

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in April 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 : ZVR2012-00021

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	Deny Without Prejudice
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/10/2012
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/10/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00025

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 CARPORT) TO BE LOCATED IN A FRONT YARD

Applicant Name: MOHAMMED AHSAN

Development Type: Accessory Structure or Use

Ordinance: Accessory Structure or Use Yard Location

Code Section: ZR0600 Accessory Structures or Uses

Property Address: 900 STILLWATER LN, LAWRENCEVILLE, GA 30044

Parcel #: 6155 014

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: 4/10/2012

Motion By: Tim Thornberry

Seconded By: Mike Royal

Voting Carried: 5 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. Submit a landscape plan to the Director of Planning and Development consisting of evergreen shrubs and trees for review and approval prior to the issuance of a building permit.
3. Variance shall expire with transfer of ownership of property.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/10/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00027

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 3 FT INTO THE 10 FT SIDE YARD SETBACK
Applicant Name: JOHN BASDEO
Development Type: Single-Family Dwelling Addition
Ordinance: Side Setback Encroachment
Code Section: ZR1400A Lot Area/Size
Property Address: 1301 COUNTRY DOWNS DR, NORCROSS, GA 30093
Parcel #: 6187 098

Reading and Adoption

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

Date of Action: 4/10/2012
Motion By: Tim Thornberry
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 5/8/2012

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/10/2012



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CASE NUMBER : ZVR2012-00028

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 94.2 SQ. FT.
Applicant Name: JENNIFER JENKINS
Development Type: Wall Sign
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A Non-Residential Ground Sign Area
Property Address: 3675 SATELLITE BLVD, DULUTH, GA 30096
Parcel #: 6231 012

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: 4/10/2012
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 signage square footage shall be for the front elevation only.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/10/2012



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RESOLUTION

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CASE NUMBER : ZVR2012-00029

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 3.2 FT INTO THE 5 FT ACCESSORY STRUCTURE SETBACK
Applicant Name: SHANNON FOWLER
Development Type: Accessory Structure or Use
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 6184 JOSEPHINE RD, ATLANTA, GA 30340
Parcel #: 6246B065

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 4	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 4/10/2012
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 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. All combustible materials be removed from setback areas and in no instance be replaced.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/10/2012



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CASE NUMBER : ZVR2012-00030

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 (PLAYGROUND STRUCTURE) TO BE LOCATED IN FRONT YARD
Applicant Name: RANDALL & ANTOANETA ARCHER
Development Type: Accessory Structure or Use
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 5445 NORTH FORK DR, LILBURN, GA 30047
Parcel #: 6120 313

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

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

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 4/10/2012