

The January 11, 2011 Zoning Board of Appeals meeting is cancelled. All of the cases scheduled for this meeting will be heard at the February 8, 2011 ZBA meeting.

**ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30045
HEARING DATE: January 11, 2011
PUBLIC HEARING AT 6:30 P.M.**

CASE NUMBER	ZVR2010-00079
APPLICANT	JOE ETO
LOCATION	1925 GLENN CLUB DR., STONE MOUNTAIN
ZIP CODE	30087
ZONING	C-2
MRN (DIST, LL, PARCEL)	R6061 129
PROPOSED DEVELOPMENT	EVENT FACILITY
VARIANCE TYPE	PARKING QUANTITY
VARIANCE REQUEST	REDUCTION OF REQUIRED NUMBER OF PARKING SPACES FROM 400 TO 84.
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2011-00001
APPLICANT	PHILLIP G. PICKENS
LOCATION	5848 KINGSWOOD COURT, NORCROSS
ZIP CODE	30093
ZONING	R-75
MRN (DIST, LL, PARCEL)	R6163 187
PROPOSED DEVELOPMENT	STORAGE BUILDING
VARIANCE TYPE	ACCESSORY STRUCTURE OR USE YARD LOCATION
VARIANCE REQUEST	ALLOW ACCESSORY STRUCTURE (STORAGE BUILDING) TO BE LOCATED IN A SIDE YARD
COMMISSION DISTRICT	2

CASE NUMBER	ZVR2011-00002
APPLICANT	ANCHOR SIGN INC.
LOCATION	4100 FIVE FORKS TRICKUM ROAD, LILBURN
ZIP CODE	30047
ZONING	C-2
MRN (DIST,LL,PARCEL)	R6090 083
PROPOSED DEVELOPMENT	WALL SIGN
VARIANCE TYPE	WALL SIGN AREA INCREASE
VARIANCE REQUEST	INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ. FT. TO 171.7 SQ. FT.
COMMISSION DISTRICT	3

CASE NUMBER ZVR2011-00003
APPLICANT GARY HARVIN
LOCATION 4185 WOODWARD MILL ROAD, BUFORD
ZIP CODE 30518
ZONING R-75
MRN (DIST,LL,PARCEL) R7232 003
PROPOSED DEVELOPMENT GARAGE
VARIANCE TYPE ACCESSORY STRUCTURE OR USE YARD
LOCATION
VARIANCE REQUEST ALLOW ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN A SIDE YARD
COMMISSION DISTRICT 4

CASE NUMBER ZVR2011-00004
APPLICANT PRESBYTERY OF GREATER ATLANTA
C/O MILL CREEK CONSULTANTS
LOCATION 5152 BRASELTON HIGHWAY, HOSCHTON
ZIP CODE 30548
ZONING RA-200
MRN (DIST,LL,PARCEL) R3004 005
PROPOSED DEVELOPMENT PARKING LOT
VARIANCE TYPE PARKING LOT PAVING
VARIANCE REQUEST ALLOW GRAVEL PARKING IN LIEU OF PAVED
SURFACE PARKING
COMMISSION DISTRICT 4

CASE NUMBER ZVR2011-00005
APPLICANT INTEGRITY ENGINEERING & DEVELOPMENT
SERVICES, INC.
LOCATION 3393 SUGARLOAF PKWY., LAWRENCEVILLE
ZIP CODE 30044
ZONING C-2
MRN (DIST,LL,PARCEL) R5084 441
PROPOSED DEVELOPMENT GROUND SIGN
VARIANCE TYPE GROUND SIGN HEIGHT INCREASE
VARIANCE REQUEST INCREASE GROUND SIGN HEIGHT FROM 10 FT.
TO 20 FT. AT AN 11.3 FT. SETBACK
COMMISSION DISTRICT 4

CASE NUMBER	ZVR2011-00006
APPLICANT	HJL ENTERPRISES, LLC
LOCATION	1700 WINDER HIGHWAY, LAWRENCEVILLE
ZIP CODE	30043
ZONING	C-2
MRN (DIST,LL,PARCEL)	R5242 023
PROPOSED DEVELOPMENT	PARKING LOT
VARIANCE TYPE	PARKING LOT PAVING
VARIANCE REQUEST	ALLOW GRAVEL PARKING IN LIEU OF PAVED SURFACE PARKING
COMMISSION DISTRICT	4

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

CASE NUMBER : **ZVR2010-00079**
ZONING : C-2
LOCATION : 1925 GLENN CLUB DRIVE, STONE MOUNTAIN
MAP NUMBER : R6061 129
PROPOSED DEVELOPMENT : EVENT FACILITY
VARIANCE REQUESTED : REDUCTION OF REQUIRED NUMBER OF
PARKING SPACES FROM 400 TO 84
COMMISSION DISTRICT :(3) BEAUDREAU

APPLICANT: JOE N. ETO
5883 HERITAGE LANE
STONE MOUNTAINE, GA 30087

CONTACT: JOE ETO PHONE: 770.875.4557

OWNER: JOE N. ETO
5883 HERITAGE LANE
STONE MOUNTAINE, GA 30087

ZONING HISTORY:

The subject property is a 1.5 acre C-2 zoned tract (per REZ1990-00081 and SUP1990-00048) with an existing 25,985 sq. ft. building. The adjacent tracts are zoned C-2.

