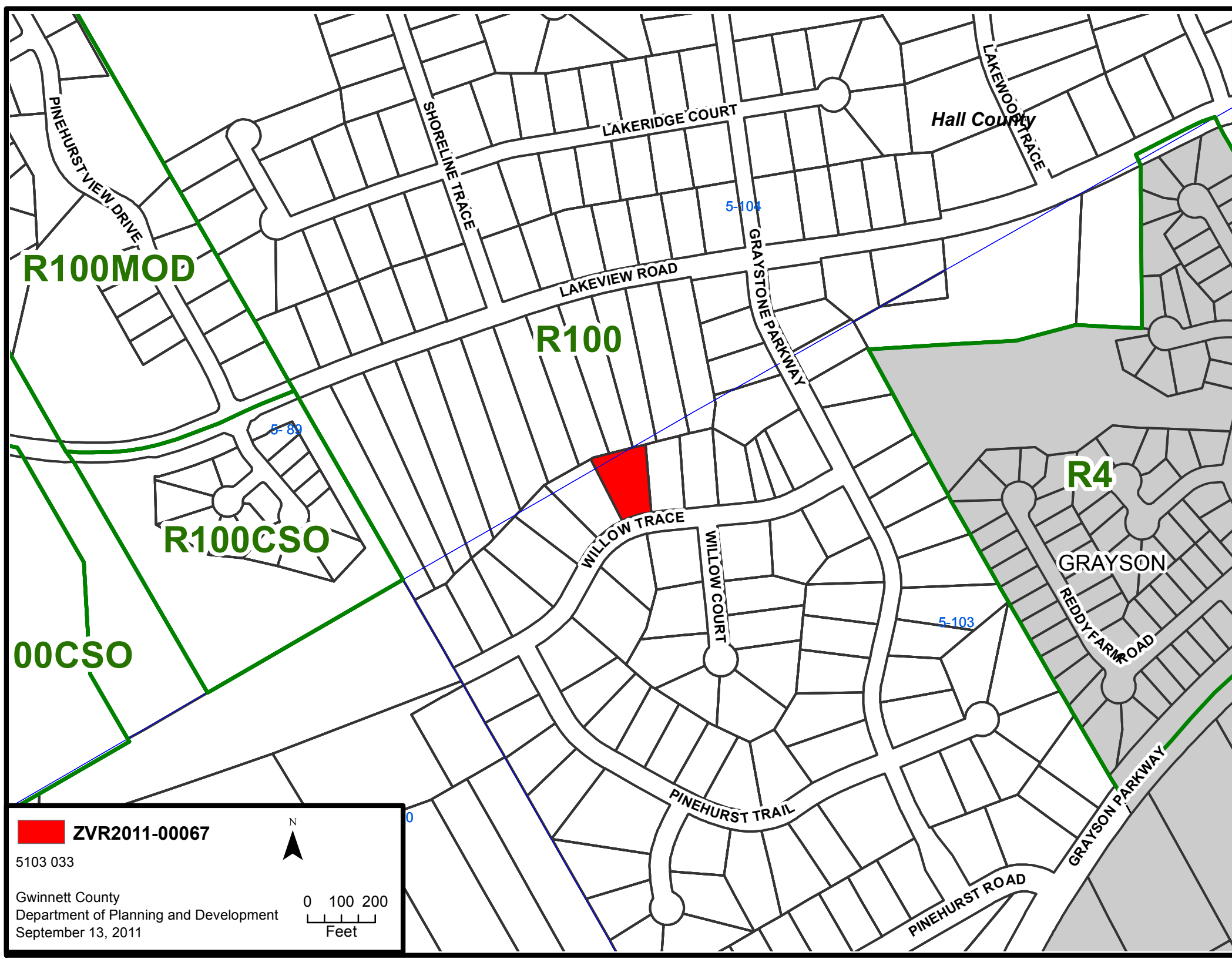
DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to allow an accessory structure (storage shed) to be located in the side yard. The applicant's letter of intent states that the house was purchased with the existing storage shed and that the shed provides needed storage area for their large family. The applicant has provided letters from neighbors that do not object to this variance request.

