

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in May 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 : ZVR2012-00027

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

Date of Action: 5/8/2012
Motion By: Tim Thornberry
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 including compliance with applicable building and construction codes for fire-resistance-rated construction within 30 days of the variance action.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 5/8/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00032

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 7 FT INTO THE 10 FT SIDE YARD SETBACK.
Applicant Name: MAGDALENO RAMOS
Development Type: Building Addition
Ordinance: Side Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 6188 JOSEPHINE RD, DORAVILLE, GA 30340
Parcel #: 6246B066

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	Absent	Absent	

Date of Action: 5/8/2012
Motion By: Wayne Knox
Seconded By: Mike Royal
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Tabled Until 6/12/2012

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 5/8/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00033

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: STEVE WESTER
Development Type: Ground Sign
Ordinance: Ground Sign Quantity Increase
Code Section: SO86-114A Non-Residential Ground Sign Quantity
Property Address: 3035 CENTERVILLE HWY, SNELLVILLE, GA 30039
Parcel #: 6031 006

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	Absent	

Date of Action: 5/8/2012
Motion By: Mike Royal
Seconded By: Jim Nash
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Signs shall comply shall be consistent with the architectural features of the buildings.
2. The proposed ground sign shall not be located in any stormwater or utility easements.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 5/8/2012



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Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00034

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 260 SQ. FT.

Applicant Name: AMY HILLMAN

Development Type: Wall Sign

Ordinance: Wall Sign Area Increase

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

Property Address: 5025 WINTERS CHAPEL RD, DORAVILLE, GA 30360

Parcel #: 6280 018

Reading and Adoption

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

Date of Action: 5/8/2012

Motion By: Wayne Knox

Seconded By: Jim Nash

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 300 sq. ft.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 5/8/2012



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RESOLUTION

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CASE NUMBER : ZVR2012-00035

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 FROM 200 SQ. FT. TO 300 SQ. FT.
Applicant Name: AMY HILLMAN
Development Type: Wall Sign
Ordinance: Wall Sign Aggregate Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Aggregate Area
Property Address: 5025 WINTERS CHAPEL RD, DORAVILLE, GA 30360
Parcel #: 6280 018

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	Absent	Absent	

Date of Action: 5/8/2012
Motion By: Wayne Knox
Seconded By: Jim Nash
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 300 sq. ft.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 5/8/2012



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CASE NUMBER : ZVR2012-00036

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 5 FT ACCESSORY STRUCTURE SETBACK.
Applicant Name: ALEJANDRO VEGA
Development Type: Accessory Structure or Use
Ordinance: Accessory Structure Setback Encroachment
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 6229 JOSEPHINE RD, DORAVILLE, GA 30340
Parcel #: 6246B085

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	Absent	Absent	

Date of Action: 5/8/2012
Motion By: Wayne Knox
Seconded By: Jim Nash
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The applicant shall obtain all necessary permits including compliance with applicable building and construction codes for fire-resistance-rated construction within 30 days of the variance action.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 5/8/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00037

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 SIDE YARD.

Applicant Name: DAVID NEPHAN

Development Type: Accessory Structure or Use

Ordinance: Accessory Structure or Use Yard Location

Code Section: ZR0600 Accessory Structures or Uses

Property Address: 1472 KIMWOOD CT, LAWRENCEVILLE, GA 30043

Parcel #: 7025 018

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	Absent	Absent	

Date of Action: 5/8/2012

Motion By: Mike Royal

Seconded By: Tim Thornberry

Voting Carried: 4 Aye(s), 0 No(s)

Action Taken: Approved with Conditions

1. Indoor plumbing shall be prohibited.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 5/8/2012



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CASE NUMBER : ZVR2012-00038

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 FRONT YARD PARKING PERCENTAGE MORE THAN 20 % IN AN OVERLAY DISTRICT.
Applicant Name: FRANK TURNER
Development Type: Office
Ordinance: Parking Percentage
Code Section: ZR1315.2.3.3C Front Yard Parking Percent Increase
Property Address: 1325 AUBURN RD, DACULA, GA 30019
Parcel #: 2001 413

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	Absent	Absent	

Date of Action: 5/8/2012
Motion By: Mike Royal
Seconded By: Jim Nash
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The final site plan shall be subject to review and approval of the Director of Planning and Development prior to the issuance of the development permit.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 5/8/2012