DEPARTMENT ANALYSIS:

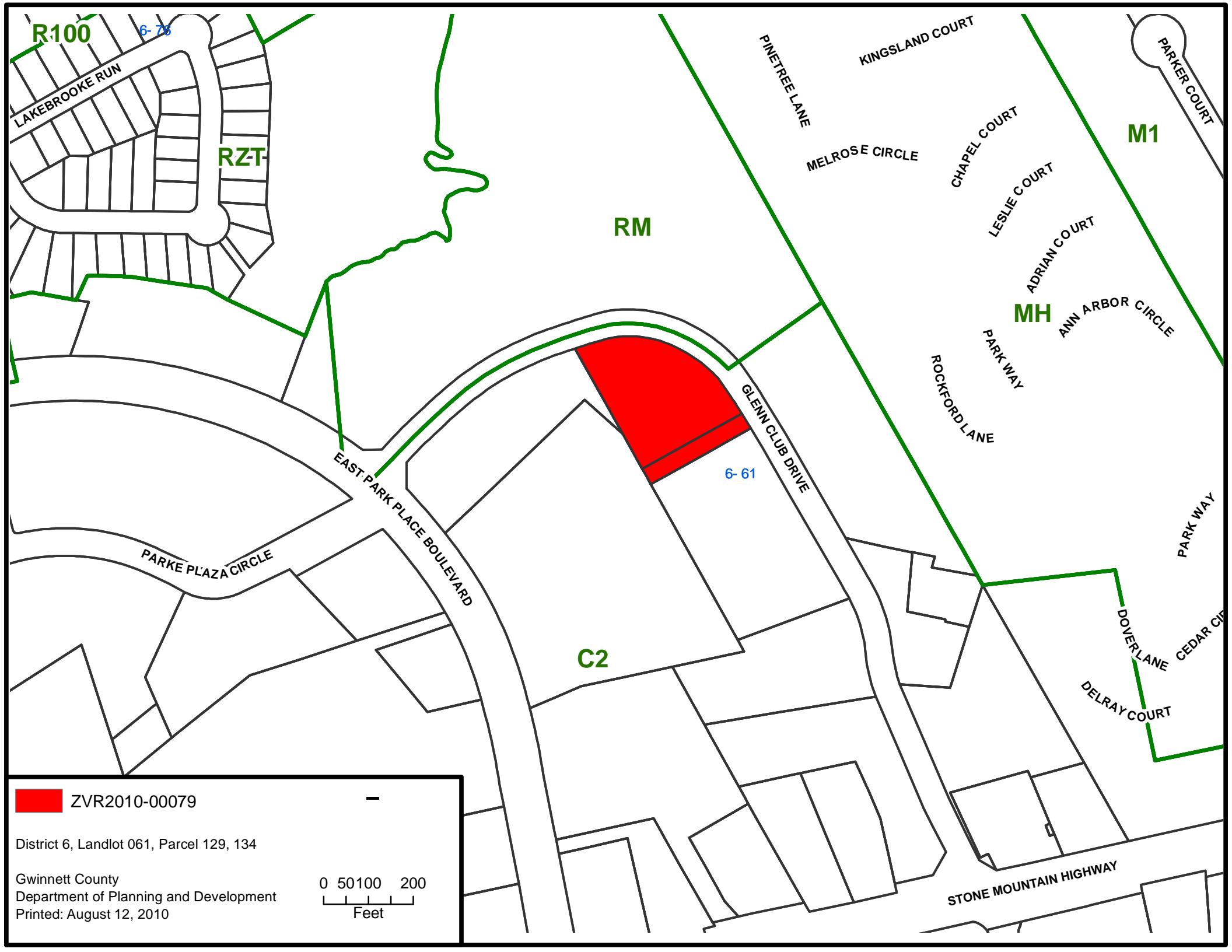
The applicant is seeking approval of a variance to reduce the required number of parking spaces from 400 to 84 for an event facility. The applicant's letter of intent states that the subject property was developed in 1991 and has 84 existing parking spaces. The developer is currently remodeling the building and states that the intent is to employ valet parking attendants and the Gwinnett County Police Department, at their expense, to ensure that there will be no parking violations on the property.

Staff notes that the applicant has received approval from the Gwinnett County Fire Marshal for 3 assembly rooms totaling 15,974 sq. ft. The Zoning Resolution requires minimum parking for "Public assembly without fixed seating" be calculated at 1 space per 40 sq. ft. used for seating (400 spaces) and a maximum of 1 space per 20 sq. ft. used for seating (799 spaces).

The applicant was issued a building permit for interior demolition in 2009 (BLD 2009-03246) and issued an interior finish permit in 2010 (BLD2009-06291).

This application is the result of a citizen complaint to the Department of Planning and Development.

This application was tabled on December, 15, 2010 to the January 11, 2011 hearing.



R100

6-78

RZT


RM

M1

MH

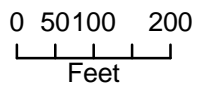
C2

6-61

 ZVR2010-00079

District 6, Landlot 061, Parcel 129, 134

Gwinnett County
Department of Planning and Development
Printed: August 12, 2010



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

CASE NUMBER : **ZVR2011-00001**
ZONING : R-75
LOCATION : 5848 KINGSWOOD COURT, NORCROSS
MAP NUMBER : R6163 187
PROPOSED DEVELOPMENT : STORAGE BUILDING
VARIANCE REQUESTED : ALLOW ACCESSORY STRUCTURE
(STORAGE BUILDING) TO BE LOCATED IN A
SIDE YARD
COMMISSION DISTRICT : (2) HOWARD