This application is the result of a citizen complaint with the Code Enforcement Unit (CEU2011-02001). This application was tabled to the November 08, 2011 Meeting.

Should the Board consider approval of this request, staff would recommend the following conditions:

- I. The applicant shall obtain all necessary permits within 30 days of the variance action.**



 **ZVR2011-00067**

5103 033

Gwinnett County
Department of Planning and Development
September 13, 2011



0 100 200
Feet

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00072**
ZONING : C-2
LOCATION : 3445 CENTERVILLE HWY, SNELLVILLE
MAP NUMBER : R6020 284
PROPOSED DEVELOPMENT : AUTOMOTIVE CAR WASH
VARIANCE REQUESTED : INCREASE INTERIOR DRIVEWAY WIDTH FROM
11 FT TO 36 FT
COMMISSION DISTRICT : (3) BEAUDREAU

CASE NUMBER : **ZVR2011-00073**
ZONING : C-2
LOCATION : 3445 CENTERVILLE HWY, SNELLVILLE
MAP NUMBER : R6020 284
PROPOSED DEVELOPMENT : AUTOMOTIVE CAR WASH
VARIANCE REQUESTED : INCREASE SIDE YARD PARKING PERCENTAGE
MORE THAN 20% IN AN OVERLAY DISTRICT
COMMISSION DISTRICT : (3) BEAUDREAU

CASE NUMBER : **ZVR2011-00074**
ZONING : C-2
LOCATION : 3445 CENTERVILLE HWY, SNELLVILLE
MAP NUMBER : R6020 284
PROPOSED DEVELOPMENT : AUTOMOTIVE CAR WASH
VARIANCE REQUESTED : ALLOW ACCESSORY STRUCTURE (CANOPY)
TO BE LOCATED IN A SIDE YARD
COMMISSION DISTRICT : (3) BEAUDREAU

APPLICANT: BRENT MOYE
374 RACETRACK ROAD
MCDONOUGH, GA 30252

CONTACT: BRENT MOYE PHONE: 678.432.5720

OWNER: STOCK DEVELOPMENT #39, LLC
131 YACHT CLUB CIRCLE
REDDINGTON BEACH, FL 33708

ZONING HISTORY:

The subject property is a 1.36 acre C-2 tract, with a proposed full service automotive carwash. The adjacent tracts are zoned C-2 with existing commercial and retail business. The site is located within the Centerville Highway/Georgia Highway 124 Overlay District.

DEPARTMENT ANALYSIS:

