

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

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	Absent	Absent	
John Fanning	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Conditions
Mike Royal	District 3	Absent	Absent	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 12/14/2011
Motion By: Wayne Knox
Seconded By: John Fanning
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS WITHIN 30 DAYS OF THE VARIANCE ACTION.
2. THE VARIANCE SHALL EXPIRE 24 MONTHS FROM THE APPROVAL DATE.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00079

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 STRUCTURES (STORAGE BUILDING) TO BE LOCATED IN A SIDE YARD.

Applicant Name: PUCKETT JOEL RAY

Development Type: Accessory Structure or Use

Ordinance: Accessory Structure or Use Yard Location

Code Section: ZR0600 Accessory Structures or Uses

Property Address: 3293 NORTH BOGAN RD, BUFORD, GA 30519

Parcel #: 7265 010

Reading and Adoption

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

Date of Action: 12/14/2011

Motion By: Joseph Hughes

Seconded By: John Fanning

Voting Carried: 3 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.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00080

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 TWO GROUND SIGNS ON A SINGLE ROAD FRONTAGE
Applicant Name: RAINIE KRAHN
Development Type: Ground Sign
Ordinance: Ground Sign Quantity Increase
Code Section: SO86-114A Residential Ground Sign Area
Property Address: 3180 SATELLITE BLVD, DULUTH, GA 30096
Parcel #: 6206 019

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Absent	Absent	
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	Present	Aye	

Date of Action: 12/14/2011
Motion By: John Fanning
Seconded By: Joseph Hughes
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE VARIANCE IS INTENDED TO REMEDY THE LINE OF SITE ISSUE FOR THE CURRENT TENANT. ANY OCCUPANT CHANGE OR USE OF OCCUPANCY SHALL RENDER THE VARIANCE NO LONGER VALID.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00081

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 ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 200 SQ. FT. TO 366 SQ. FT.
Applicant Name: CLINTON MOSELEY
Development Type: Wall Sign
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Area
Property Address: 875 LAWRENCEVILLE SUWANEE RD, LAWRENCEVILLE, GA 30043
Parcel #: 7008 004

Reading and Adoption

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

Date of Action: 12/14/2011
Motion By: Joseph Hughes
Seconded By: John Fanning
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE INCREASE IN WALL SIGN SQUARE FOOTAGE SHALL BE FOR THE FRONT ELEVATION ONLY.
2. THE TOTAL AGGREGATE SQUARE FOOTAGE FOR ALL WALL SIGNAGE SHALL NOT EXCEED 400 SQ FT.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/14/2011



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2011-00082

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 MAXIMUM NUMBER OF PARKING SPACES FROM 199 TO 328
Applicant Name: MARK KILBY
Development Type: School
Ordinance: Parking Quantity
Code Section: ZR1002 Parking Space Quantity
Property Address: 5515 TRIANGLE PKWY, NORCROSS, GA 30092
Parcel #: 6302 121

Reading and Adoption

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

Date of Action: 12/14/2011
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Tabled Until 1/10/2012

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/14/2011



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RESOLUTION

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CASE NUMBER : ZVR2011-00083

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 11 FT INTO THE 40 FT REAR YARD SETBACK
Applicant Name: CHUKWUDIKE EMUWA
Development Type: Single-Family Dwelling
Ordinance: Rear Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 952 GARDEN MEADOWS CIR, LOGANVILLE, GA 30052
Parcel #: 5099 114

Reading and Adoption

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

Date of Action: 12/14/2011
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE APPROVAL OF THE VARIANCE SHALL BE FOR AN ENCROACHMENT ONLY AND THE EXISTING BUILDING LINE SHALL REMAIN IN PLACE.
2. THE ENCROACHMENT SHALL INCLUDE ALL ROOF OVERHANGS.
3. THE APPLICANT SHALL OBTAIN ALL REQUIRED PERMITS WITHIN 30 DAYS OF THE VARIANCE ACTION AND ALL CONSTRUCTION/INSPECTIONS SHALL BE COMPLETE WITHIN 120 DAYS OF THE ISSUANCE OF THE BUILDING PERMIT.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/14/2011



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RESOLUTION

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CASE NUMBER : ZVR2011-00084

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 AGGREGATE TOTAL OF WALL SIGNAGE ALLOWED FROM 200 SQ. FT. TO 232.93 SQ. FT.
Applicant Name: DANNY LANKFORD
Development Type: Wall Sign
Ordinance: Wall Sign Aggregate Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Aggregate Area
Property Address: 875 LAWRENCEVILLE SUWANEE RD, LAWRENCEVILLE, GA 30043
Parcel #: 7008 004

Reading and Adoption

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

Date of Action: 12/14/2011
Motion By: Joseph Hughes
Seconded By: John Fanning
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE INCREASE IN WALL SIGN SQUARE FOOTAGE SHALL BE FOR THE FRONT ELEVATION ONLY
2. THE TOTAL AGGREGATE SQUARE FOOTAGE FOR ALL WALL SIGNAGE SHALL NOT EXCEED 232.93 SQ FT.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/14/2011



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CASE NUMBER : ZVR2011-00085

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 ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 100 SQ. FT. TO 133.07 SQ. FT.
Applicant Name: DANNY LANKFORD
Development Type: Wall Sign
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Area
Property Address: 875 LAWRENCEVILLE SUWANEE RD, LAWRENCEVILLE, GA 30043
Parcel #: 7008 004

Reading and Adoption

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

Date of Action: 12/14/2011
Motion By: Joseph Hughes
Seconded By: John Fanning
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE INCREASE IN WALL SIGN SQUARE FOOTAGE SHALL BE FOR THE FRONT ELEVATION ONLY.
2. THE TOTAL AGGREGATE SQUARE FOOTAGE FOR ALL WALL SIGNAGE SHALL NOT EXCEED 232.93 SQ FT.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/14/2011



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CASE NUMBER : ZVR2011-00086

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 TWO GROUND SIGNS ON A SINGLE ROAD FRONTAGE
Applicant Name: ALSTON & BIRD LLP
Development Type: Ground Sign
Ordinance: Ground Sign Quantity Increase
Code Section: SO86-114A Non-Residential Ground Sign Quantity
Property Address: 2442 PLEASANT HILL RD, DULUTH, GA 30096
Parcel #: 6236 212

Reading and Adoption

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

Date of Action: 12/14/2011
Motion By: John Fanning
Seconded By: Joseph Hughes
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Tabled Until 1/10/2012

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/14/2011



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CASE NUMBER : ZVR2011-00087

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 100 SQ FT TO 156.8 SQ FT
Applicant Name: ALSTON & BIRD LLP
Development Type: Ground Sign
Ordinance: Ground Sign Area/Size Increase
Code Section: SO86-114A Non-Residential Ground Sign Quantity
Property Address: 2442 PLEASANT HILL RD, DULUTH, GA 30096
Parcel #: 6236 212

Reading and Adoption

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

Date of Action: 12/14/2011
Motion By: John Fanning
Seconded By: Joseph Hughes
Voting Carried: 3 Aye(s), 0 No(s)
Action Taken: Tabled Until 1/10/2012

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 12/14/2011