APPLICANT: PHILLIP G. PICKENS
5848 KINGSWOOD COURT
NORCROSS GA 30093

CONTACT: PHIL PICKENS PHONE: 770.833.6727

OWNER: PHILLIP G. & SUZANNE PICKENS
5848 KINGSWOOD COURT
NORCROSS GA 30093

ZONING HISTORY:

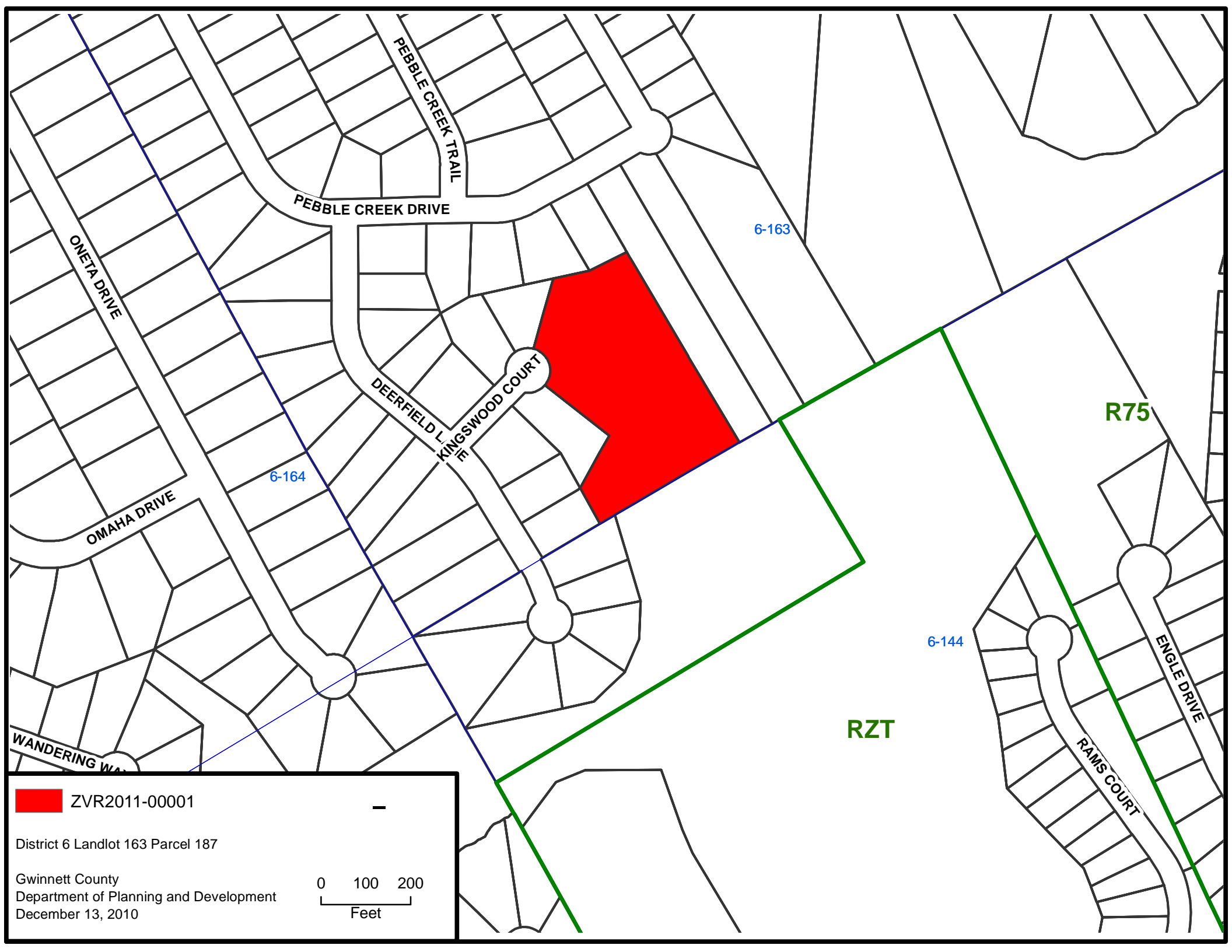
The subject property is a 3.41 acre R-75 zoned lot with a single-family dwelling in the Pebble Creek subdivision. The adjacent lots are R-75 with single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval to build a 30 x 24 storage building in the side yard. The applicant’s letter of intent states that he proposes to construct the building on a flat clear area in the side yard. The applicant indicates that the lot is heavily wooded and that this location minimizes environmental impacts and makes the best use of the natural surroundings and topography.

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

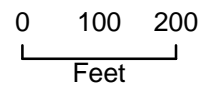
- 1. The encroachments shall include all roof overhangs.**
- 2. The architectural elevations shall be consistent with the treatments and color of the existing dwelling.**



 ZVR2011-00001

District 6 Landlot 163 Parcel 187

Gwinnett County
Department of Planning and Development
December 13, 2010



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

CASE NUMBER : **ZVR2011-00002**
ZONING : C-2
LOCATION : 4100 FIVE FORKS TRICKUM RD., LILBURN
MAP NUMBER : R6090 083
PROPOSED DEVELOPMENT : WALL SIGN
VARIANCE REQUESTED : INCREASE ALLOWABLE SIGN AREA ON FRONT
ELEVATION FROM 60 SQ. FT. TO 171.7 SQ. FT
COMMISSION DISTRICT : (3) BEAUDREAU

APPLICANT: ANCHOR SIGN, INC.
2200 DISCHER AVENUE
CHARLESTON SC 29405

CONTACT: DULCIE LIVINGSTON PHONE: 843.576.3268

OWNER: JOHN HARDY JONES
2855 LAWRENCEVILLE SUWANEE RD #760-324
SUWANEE GA 30024

ZONING HISTORY:

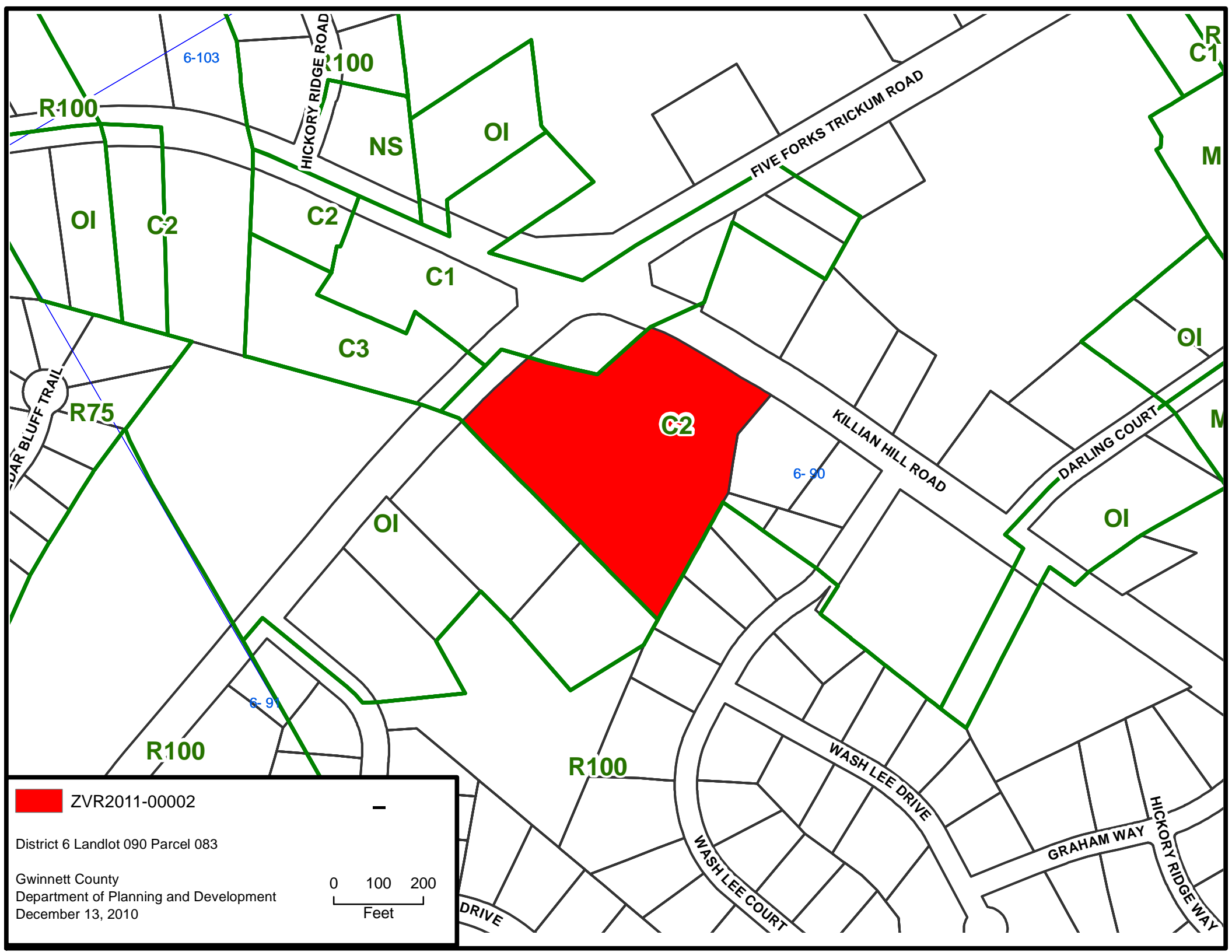
The subject property is a 5.26 acre C-2 zoned tract (per REZ1978-00002 and SUP1997-00003) with road frontage on Five Forks Trickum Road and Killian Hill Road. The adjacent tracts are zoned C-1, C-2, and O-1 with R-100 tracts to the southeast.


DEPARTMENT ANALYSIS:

The applicant is representing Dollar Tree, a tenant occupying 10,140 square feet in the Five Forks Shopping Center. The applicant is seeking approval of a variance to increase the allowable sign area on the front elevation from 60 square feet to 171.7 square feet. The letter of intent states that the increase in sign area is needed due to limited visibility of the store front. The applicant further states that approval of this variance request will not adversely affect the surrounding properties and has submitted letters of approval from adjacent properties that do not object to the increase in signage. The Gwinnett County Sign Ordinance allows a maximum total of 60 square feet per any one elevation with an aggregate total of 120 square feet for all building elevations.

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

- 1. The increase in wall sign square footage shall be for the front elevation only.**
- 2. The total aggregate square footage for wall signage shall be 171.7 square feet.**



 ZVR2011-00002

District 6 Landlot 090 Parcel 083

Gwinnett County
Department of Planning and Development
December 13, 2010

0 100 200
Feet

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

CASE NUMBER : **ZVR2011-00003**
ZONING : R-75
LOCATION : 4185 WOODWARD MILL ROAD, BUFORD
MAP NUMBER : R7232 003
PROPOSED DEVELOPMENT : GARAGE
VARIANCE REQUESTED : ALLOW ACCESSORY STRUCTURE (GARAGE)
TO BE LOCATED IN A SIDE YARD
COMMISSION DISTRICT : (4) HEARD

APPLICANT: GARY HARVIN
PO BOX 382
BRASELTON GA 30517

CONTACT: GARY HARVIN PHONE: 678.640.5500

OWNER: MTI WHIRLPOOLS
670 NORTH PRICE ROAD
SUGAR HILL GA 30618

ZONING HISTORY:

The subject property is a 1.073 acre R-75 zoned lot with a single-family dwelling. The adjacent lots are R-75.