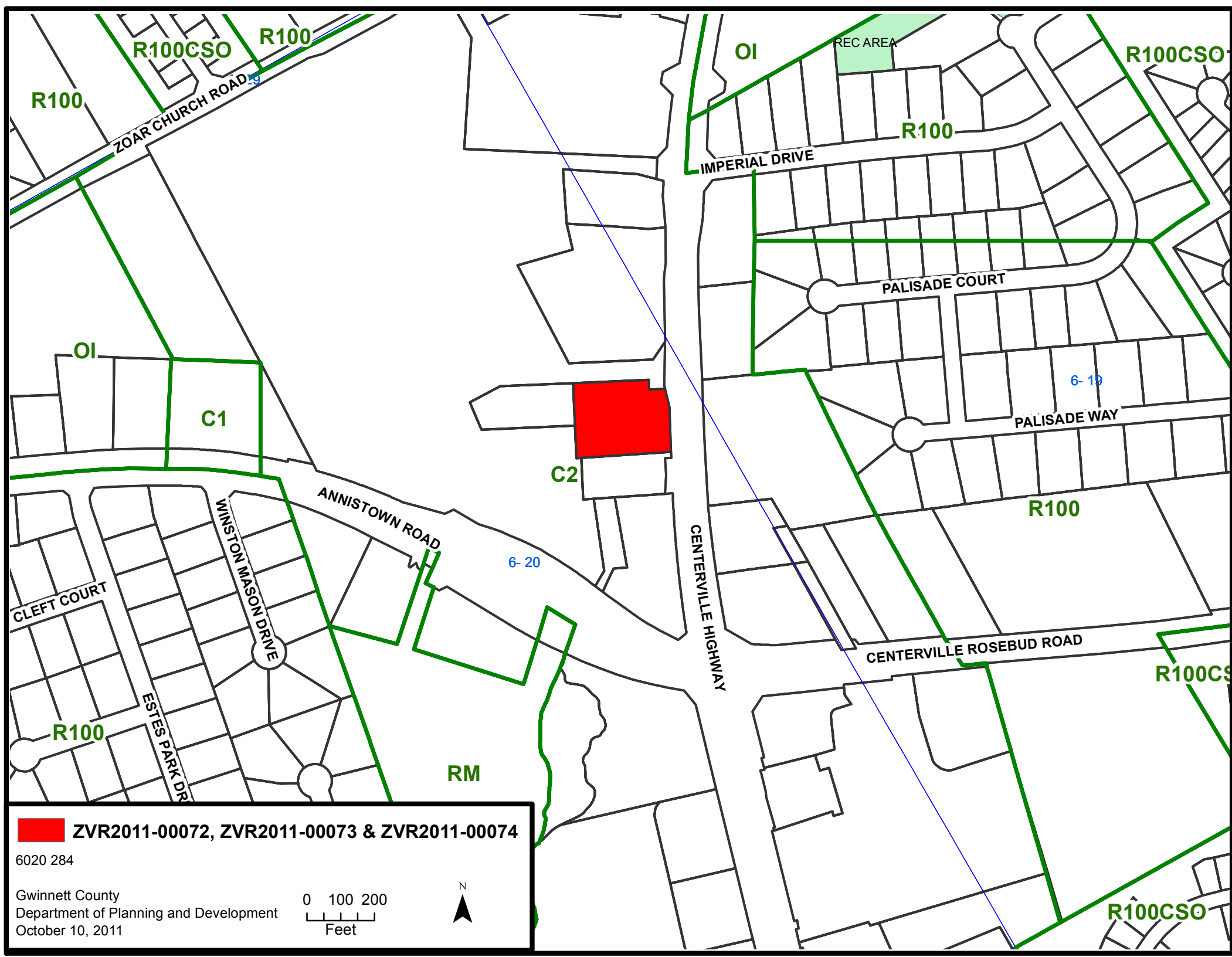
The applicant is seeking approval of three (3) variances. The first variance request (ZVR2011-00072) is to allow increase in interior driveway width from 11 ft. to a maximum of 36 ft. per travel lane. The applicant's letter of intent states these increase will allow optimal maneuverability and safety for their customers.

The second variance request is to increase side yard parking percentage more than 20% in an overlay district. The applicant is proposing 100% of the parking spaces to be located on the side yard. The applicant's letter of intent indicates due to the lot configuration and design limitations this will allow for safe traffic flow throughout the site.

The third variance request is to allow accessory structure (canopy) to be located in side yard. The applicant letter of intent indicates due to design requirement and site limitations this is the best location for the canopy.

Should the Board consider approval of this request, staff would suggest the following condition:

- I. The final site plan shall be subject to review and approval of the Director of Planning and Development prior to the issuance of development permit.**



ZVR2011-00072, ZVR2011-00073 & ZVR2011-00074

6020 284

Gwinnett County
Department of Planning and Development
October 10, 2011

0 100 200
Feet



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00075**
ZONING : C-2
LOCATION : 3590 BRASELTON HWY, DACULA
MAP NUMBER : R3002 035
PROPOSED DEVELOPMENT : GROUND SIGN
VARIANCE REQUESTED : INCREASE GROUND SIGN HEIGHT FROM 5 FT
TO 20 FT AT A 5 FT SETBACK FROM RIGHT-OF-
WAY
COMMISSION DISTRICT : (3) BEAUDREAU

APPLICANT: ATLANTA DESIGN ASSOCIATES
1650 SATELLITE BLVD, STE B
DULUTH, GA 30097

CONTACT: JULIE BREWER PHONE: 678.584.4921

OWNER: PATRICK VAN DERHEI, DDS
3625 BRASELTON HWY
DACULA, GA 30019

ZONING HISTORY:

