

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in November 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 : ZVR2011-00067

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: MICHAEL STIEB

Development Type: Accessory Structure or Use

Ordinance: Accessory Structure or Use Yard Location

Code Section: ZR0600 Accessory Structures or Uses

Property Address: 1133 WILLOW TRCE, GRAYSON, GA 30017

Parcel #: 5103 033

Reading and Adoption

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

Date of Action: 11/8/2011

Motion By: Mike Royal

Seconded By: Joseph Hughes

Voting Carried: 3 Aye(s), 0 No(s)

Action Taken: Tabled Until 12/14/2011

Action Certified by: Michael Jenness

Title: Development Review Manager

Date Certified: 11/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00072

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 INTERIOR DRIVEWAY WIDTH FROM 11 FT TO 36 FT
Applicant Name: BRENT MOYE
Development Type: Automotive Car Wash
Ordinance: DRIVEWAY WIDTH
Code Section: ZR1001-2D Interior Driveway
Property Address: 3445 CENTERVILLE HWY, SNELLVILLE, GA 30039
Parcel #: 6020 284

Reading and Adoption

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

Date of Action: 11/8/2011
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

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

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 11/8/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00073

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 SIDE YARD PARKING PERCENTAGE MORE THAN 20% IN AN OVERLAY DISTRICT

Applicant Name: BRENT MOYE

Development Type: Automotive Car Wash

Ordinance: Parking Percentage

Code Section: ZR1315.2.3.3C Parking % located in rear yard ZR1315.2.3.3C Parking % located in rear yard

Property Address: 3445 CENTERVILLE HWY, SNELLVILLE, GA 30039

Parcel #: 6020 284

Reading and Adoption

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

Date of Action: 11/8/2011

Motion By: Mike Royal

Seconded By: Joseph Hughes

Voting Carried: 3 Aye(s), 0 No(s)

Action Taken: Approved with Conditions

1. 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.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 11/8/2011



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RESOLUTION

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CASE NUMBER : ZVR2011-00074

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 (CANOPY) TO BE LOCATED IN A SIDE YARD
Applicant Name: BRENT MOYE
Development Type: Automotive Car Wash
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 3445 CENTERVILLE HWY, SNELLVILLE, GA 30039
Parcel #: 6020 284

Reading and Adoption

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

Date of Action: 11/8/2011
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. 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.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 11/8/2011



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CASE NUMBER : ZVR2011-00075

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 5 FT TO 20 FT AT A 5 FT SETBACK FROM RIGHT-OF-WAY

Applicant Name: JULIE BREWER

Development Type: Ground Sign

Ordinance: Ground Sign Height Increase

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

Property Address: 3590 BRASELTON HWY, DACULA, GA 30019

Parcel #: 3002 035

Reading and Adoption

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

Date of Action: 11/8/2011

Motion By: Mike Royal

Seconded By: Joseph Hughes

Voting Carried: 3 Aye(s), 0 No(s)

Action Taken: Approved with Conditions

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

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 11/8/2011



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CASE NUMBER : ZVR2011-00076

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 6 FT INTO THE 40 FT REAR YARD SETBACK
Applicant Name: RICK WALDEN
Development Type: Sun Room and Deck Addition
Ordinance: Rear Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 562 JOHN STEWART PL, SUWANEE, GA 30024
Parcel #: 7086 463

Reading and Adoption

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

Date of Action: 11/8/2011
Motion By: Joseph Hughes
Seconded By: Jim Nash
Voting Carried: 3 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: 11/8/2011



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CASE NUMBER : ZVR2011-00077

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 INTERIOR DRIVEWAY WIDTH FROM 10 FT TO MAXIMUM 75.6 FT
Applicant Name: MICHELLE ROTHMEIER
Development Type: Convenience Store
Ordinance: Interior Driveway Width Plus OR Minus
Code Section: ZR1001-2D Interior Driveway
Property Address: 7140 BUFORD HWY, DORAVILLE, GA 30340
Parcel #: 6247 404

Reading and Adoption

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

Date of Action: 11/8/2011
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Final architectural design, construction and color of the sign shall be consistent with the architectural drawings submitted at the November 8th, 2011 Zoning Board of Appeals hearing.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 11/8/2011



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CASE NUMBER : ZVR2011-00078

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: CANOPY SIGN INCREASE FROM 8 SQ FT TO 16 SQ FT
Applicant Name: MICHELLE ROTHMEIER
Development Type: Convenience Store
Ordinance: Canopy Sign Area/Size
Code Section: SO86-117.A.1 Canopy Signs
Property Address: 7140 BUFORD HWY, DORAVILLE, GA 30340
Parcel #: 6247 404

Reading and Adoption

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

Date of Action: 11/8/2011
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Final architectural design, construction and color of the sign shall be consistent with the architectural drawings submitted at the November 8th, 2011 Zoning Board of Appeals hearing.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 11/8/2011