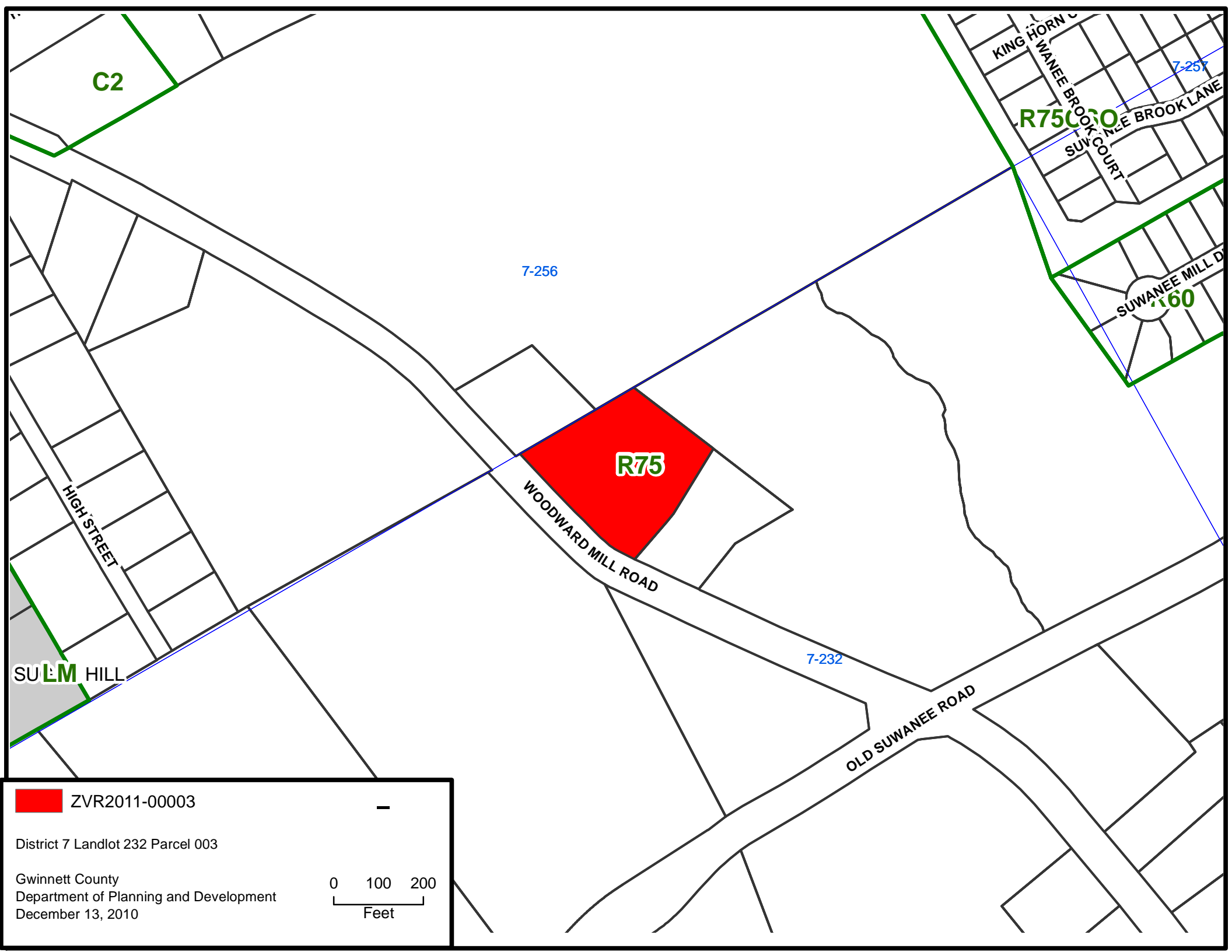
DEPARTMENT ANALYSIS:

The applicant is seeking approval to allow an accessory structure (garage) to be located in a side yard. The applicant's letter of intent states the owner's intentions are to demolish the existing house and construct a new home with a detached garage on the side yard. The applicant also states that the owner attempted to purchase a 1.0 acre portion of property from the adjoining property owner for the proposed garage but was unsuccessful.

This application is the result of the submittal of an exemption plat revision.

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.**



C2

R75C30

R75

R160

7-256

7-257

7-232

HIGH STREET

WOODWARD MILL ROAD

OLD SUWANEE ROAD

KING HORN

WANE BROOK

NEE BROOK LANE

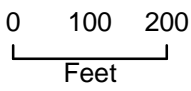
SUWANE MILL DRIVE

SUWANEE HILL

ZVR2011-00003

District 7 Landlot 232 Parcel 003

Gwinnett County
Department of Planning and Development
December 13, 2010



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

CASE NUMBER : **ZVR2011-00004**
ZONING : RA-200
LOCATION : 5152 BRASELTON HWY., HOSCHTON
MAP NUMBER : R3004 005
PROPOSED DEVELOPMENT : PARKING LOT
VARIANCE REQUESTED : ALLOW GRAVEL PARKING IN LIEU OF PAVED
SURFACE PARKING
COMMISSION DISTRICT : (4) HEARD

APPLICANT: PRESBYTERY OF GREATER ATLANTA
c/o MILL CREEK CONSULTING
4480 COMMERCE DRIVE, SUITE A
BUFORD GA 30518

CONTACT: MITCH PEEVY PHONE: 770.614.6511

OWNER: PRESBYTERY OF GREATER ATLANTA
5152 BRASELTON HWY.
HOSCHTON GA 30548

ZONING HISTORY:

The subject property is a 11.57 acre RA-200 zoned tract with an existing church facility. The adjacent tracts are RA-200 and R-100 with single-family dwellings. The subject property is located within the Georgia Highway 124/324 Hamilton Mill Overlay District.