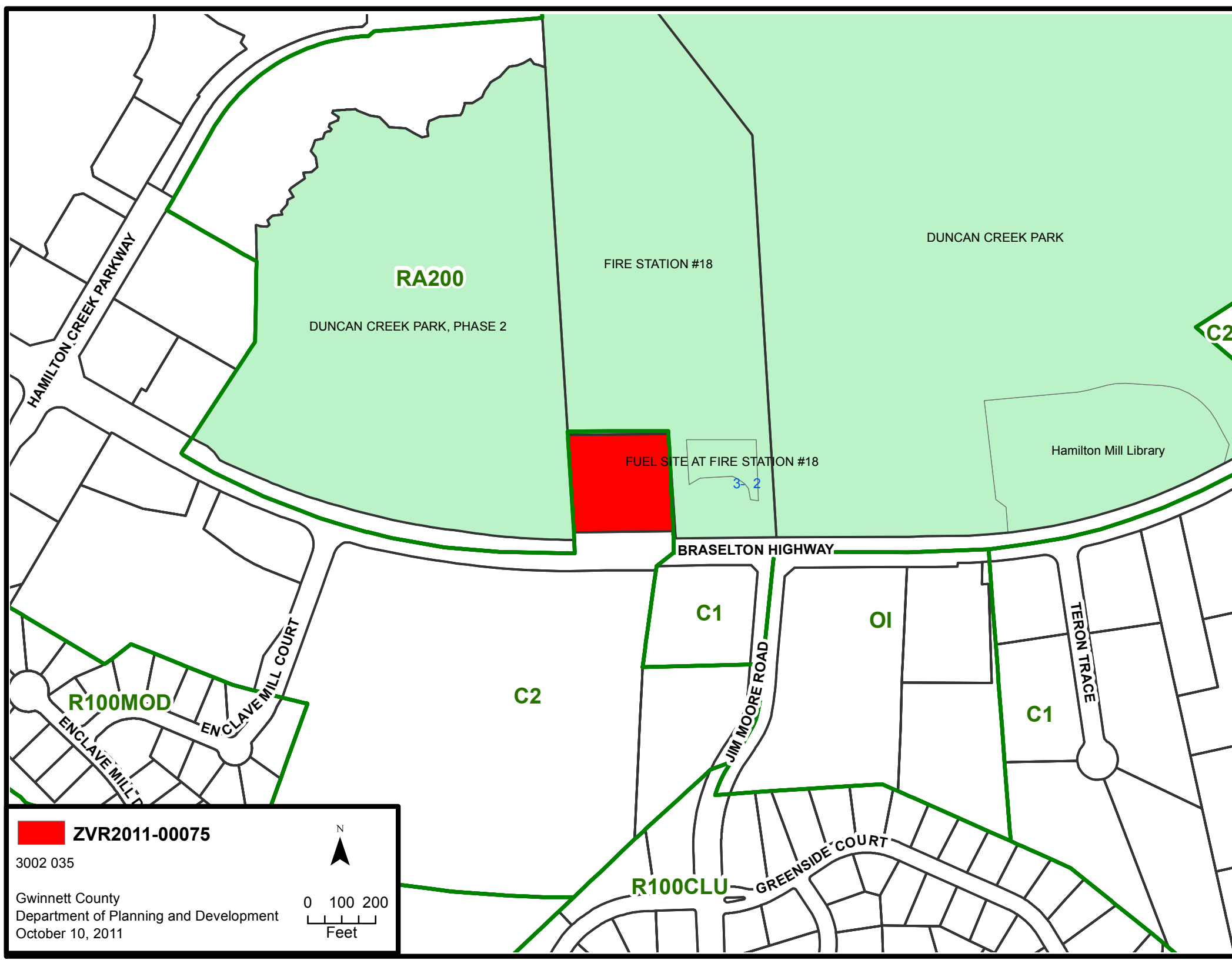
The subject property is a 2.0 acre C-2 zoned tract with a proposed medical office. The adjacent tracts are zoned RA-200 with the Gwinnett County Fire Station and Apparatus Center to the north and east, and undeveloped property to the west.

DEPARTMENT ANALYSIS:

The applicant is seeking a variance to increase ground sign height from 5 ft. to 20 ft. at a 5 ft. setback from the right-of-way. The applicant's letter of intent states the underground retention area and the existing tree line on the adjacent property limits the sign location and visibility at a 20 ft. setback.

