

**ZONING BOARD OF APPEALS  
GWINNETT JUSTICE & ADMINISTRATION CENTER  
75 Langley Drive, Lawrenceville, GA 30046  
HEARING DATE: March 12, 2013  
PUBLIC HEARING AT 6:30 P.M.**

<b>CASE NUMBER</b>	<b>ZVR2013-00004</b>
<b>APPLICANT</b>	ARCON ENTERPRISES, INC.
<b>LOCATION</b>	2538 DULUTH HWY, DULUTH
<b>ZIP CODE</b>	30097
<b>ZONING</b>	R-100
<b>MRN (DIST,LL,PARCEL)</b>	R7119 007
<b>PROPOSED DEVELOPMENT</b>	PARKING LOT
<b>VARIANCE TYPE</b>	PARKING LOT PAVING
<b>VARIANCE REQUEST</b>	ALLOW TEMPORARY GRAVEL PARKING IN LIEU OF PAVED PARKING
<b>COMMISSION DISTRICT</b>	1

<b>CASE NUMBER</b>	<b>ZVR2013-00005</b>
<b>APPLICANT</b>	LARRY G. WALKER
<b>LOCATION</b>	3641 MEADOWS LN., LAWRENCEVILLE
<b>ZIP CODE</b>	30044
<b>ZONING</b>	R-75
<b>MRN (DIST,LL,PARCEL)</b>	R6182 045
<b>PROPOSED DEVELOPMENT</b>	FENCE
<b>VARIANCE TYPE</b>	FENCE HEIGHT INCREASE (FRONT/SIDE FRONT)
<b>VARIANCE REQUEST</b>	INCREASE FENCE HEIGHT IN A FRONT YARD FROM 4 FT TO 8 FT
<b>COMMISSION DISTRICT</b>	1

**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2013-00004**  
 ZONING : R-100  
 LOCATION : 2534 DULUTH HWY, DULUTH  
 MAP NUMBER : R7119 007  
 PROPOSED DEVELOPMENT : PARKING LOT  
 VARIANCE REQUESTED : ALLOW TEMPORARY GRAVEL PARKING IN LIEU  
 OF PAVED PARKING  
 COMMISSION DISTRICT : (I) BROOKS

APPLICANT: ARCON ENTERPRISES, INC.  
 6527 NEW PEACHTREE RD  
 DORAVILLE, GA 30340

CONTACT: MOSES YOON PHONE: 770.458.1513

OWNER: KOREAN COMMUNITY PRESBYTERIAN CHURCH  
 2534 DULUTH HWY  
 DULUTH, GA 30097

**ZONING HISTORY:**

The subject property is a 15.82 acre R-100, RA-200 and C-1 zoned tract with an existing church facility. The adjacent property to the northwest is Cardinal Lake Estates zoned R-100 with existing single-family dwellings, to the east is an O-1 zoned tract with an existing office building and a R-100 CSO zoned subdivision (Preserve at Bentwood) currently under construction.