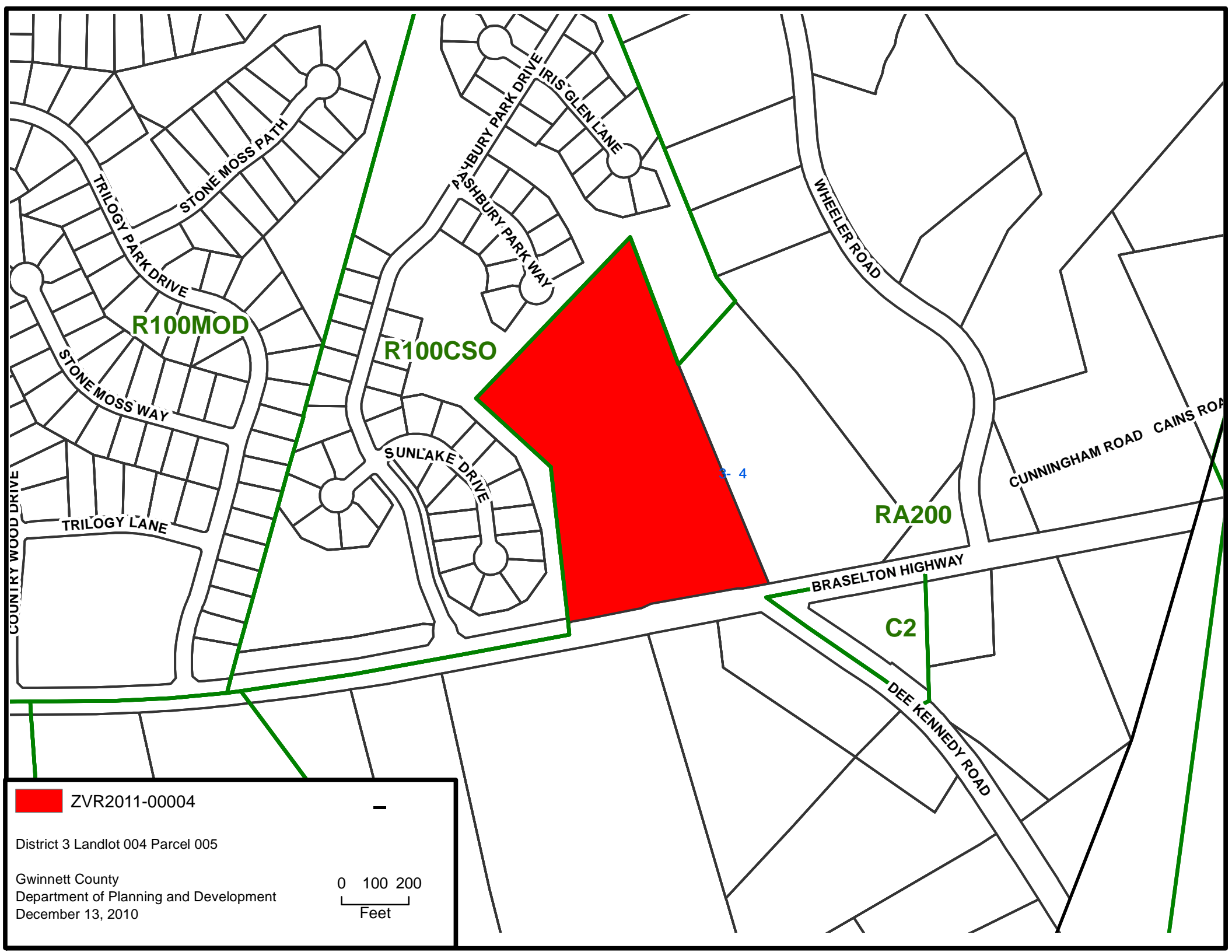
DEPARTMENT ANALYSIS:


The applicant is seeking approval to allow gravel parking in lieu of paved parking. The applicant's letter of intent states the church is growing and is experiencing overflow parking problems during services held at the facility. The proposed site plan indicates the gravel parking area will be for an additional 62 parking spaces.

In 2008 the Board granted a variance request to allow temporary gravel parking for a 24 month period (ZVR2008-00064). This variance expired before the church could raise the necessary funds to complete the paved parking area.

