

Gwinnett County Zoning Board of Appeals Resolutions for
cases acted upon in October 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 : ZVR2012-00072

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	Approve
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

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

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012



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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	Approve
Wayne Knox	District 2	Present	Aye	
Mike Royal	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	

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

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00074

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 SIDE YARD PARKING PERCENTAGE MORE THAN 20% IN AN OVERLAY DISTRICT.
Applicant Name: AMRUT INVESTMENT LLC
Development Type: Day Care Facility
Ordinance: Parking Percentage
Code Section: ZR1315.2.3.3C Side Yard Parking Percent Increase
Property Address: 2704 CENTERVILLE HWY, SNELLVILLE, GA 30078
Parcel #: 6033 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
Joseph Hughes	District 4	Present	Aye	

Date of Action: 10/9/2012
Motion By: Mike Royal
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: 10/9/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00075

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: AMERICO D. BLANCATO
Development Type: Screened Porch Addition
Ordinance: Side Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 4587 TOWN CRIER RD, LILBURN, GA 30047
Parcel #: 6112 193

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: 10/9/2012
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 the current building code requirements.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00076

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 40 FT REAR YARD SETBACK
Applicant Name: DEAN GALLAGHER
Development Type: Deck or Patio
Ordinance: Rear Setback Encroachment
Code Section: ZR1401SY Setback/Yard
Property Address: 1619 VIRGINIA PINE CIR, LILBURN, GA 30047
Parcel #: 6075 326

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: 10/9/2012
Motion By: Mike Royal
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The approval of this variance shall be for an encroachment only and the existing building shall remain in place.
2. The encroachment shall include all roof overhangs.
3. The applicant shall obtain all required permits prior to any construction.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00077

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 162.04 FT
Applicant Name: R. CLINTON GREEN
Development Type: Single-Family Lot
Ordinance: Lot Width Reduction
Code Section: ZR1400W Lot Width
Property Address: 4891 BILL CHEEK RD, AUBURN, GA 30011
Parcel #: 3003 302

Reading and Adoption

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

Date of Action: 10/9/2012
Motion By: Joseph Hughes
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The exemption plat must be approved and recorded prior to the issuance of any building permit.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012



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CASE NUMBER : ZVR2012-00078

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 40 FT
Applicant Name: R. CLINTON GREEN
Development Type: Single-Family Lot
Ordinance: Lot Width Reduction
Code Section: ZR1400W Lot Width
Property Address: 4891 BILL CHEEK RD, AUBURN, GA 30011
Parcel #: 3003 302

Reading and Adoption

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

Date of Action: 10/9/2012
Motion By: Joseph Hughes
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The exemption plat must be approved and recorded prior to the issuance of any building permit.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00079

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 INTERNALLY ILLUMINATED SIGN IN A RESIDENTIAL ZONED AREA
Applicant Name: HENRY GRAPHICS, INC
Development Type: Ground Sign
Ordinance: Ground Sign Illumination -R- District
Code Section: SO86-113.D Illumination of Signs
Property Address: 1400 KILLIAN HILL RD, LILBURN, GA 30047
Parcel #: 6083 004

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: 10/9/2012
Motion By: Mike Royal
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The architectural design and color of the signs shall be consistent with those of the buildings.
2. There shall not be no flashing, moving, blinking or LED lights located within the signs.
3. A permit shall be obtained prior to any construction.
4. The existing signs shall be removed within 5 working days of the completion of the new sign.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00080

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: HENRY GRAPHICS
Development Type: Ground Sign
Ordinance: Ground Sign Quantity Increase
Code Section: SO86-114A Residential Ground Sign Quantity
Property Address: 1400 KILLIAN HILL RD, LILBURN, GA 30047
Parcel #: 6083 004

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: 10/9/2012
Motion By: Mike Royal
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The architectural design and color of the signs shall be consistent with those of the buildings.
2. There shall not be no flashing, moving, blinking or LED lights located within the signs.
3. A permit shall be obtained prior to any construction.
4. The existing signs shall be removed within 5 working days of the completion of the new sign.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00081

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
Applicant Name: JIAN WEI CHEN
Development Type: Accessory Structure or Use
Ordinance: Accessory Structure or Use Yard Location
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 5875 OAK RD, DORAVILLE, GA 30340
Parcel #: 6245 315

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: 10/9/2012
Motion By: Wayne Knox
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. All construction shall comply with applicable building and construction codes for fire-resistance-rated construction.
2. The applicant shall obtain all required permits within 30 days of the variance action.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00082

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 4 FT INTO THE 5 FT ACCESSORY STRUCTURE SETBACK
Applicant Name: JIAN WEI CHEN
Development Type: Storage Building
Ordinance: Accessory Structure Setback Encroachment
Code Section: ZR0600 Accessory Structures or Uses
Property Address: 5875 OAK RD, DORAVILLE, GA 30340
Parcel #: 6245 315

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: 10/9/2012
Motion By: Wayne Knox
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. All construction shall comply with applicable building and construction codes for fire-resistance-rated construction.
2. The applicant shall obtain all required permits within 30 days of the variance action.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00083

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 GRAVEL PAVING IN LIEU OF PAVED SURFACE PARKING
Applicant Name: D & L BUFORD PROPERTIES, INC.
Development Type: Parking Lot
Ordinance: Parking Lot Paving
Code Section: ZR1001.05 Location and Surface of Parking Areas
Property Address: 5046 BUFORD HWY, NORCROSS, GA 30071
Parcel #: 6257 003A

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

1. The gravel parking shall not be expanded in size.
2. Gravel area shall be used for bulk stone storage and handling only. All vehicular parking shall be on paved surface only.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2012-00084

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 4 FT INTO THE 5 FT SIDE YARD SETBACK
Applicant Name: SR HOMES LLC
Development Type: Single-Family Dwelling
Ordinance: Side Setback Encroachment
Code Section: ZR1302C.B.4 R-ZT Side Setback
Property Address: 5087 ARBOR VILLAGE DR, DULUTH, GA 30096
Parcel #: 6240 521

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: 10/9/2012
Motion By: Wayne Knox
Seconded By: Joseph Hughes
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The approval of this variance shall be for an encroachment only and the existing building line shall remain in place.

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012



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CASE NUMBER : ZVR2012-00085

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 MAXIMUM NUMBER OF PARKING SPACES FROM 23 TO 43.
Applicant Name: WAFFLE HOUSE INC
Development Type: Restaurant
Ordinance: Parking Quantity
Code Section: ZR1002 Parking Space Quantity
Property Address: BUFORD DR (2900 BLOCK), BUFORD, GA 30519
Parcel #: 7146 005A

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

Date of Action: 10/9/2012
Motion By: Joseph Hughes
Seconded By: Tim Thornberry
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012



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CASE NUMBER : ZVR2012-00086

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: WAFFLE HOUSE INC
Development Type: Restaurant
Ordinance: Parking Percentage
Code Section: ZR1315.2.3.3C Front Yard Parking Percent Increase
Property Address: BUFORD (2900 BLOCK) DR, BUFORD, GA 30519
Parcel #: 7146 005A

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

Date of Action: 10/9/2012
Motion By: Joseph Hughes
Seconded By: Tim Thornberry
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: Michael Jenness
Title: Development Review Manager
Date Certified: 10/9/2012