

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in August 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 : ZVR2012-00060

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 10 FT INTO THE 10 FT SIDE SETBACK.
Applicant Name: MARIA HUERTA
Development Type: Building Addition
Ordinance: Side Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 6213 JOSEPHINE RD, DORAVILLE, GA 30340
Parcel #: 6246B089

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: 8/14/2012
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: 8/14/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00061

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: TO ALLOW LIVESTOCK (PEACOCK/HENS) TO BE LOCATED ON LESS THAN 3 ACRES.
Applicant Name: VON TRAN
Development Type: Livestock
Ordinance: Livestock
Code Section: ZR1301.07 Livestock (R-100, R-75)
Property Address: 2586 GREEN VALLEY DR, NORCROSS, GA 30071
Parcel #: 6241 021

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	No	
Wayne Knox	District 2	Present	Aye	Approve with Conditions
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 8/14/2012
Motion By: Wayne Knox
Seconded By: Jim Nash
Voting Carried: 4 Aye(s), 1 No(s)
Action Taken: Approved with Conditions

1. The applicant shall obtain all required permits within 30 days of the variance action.
2. All construction shall comply with current building code requirements.
3. Provide a stormwater runoff management plan outlining the implementation of pollution prevention practices associated with livestock, compliant with Gwinnett County Discharge Ordinance.
4. Limit the number of peafowl to one peacock, two peahens and two hens, to total five.
5. The livestock quarters shall be located no closer than 100 ft. from parcel 6241 020 (to the north) and out of any required stream buffers.
6. The variance shall expire with the sale or transfer of ownership of the property.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 8/14/2012



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CASE NUMBER : ZVR2012-00062

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: TO ALLOW LIVESTOCK QUARTERS TO BE LOCATED LESS THAN 100 FT. TO ANY PROPERTY LINE

Applicant Name: VON TRAN

Development Type: Livestock Quarters

Ordinance: Livestock Quarters Setback Encroachment

Code Section: ZR1301.07 Livestock Quarters Setback (R-100, R-75)

Property Address: 2586 GREEN VALLEY DR, NORCROSS, GA 30071

Parcel #: 6241 021

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Present	No	
Wayne Knox	District 2	Present	Aye	Approve with Conditions
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

Date of Action: 8/14/2012

Motion By: Wayne Knox

Seconded By: Jim Nash

Voting Carried: 4 Aye(s), 1 No(s)

Action Taken: Approved with Conditions

1. The applicant shall obtain all required permits within 30 days of the variance action.
2. All construction shall comply with the current building code requirements.
3. Provide a stormwater runoff management plan outlining the implementation of pollution prevention practices associated with livestock, compliant with Gwinnett County Discharge Ordinance.
4. Limit the number of peafowl to one peacock, two peahens and two hens, to total five.
5. The livestock quarters shall be located no closer than 100 ft. from parcel 6241 020 (to the north) and out of any required stream buffers.
6. The variance shall expire with the sale or transfer of ownership of the property.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 8/14/2012



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RESOLUTION

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CASE NUMBER : ZVR2012-00063

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: REDUCTION OF REQUIRED LOT WIDTH FROM 200 FT TO 155 FT
Applicant Name: ERIK FRANSDEN
Development Type: Single-Family Dwelling
Ordinance: Lot Width Reduction
Code Section: ZR1400W Lot Width
Property Address: 3033 HOG MOUNTAIN RD, DACULA, GA 30019
Parcel #: 3001 097

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: 8/14/2012
Motion By: Mike Royal
Seconded By: Tim Thornberry
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. An exemption plat shall be submitted and approved prior to the issuance of any building permits.
2. A 20 ft. easement shall be established for the driveway access. This easement shall be shown on the exemption plat.
3. No lot shall be further subdivided.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 8/14/2012



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CASE NUMBER : ZVR2012-00064

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: REDUCTION OF REQUIRED LOT WIDTH FROM 200 FT TO 45 FT
Applicant Name: ERIK FRANSEN
Development Type: Single-Family Dwelling
Ordinance: Lot Width Reduction
Code Section: ZR1400W Lot Width
Property Address: 3003 HOG MOUNTAIN RD, DACULA, GA 30019
Parcel #: 3001 097

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: 8/14/2012
Motion By: Mike Royal
Seconded By: Tim Thornberry
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. An exemption plat shall be submitted and approved prior to the issuance of any building permits.
2. A 20 ft. easement shall be established for the driveway access. This easement shall be shown on the exemption plat.
3. No lot shall be further subdivided.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 8/14/2012



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CASE NUMBER : ZVR2012-00065

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 200 SQ. FT. TO 505 SQ. FT.
Applicant Name: DAVID C. KIRK
Development Type: Wall Sign
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Area
Property Address: 4975 JIMMY CARTER BLVD, NORCROSS, GA 30093
Parcel #: 6169 135

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: 8/14/2012
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 elevation only.
2. The total aggregate square footage for all wall signage shall be 505 sq. ft.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 8/14/2012



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Appeal Description: INCREASE AGGREGATE TOTAL OF WALL SIGNAGE FROM 400 SQ. FT. TO 505 SQ. FT.
Applicant Name: DAVID C. KIRK
Development Type: Wall Sign
Ordinance: Wall Sign Aggregate Area Increase
Code Section: SO86-114A Non-Residential Wall Sign Aggregate Area
Property Address: 4975 JIMMY CARTER BLVD, NORCROSS, GA 30093
Parcel #: 6169 135

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: 8/14/2012
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 elevation only.
2. The total aggregate square footage for all wall signage shall be 505 sq. ft.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 8/14/2012