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

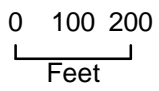
- 1. The gravel parking shall be for a period of 2 years, starting with the date of issuance of a development permit for the gravel parking lot.**
- 2. At the end of the 2 year period, the applicant shall pave the entire parking area, eliminate the parking area, including removal of all gravel, or apply for a new variance.**



 ZVR2011-00004

District 3 Landlot 004 Parcel 005

Gwinnett County
Department of Planning and Development
December 13, 2010



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

CASE NUMBER : **ZVR2011-00005**
ZONING : C-2
LOCATION : 3393 SUGARLOAF PKWY., LAWRENCEVILLE
MAP NUMBER : R5084 441
PROPOSED DEVELOPMENT : GROUND SIGN
VARIANCE REQUESTED : INCREASE GROUND SIGN HEIGHT FROM 10 FT.
TO 20 FT. AT AN 11.3 FT. SETBACK
COMMISSION DISTRICT : (4) HEARD

APPLICANT: INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC.
3615 BRASELTON HIGHWAY, SUITE 203
DACULA GA 30019

CONTACT: WAYLON HOGE, PE PHONE: 678.546.0446

OWNER: SUGARLOAF/FIVE FORKS PARTNERS, LLC
1505 LAKES PARKWAY, SUITE 130
LAWRENCEVILLE GA 30043

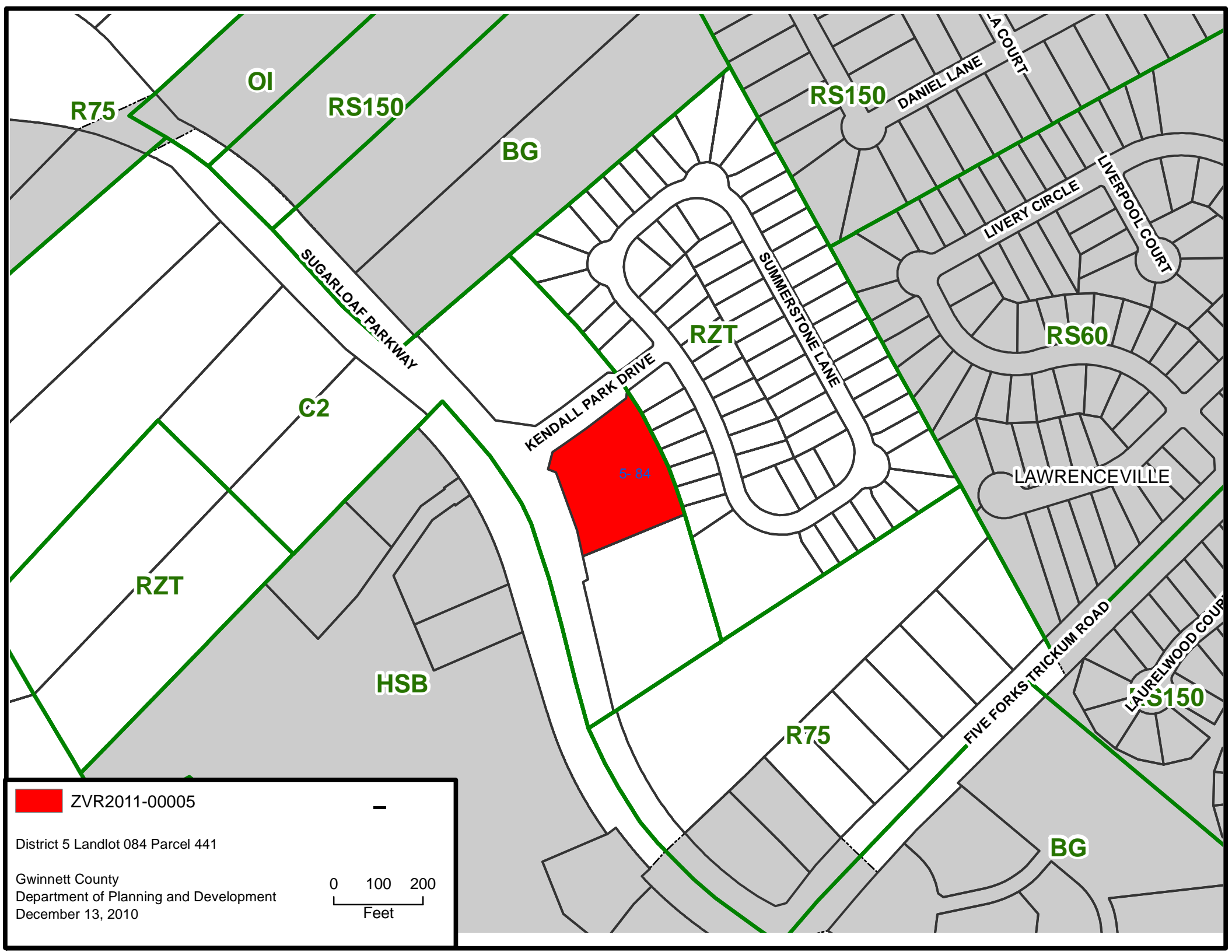
ZONING HISTORY:


The subject property is an undeveloped 1.42 acre C-2 zoned tract (per CIC2006-00004). The adjacent tract is zoned C-2 with R-100 lots to the east.

DEPARTMENT ANALYSIS:

The applicant is representing the property owner who is seeking approval of a variance to increase the height of a ground sign from 10' to 20' at a 11.3' setback from the right-of-way for a proposed 3,910 square foot McDonald's restaurant on the corner of Sugarloaf Parkway and Kendall Park Drive. The applicant's letter of intent states that the ground sign placement is limited due to existing utility easements along both road frontages and the sign would be located within a utility easement at a 20' setback.

The Gwinnett County Sign Ordinance requires that a sign 20 feet in height be located no closer than 20 feet from any right-of-way.