Should the Board consider approval of this request, staff would suggest the following conditions:

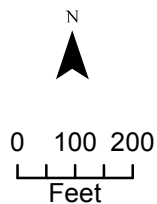
- 1. Signs shall comply with overlay requirements and be consistent with the architectural features of the buildings.**
- 2. Sign shall not be located within the 10 ft. underground detention pond easement.**



ZVR2011-00075

3002 035

Gwinnett County
Department of Planning and Development
October 10, 2011



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00076**
ZONING : **R100**
LOCATION : **562 JOHN STEWART PL, SUWANEE**
MAP NUMBER : **R7086 463**
PROPOSED DEVELOPMENT : **SUN ROOM AND DECK ADDITION**
VARIANCE REQUESTED : **ENCROACHMENT OF 6 FT INTO THE 40 FT
REAR YARD SETBACK**
COMMISSION DISTRICT : **(4) HEARD**

APPLICANT: **WALDEN CONSTRUCTION AND RESTORATION, INC**
P.O. BOX 2147
COVINGTON, GA 30015

CONTACT: **RICK** PHONE: **770.788.2588**

OWNER: **OK UI MCDOWELL**
562 JOHN STEWART PL
SUWANEE, GA 30024

ZONING HISTORY:

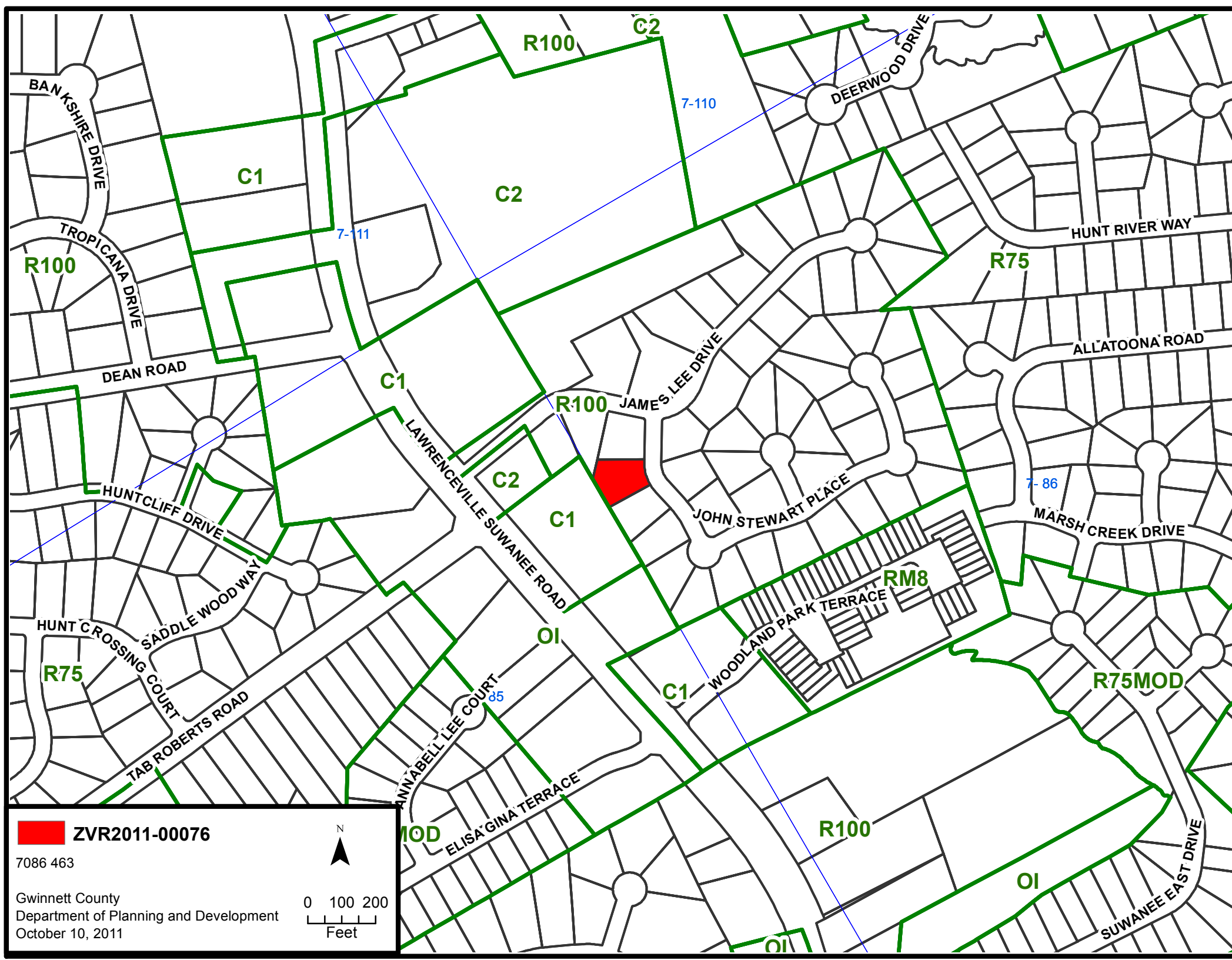
The subject property is a 0.38 acre R-100 zoned lot with a single-family house located within the Woodland Gardens Unit 2 Subdivision. The adjacent properties to the north and south are zoned R-100 with single-family dwellings and a commercial tract zoned C-2 to the east.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to encroach 6 ft. into the 40 ft. rear yard setback. The applicant's letter of intent states they would like to construct a sunroom on the existing patio.

