

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in September 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 : ZVR2012-00054

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 6 FT
Applicant Name: GARY BROWN
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: ZR0700.02 Fence/Wall Height - Front Yard
Property Address: 3550 SPRING MESA DR, SNELLVILLE, GA 30039
Parcel #: 6032 192

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: 9/11/2012
Motion By: Mike Royal
Seconded By: Wayne Knox
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: 9/11/2012



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 : ZVR2012-00067

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 FRONT YARD
Applicant Name: DAVID C. HADDEN
Development Type: Garage
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 1920 JIMMY DODD RD, BUFORD, GA 30518
Parcel #: 7334 115

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: 9/11/2012
Motion By: Joseph Hughes
Seconded By: Tim Thornberry
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. All construction shall comply with current building code requirements.
2. The applicant shall obtain all necessary permits.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/11/2012



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 : ZVR2012-00068

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 22 FT INTO THE 35 FT FRONT YARD SETBACK
Applicant Name: AGUSTIN OSORES
Development Type: Single-Family Dwelling
Ordinance: Front Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 6263 SUSAN LN, DORAVILLE, GA 30340
Parcel #: 6246A080

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: 9/11/2012
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 required permits within 30 days of the variance action.
2. All construction shall comply with current building code requirements.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/11/2012



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 : ZVR2012-00069

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 WITHIN THE REQUIRED FRONT YARD AND 2 FT OFF SIDE PROPERTY LINE.

Applicant Name: TIMOTHY SCHROER

Development Type: Garage

Ordinance: Accessory Structure or Use Yard Location

Code Section: ZR0600 Accessory Structures or Uses

Property Address: 1790 THOMAS DR, HOSCHTON, GA 30548

Parcel #: 3004 044

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: 9/11/2012

Motion By: Joseph Hughes

Seconded By: Jim Nash

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

Action Taken: Approved with Conditions

1. The encroachment shall include all roof overhangs.
2. All construction shall comply with current building code requirements.
3. The applicant shall obtain all necessary permits.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/11/2012



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 : ZVR2012-00070

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 OVERSIZED SIGN TO BE LOCATED 32.9 FT INTO THE 50 FT FRONT YARD SETBACK ON EAST LIDDELL ROAD.

Applicant Name: ID ASSOCIATES INC

Development Type: Oversized Sign

Ordinance: Oversized Sign

Code Section: SO86-115(8) Oversized Sign

Property Address: 3755 SHACKLEFORD RD, DULUTH, GA 30096

Parcel #: 6208 003

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: 9/11/2012

Motion By: Tim Thornberry

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 a Tall Structure Permit.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/11/2012



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 : ZVR2012-00071

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 OVERSIZED SIGN TO BE LOCATED LESS THAN 1,250 FT FROM ANY OTHER OVERSIZED SIGN.

Applicant Name: ID ASSOCIATES INC

Development Type: Oversized Sign

Ordinance: Oversized Sign

Code Section: SO86-115.3 Oversized Sign

Property Address: 3755 SHACKLEFORD RD, DULUTH, GA 30096

Parcel #: 6208 003

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: 9/11/2012

Motion By: Tim Thornberry

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 a Tall Structure Permit.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/11/2012



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 : ZVR2012-00072

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: ACCESSORY GROUND SIGN SIZE INCREASE
Applicant Name: PRIMERICA, INC. C/O ANDERSEN, TATE
Development Type: Ground Sign
Ordinance: Accessory Sign
Code Section: SO86-114 (8) Accessory Ground Sign
Property Address: 1 PRIMERICA PKWY, DULUTH, GA 30097
Parcel #: 7116 005

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: 9/11/2012
Motion By: Tim Thornberry
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 10/9/2012

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/11/2012



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 : ZVR2012-00073

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: ACCESSORY GROUND SIGN QUANTITY INCREASE
Applicant Name: PRIMERICA, INC. C/O ANDERSEN, TATE
Development Type: Ground Sign
Ordinance: Accessory Sign
Code Section: SO86-114 (8) Accessory Ground Sign
Property Address: 1 PRIMERICA PKWY, DULUTH, GA 30097
Parcel #: 7116 005

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: 9/11/2012
Motion By: Tim Thornberry
Seconded By: Wayne Knox
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 10/9/2012

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 9/11/2012