 ZVR2011-00005

District 5 Landlot 084 Parcel 441

Gwinnett County
Department of Planning and Development
December 13, 2010

0 100 200
Feet

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

CASE NUMBER : **ZVR2011-00006**
ZONING : C-2
LOCATION : 1700 WINDER HIGHWAY, LAWRENCEVILLE
MAP NUMBER : R5242 023
PROPOSED DEVELOPMENT : PARKING LOT
VARIANCE REQUESTED : ALLOW GRAVEL PARKING IN LIEU OF PAVED
SURFACE PARKING
COMMISSION DISTRICT : (4) HEARD

APPLICANT: HJL ENTERPRISES, LLC
4080 MCGINNIS FERRY RD., STE. 1402
ALPHARETTA GA 30005

CONTACT: PENN HODGE PHONE: 678.928.1516

OWNER: HJL ENTERPRISES, LLC
4080 MCGINNESS FERRY RD., STE. 1402
ALPHARETTA GA 30005

ZONING HISTORY:

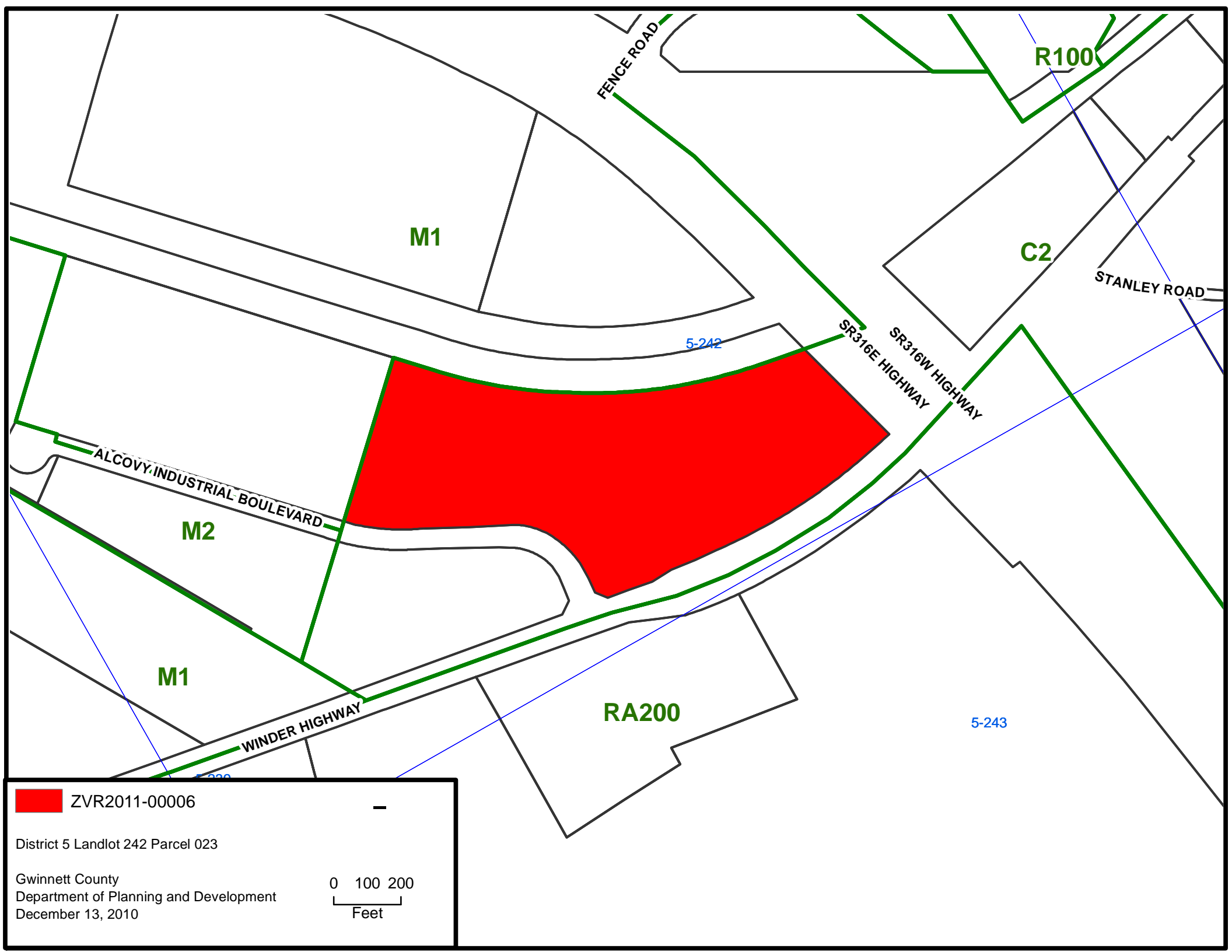
The subject property is a 16.03 acre C-2 zoned tract (per REZ1985-00134; SUP2007-00043 and CIC2007-00012) with an existing Shopping Center, located at the intersection of Winder Highway and State Route 316. The adjacent tract is zoned M-1 with an existing office/warehouse building.


DEPARTMENT ANALYSIS:

The applicant is seeking approval to allow gravel parking in lieu of paved surface parking. The applicant's letter of intent states that the shopping center is experiencing overflow parking problems during the weekends. The proposed overflow parking area will be located within one of the undeveloped outparcels.

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

- 1. The gravel parking shall be for a period of 2 years, starting from the date of issuance of a development permit for the gravel parking lot.**
- 2. At the end of the 2 year period, the applicant shall pave the entire parking area, eliminate the parking area, including removal of all gravel, or apply for new a variance.**



 ZVR2011-00006

District 5 Landlot 242 Parcel 023

Gwinnett County
Department of Planning and Development
December 13, 2010