Should the Board consider approval of this request, staff would recommend the following 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.**



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2011-00077**
ZONING : MUR
LOCATION : 7140 BUFORD HWY, DORAVILLE
MAP NUMBER : R6247 404
PROPOSED DEVELOPMENT : CONVENIENCE STORE
VARIANCE REQUESTED : INCREASE INTERIOR DRIVEWAY WIDTH FROM
10 FT TO MAXIMUM 75.6 FT
COMMISSION DISTRICT : (2) HOWARD

CASE NUMBER : **ZVR2011-00078**
ZONING : MUR
LOCATION : 7140 BUFORD HWY, DORAVILLE
MAP NUMBER : R6247 404
PROPOSED DEVELOPMENT : CONVENIENCE STORE
VARIANCE REQUESTED : CANOPY SIGN INCREASE FROM 8 SQ FT TO 16
SQ FT
COMMISSION DISTRICT : (2) HOWARD

APPLICANT: RACETRAC PETROLEUM, INC C/O MAHAFFEY PICKENS TUCKER, LLP
1550 NORTH BROWN RD, STE 125
LAWRENCEVILLE, GA 30043

CONTACT: MICHELLE ROTHMEIER PHONE: 770.232.0000

OWNER: ANDALUSIA PROPERTIES, INC
3225 CUMBERLAND BLVD, STE 100
ATLANTA, GA 30339

ZONING HISTORY:

The subject property is 3.02 acre MUR zoned tract with a proposed Race Trac Convenience store located at the intersection of Buford Hwy and Global Forum Boulevard. The adjacent tracts are zoned MUR with commercial business and townhomes to the south. The project is located within the Global Forum development.

DEPARTMENT ANALYSIS:

The applicant is requesting approval for two variances for a proposed Race Trac convenience store. The first variance (ZVR2011-00077) is to increase the driveway width from 10 ft. to a maximum of 75.6 ft. The applicant letter of intent states the increase in width of the interior driveways will allow optimal maneuverability and safety for their customers.


The second variance (ZVR2011-00078) is to increase the canopy sign from 8 sq. ft. to 16 sq. ft. The applicant's letter of intent states that the Sign Ordinance allows two signs of eight (8) square feet per canopy elevation and they are requesting one sign of sixteen (16) square feet per canopy elevation.

The Gwinnett County Sign Ordinance allows two signs per canopy face with a maximum of 8 square feet per sign.

Should the Board consider approval of this request, staff would recommend the following conditions:

- I. Final architectural design, construction and color of the sign shall be approved by the Director of Planning and Development.**

DeKalb County

 **ZVR2011-00077 & ZVR2011-00078**

6247 404

Gwinnett County
Department of Planning and Development
October 10, 2011

