



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 : ZVR2012-00032

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

Date of Action: 6/12/2012
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 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: 6/12/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00040

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 3 FT INTO THE 5 FT STRUCTURE SETBACK
Applicant Name: JOHN LAWLESS
Development Type: Multifamily Lot
Ordinance: Buffer Structure Setback
Code Section: ZR0606.06 Buffer Structure Setback
Property Address: 4987 BERKELEY OAK DR, NORCROSS, GA 30092
Parcel #: 6270 128

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: 6/12/2012
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 including compliance with applicable building and construction codes for fire-resistance-rated construction within 30 days of the variance action.
2. The addition shall include all roof overhangs.
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: 6/12/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00041

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 12 FT. INTO THE 35 FT. FRONT BUILDING SETBACK.
Applicant Name: DANIELA BORDIANU
Development Type: Single-Family Dwelling Addition
Ordinance: Front Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 5750 OROUKE RD, BUFORD, GA 30518
Parcel #: 7338 109

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	Approve with Conditions

Date of Action: 6/12/2012
Motion By: Joseph Hughes
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The encroachment shall include all roof overhangs.
2. The applicant shall obtain all necessary permits within 30 days and a certificate of completion within 60 days of the variance action.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/12/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00042

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 SETBACK.
Applicant Name: LEANN BREEDLOVE
Development Type: Single-Family Dwelling Addition
Ordinance: Side Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 6225 JOSEPHINE RD, DORAVILLE, GA 30340
Parcel #: 6246B086

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: 6/12/2012
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 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: 6/12/2012



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RESOLUTION

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CASE NUMBER : ZVR2012-00043

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 17 FT. INTO 35 FT. FRONT BUILDING SETBACK.
Applicant Name: REYNA VALENCIA
Development Type: Single-Family Dwelling Addition
Ordinance: Front Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 6240 EDWARD ST, DORAVILLE, GA 30340
Parcel #: 6246B187

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: 6/12/2012
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with 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.
3. 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: 6/12/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00044

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 40 FT. REAR YARD SETBACK.
Applicant Name: REYNA VALENCIA
Development Type: Single-Family Dwelling Addition
Ordinance: Rear Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 6240 EDWARD ST, DORAVILLE, GA 30340
Parcel #: 6246B187

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: 6/12/2012
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with 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.
3. 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: 6/12/2012



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RESOLUTION

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CASE NUMBER : ZVR2012-00045

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 3.6 FT. INTO THE 5 FT. ACCESSORY STRUCTURE SETBACK.

Applicant Name: REYNA VALENCIA

Development Type: Storage Building

Ordinance: Accessory Structure Setback Encroachment

Code Section: ZR0600 Accessory Structures or Uses

Property Address: 6240 EDWARD ST, DORAVILLE, GA 30340

Parcel #: 6246B187

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: 6/12/2012

Motion By: Wayne Knox

Seconded By: Joseph Hughes

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

Action Taken: Approved with 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.
3. 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: 6/12/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00046

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: TOBY HEARD
Development Type: Garage Addition
Ordinance: Side Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 121 BERNICE DR, LAWRENCEVILLE, GA 30046
Parcel #: 5171 045

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: 6/12/2012
Motion By: Mike Royal
Seconded By: Jim Nash
Voting Carried: 5 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.
2. 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: 6/12/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00047

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 STRUCTURES (SWIMMING POOL AND EQUIPMENT BUILDING) TO BE LOCATED IN A SIDE YARD.

Applicant Name: DEBRA WOZNAK

Development Type: Day Care Facility

Ordinance: Accessory Structure or Use Yard Location

Code Section: ZR0600 Accessory Structures or Uses

Property Address: 1920 OLD PEACHTREE RD, BUFORD, GA 30519

Parcel #: 7094 243

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	Approve with Conditions

Date of Action: 6/12/2012

Motion By: Joseph Hughes

Seconded By: Jim Nash

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

Action Taken: Approved with Conditions

1. The applicant shall obtain all necessary permits.
2. Submit a landscape plan to the Development Review (section) consisting of a fence and shrubs for review and approval prior to the issuance of a building permit.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/12/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00048

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 112 SQ FT.
Applicant Name: MARCIA JONES
Development Type: Wall Sign
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Area
Property Address: 4400 STONE MOUNTAIN HWY, LILBURN, GA 30047
Parcel #: 6055 126

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: 6/12/2012
Motion By: Mike Royal
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.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 6/12/2012