

Gwinnett County Zoning Board of Appeals Resolutions for  
cases acted upon in March 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 : ZVR2012-00011

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:** INCREASE AGGREGATE TOTAL OF WALL SIGNAGE ALLOWED FROM 120 SQ. FT. TO 240.57 SQ. FT.

**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	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Conditions
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

**Date of Action:** 3/13/2012

**Motion By:** Wayne Knox

**Seconded By:** Joseph Hughes

**Voting Carried:** 5 Aye(s), 0 No(s)

**Action Taken:** Approved with Conditions

1. THE INCREASE IN WALL SIGN SQUARE FOOTAGE SHALL BE FOR THE FRONT AND SIDE ELEVATIONS ONLY.
2. THE VARIANCE IS APPROVED FOR A TOTAL AGGREGATE SQUARE FOOTAGE OF 200 SQ. FT. AND A TOTAL OF 100 SQ. FT. PER ELEVATION (FRONT AND SIDE).
3. THE VARIANCE SHALL EXPIRE 30 DAYS AFTER VACANCY OF THE TENANT (O'REILLY AUTOMOTIVE STORES, INC.).

**Action Certified by:** Michael Jenness  
**Title:** Development Review Manager

**Date Certified:** 3/13/2012



## 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 : ZVR2012-00012

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	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Conditions
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

**Date of Action:** 3/13/2012  
**Motion By:** Wayne Knox  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. THE INCREASE IN WALL SIGN SQUARE FOOTAGE SHALL BE FOR THE FRONT AND SIDE ELEVATIONS ONLY.
2. THE VARIANCE IS APPROVED FOR A TOTAL AGGREGATE SQUARE FOOTAGE OF 200 SQ. FT. AND A TOTAL OF 100 SQ. FT. PER ELEVATION (FRONT AND SIDE).
3. THE VARIANCE SHALL EXPIRE 30 DAYS AFTER VACANCY OF THE TENANT (O'REILLY AUTOMOTIVE STORES, INC.).

**Action Certified by:** Michael Jenness  
**Title:** Development Review Manager

**Date Certified:** 3/13/2012



## 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 : ZVR2012-00019

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	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	Deny

**Date of Action:** 3/13/2012  
**Motion By:** Joseph Hughes  
**Seconded By:** Wayne Knox  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Denied

**Action Certified by:** Michael Jenness  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2012



## 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 : ZVR2012-00020

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 60 SQ. FT. TO 112 SQ. FT.  
**Applicant Name:** JOSEPH LONG  
**Development Type:** Wall Sign  
**Ordinance:** Wall Sign Area Increase  
**Code Section:** SO86-114A Non-Residential Ground Sign Area  
**Property Address:** 1500 PLEASANT HILL RD, DULUTH, GA 30096  
**Parcel #:** 6204 015

#### Reading and Adoption

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

**Date of Action:** 3/13/2012  
**Motion By:** Tim Thornberry  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 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. VARIANCE SHALL EXPIRE UPON TERMINATION OF THE TENANT LEASE.

**Action Certified by:** Michael Jenness  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2012



## 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 : ZVR2012-00021

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 8.5 FT. INTO THE 10 FT. SIDE YARD SETBACK  
**Applicant Name:** CLIFFORD K. BRAMBLE, JR.  
**Development Type:** Garage  
**Ordinance:** Side Setback Encroachment  
**Code Section:** ZR1401SY Setback/Yard  
**Property Address:** 5241 EDGERTON DR, NORCROSS, GA 30092  
**Parcel #:** 6317 108

#### *Reading and Adoption*

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

**Date of Action:** 3/13/2012  
**Motion By:** Wayne Knox  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 4/10/2012

**Action Certified by:** Michael Jenness  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2012





## 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 : ZVR2012-00022

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 FENCE HEIGHT IN A FRONT YARD FROM 4 FT. TO 5 FT.  
**Applicant Name:** VLADIMIR LUKYAN  
**Development Type:** Fence  
**Ordinance:** Fence Height Increase (Front/Side Front)  
**Code Section:** ZR0700.02 Fence/Wall Height - Front Yard  
**Property Address:** 650 BAILEY WOODS RD, DACULA, GA 30019  
**Parcel #:** 2001 091

#### *Reading and Adoption*

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

**Date of Action:** 3/13/2012  
**Motion By:** Mike Royal  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. NO PORTION OF THE FENCE SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY.

**Action Certified by:** Michael Jenness  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2012



## 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 : ZVR2012-00023

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 60 SQ. FT. TO 94 SQ. FT.

**Applicant Name:** RACETRAC PETROLEUM, INC. C/O MAHAFFEY PICKENS TUCKER, LLC

**Development Type:** Wall Sign

**Ordinance:** Wall Sign Area Increase

**Code Section:** SO86-114A Non-Residential Wall Sign Area

**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	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Conditions
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

**Date of Action:** 3/13/2012

**Motion By:** Wayne Knox

**Seconded By:** Tim Thornberry

**Voting Carried:** 5 Aye(s), 0 No(s)

**Action Taken:** Approved with Conditions

1. THE INCREASE IN FRONT WALL SIGN SHALL NOT EXCEED 94 SQ. FT.
2. THE TOTAL AGGREGATE SQUARE FOOTAGE FOR ALL WALL SIGNAGE SHALL NOT EXCEED 136 SQ. FT.

**Action Certified by:** Michael Jenness  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2012



## 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 : ZVR2012-00024

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 120 SQ. FT. TO 136 SQ. FT.  
**Applicant Name:** RACETRAC PETROLEUM, INC. C/O MAHAFFEY PICKENS TUCKER, LLC  
**Development Type:** Wall Sign  
**Ordinance:** Wall Sign Aggregate Area Increase  
**Code Section:** SO86-114A Non-Residential Wall Sign Aggregate Area  
**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	
Tim Thornberry	District 1	Present	Aye	
Wayne Knox	District 2	Present	Aye	Approve with Conditions
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

**Date of Action:** 3/13/2012  
**Motion By:** Wayne Knox  
**Seconded By:** Tim Thornberry  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. THE INCREASE IN FRONT WALL SIGN SHALL NOT EXCEED 94 SQ. FT.
2. THE TOTAL AGGREGATE SQUARE FOOTAGE FOR ALL WALL SIGNAGE SHALL NOT EXCEED 136 SQ. FT.

**Action Certified by:** Michael Jenness  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2012