

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in February 2012



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 : ZVR2012-00008

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 4.5 FT INTO THE 5 FT ACCESSORY STRUCTURE SETBACK
Applicant Name: ANA CANALES
Development Type: Accessory Structure or Use
Ordinance: Accessory Structure Setback Encroachment
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 875 ASHLAND PARK WAY, LAWRENCEVILLE, GA 30045
Parcel #: 5206 237

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 | Present | Aye | |
| Mike Royal | District 3 | Present | Aye | |
| Joseph Hughes | District 4 | Present | Aye | Approve with Conditions |

Date of Action: 2/14/2012
Motion By: Joseph Hughes
Seconded By: Mike Royal
Voting Carried: 4 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. ALL CONSTRUCTION SHALL COMPLY WITH CURRENT BUILDING CODE REQUIREMENTS.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/14/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00011

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 50 % INCREASE IN TOTAL AGGREGATE SIGN SQUARE FOOTAGE
Applicant Name: O'REILLY AUTOMOTIVE STORES, INC
Development Type: Wall Sign
Ordinance: Wall Sign Aggregate Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Aggregate Area
Property Address: 2815 LAWRENCEVILLE SUWANEE RD, SUWANEE, GA 30024
Parcel #: 7152 052

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 | Present | Aye | |
| Mike Royal | District 3 | Present | Aye | Table |
| Joseph Hughes | District 4 | Present | Aye | |

Date of Action: 2/14/2012
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Tabled Until 3/13/2012

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/14/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00012

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 PER ELEVATION (FRONT/SIDE) FROM 60 SQ. FT. TO 123.87 SQ. FT.
Applicant Name: O'REILLY AUTOMOTIVE STORES, INC
Development Type: Wall Sign
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Area
Property Address: 2815 LAWRENCEVILLE SUWANEE RD, SUWANEE, GA 30024
Parcel #: 7152 052

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 | Present | Aye | |
| Mike Royal | District 3 | Present | Aye | Table |
| Joseph Hughes | District 4 | Present | Aye | |

Date of Action: 2/14/2012
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Tabled Until 3/13/2012

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/14/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00013

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 AN ACCESSORY STRUCTURE (POOL) TO BE LOCATED IN A SIDE YARD
Applicant Name: MICAH ROGERS
Development Type: Accessory Structure or Use
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 330 HAMBRIDGE CT, LAWRENCEVILLE, GA 30043
Parcel #: 7068 118

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 | Present | Aye | |
| Mike Royal | District 3 | Present | Abstain | |
| Joseph Hughes | District 4 | Present | Aye | Approve |

Date of Action: 2/14/2012
Motion By: Joseph Hughes
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: 2/14/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00014

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 16 FT INTO THE 35 FT FRONT YARD SETBACK
Applicant Name: SALEEM MEHAL
Development Type: Carport Addition
Ordinance: Front Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 1151 BAILING DR, LAWRENCEVILLE, GA 30043
Parcel #: 7033 009

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 | Present | Aye | Approve with Conditions |
| Mike Royal | District 3 | Present | Aye | |
| Joseph Hughes | District 4 | Present | Aye | |

Date of Action: 2/14/2012
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE ENCROACHMENT SHALL INCLUDE ALL ROOF OVERHANGS.
2. THE APPLICANT SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION.
3. 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: 2/14/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00015

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 AN ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE LOCATED IN A FRONT YARD
Applicant Name: SAMUEL P. TAPLEY
Development Type: Accessory Structure or Use
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 2470 LANSLOWNE CT, LAWRENCEVILLE, GA 30044
Parcel #: 7002 099

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 | Present | Aye | |
| Mike Royal | District 3 | Present | Aye | |
| Joseph Hughes | District 4 | Present | Aye | Approve with Conditions |

Date of Action: 2/14/2012
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 4 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. THERE SHALL BE NO RESIDENTIAL OCCUPANCY IN THE DWELLING (DETACHED GARAGE).

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/14/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00016

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 PER ELEVATION (FRONT/SIDE) FROM 60 SQ. FT. TO 103.75 SQ. FT.
Applicant Name: RON WRIGHT
Development Type: Wall Sign
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Area
Property Address: 6050 PEACHTREE PKWY, NORCROSS, GA 30092
Parcel #: 6274 051

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 | Present | Aye | Approve with Conditions |
| Mike Royal | District 3 | Present | Aye | |
| Joseph Hughes | District 4 | Present | Aye | |

Date of Action: 2/14/2012
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 4 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 BE 135 SQ. FT.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/14/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00017

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 12.5 % INCREASE IN TOTAL AGGREGATE SIGN SQUARE FOOTAGE.
Applicant Name: RON WRIGHT
Development Type: Wall Sign
Ordinance: Wall Sign Aggregate Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Aggregate Area
Property Address: 6050 PEACHTREE PKWY, NORCROSS, GA 30092
Parcel #: 6274 051

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 | Present | Aye | Approve with Conditions |
| Mike Royal | District 3 | Present | Aye | |
| Joseph Hughes | District 4 | Present | Aye | |

Date of Action: 2/14/2012
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 4 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 BE 135 SQ. FT.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/14/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00018

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 23 FT. INTO THE 40 FT. REAR YARD SETBACK.
Applicant Name: SARRAN MARSHALL
Development Type: Single-Family Dwelling Addition
Ordinance: Rear Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 3838 SONG RIVER CIR, DULUTH, GA 30097
Parcel #: 7241 145

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 | Present | Aye | Approve with Conditions |
| Mike Royal | District 3 | Present | Aye | |
| Joseph Hughes | District 4 | Present | Aye | |

Date of Action: 2/14/2012
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE APPROVAL OF THIS 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 ARCHITECTURAL ELEVATIONS SHALL BE CONSISTENT WITH THE TREATMENTS AND COLOR OF THE EXISTING RESIDENCE.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/14/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00019

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: ANA CANALES
Development Type: Single-Family Dwelling
Ordinance: Front Yard Paving Percent Increase
Code Section: ZR1001.6 Front Yard Parking/Paving Percent Maximum
Property Address: 875 ASHLAND PARK WAY, LAWRENCEVILLE, GA 30045
Parcel #: 5206 237

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 | Present | Aye | |
| Mike Royal | District 3 | Present | Aye | |
| Joseph Hughes | District 4 | Present | Aye | Table |

Date of Action: 2/14/2012
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Tabled Until 3/13/2012

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 2/14/2012