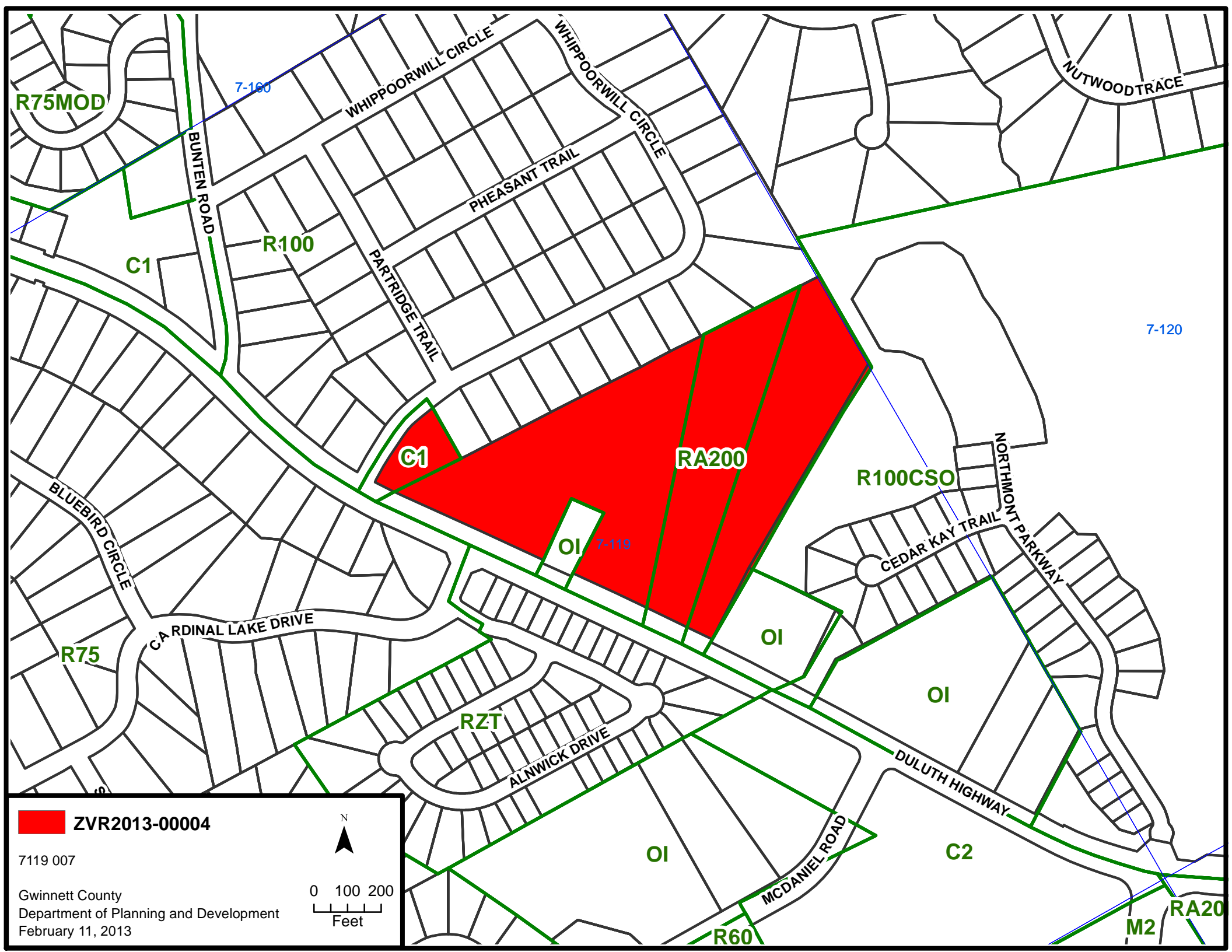
**DEPARTMENT ANALYSIS:**

The applicant is seeking approval to renew a variance to allow the use of gravel parking in lieu of paved parking. The applicant's letter of intent states that due to the economic down turn, it has been very difficult to obtain sufficient funds to pave the parking area. The church is growing and experiencing overflow parking problems during services held at the church. The proposed site plan indicates the gravel area will be for 164 parking spaces.

In 2009 the Board granted a variance request (ZVR2009-00026) to allow temporary gravel parking for a period of 2 years. The variance expired before the church could raise necessary funds to pave the parking area.

Should the Board consider approval of this request, staff would recommend the following conditions:

- 1. The gravel parking shall be allowed for a period of 2 years. At the end of 2 years, the parking lot shall either be paved or removed. The applicant has the option of filing a new variance request at that time.**
- 2. The gravel area shall not be expanded in size.**



R75MOD

7-180

WHIPPOORWILL CIRCLE

WHIPPOORWILL CIRCLE

NUTWOOD TRACE

C1

R100

PARTRIDGE TRAIL

PHEASANT TRAIL

7-120

C1

RA200

R100CSO

NORTHMONT PARKWAY

OI

7-119

CEDAR KAY TRAIL

BLUEBIRD CIRCLE

R75

CARDINAL LAKE DRIVE

OI

OI

RZT

ALNWICK DRIVE

DULUTH HIGHWAY

OI

C2

MCDANIEL ROAD

R60

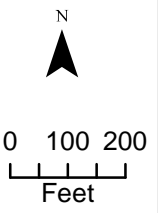
M2

RA20

 ZVR2013-00004

7119 007

Gwinnett County  
Department of Planning and Development  
February 11, 2013



**GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
ZONING VARIANCE ANALYSIS**

CASE NUMBER : **ZVR2013-00005**  
 ZONING : R-75  
 LOCATION : 3641 MEADOWS LN, LAWRENCEVILLE  
 MAP NUMBER : R6182 045  
 PROPOSED DEVELOPMENT : FENCE  
 VARIANCE REQUESTED : INCREASE FENCE HEIGHT IN A FRONT YARD  
 FROM 4 FT TO 8 FT  
 COMMISSION DISTRICT : (I) BROOKS

APPLICANT: LARRY G. WALKER & PEGGY S. WALKER  
 3641 MEADOWS LANE  
 LAWRENCEVILLE, GA 30044

CONTACT: LARRY WALKER                      PHONE: 770.923.3055

OWNER: LARRY G. WALKER & PEGGY S. WALKER  
 3641 MEADOWS LANE  
 LAWRENCEVILLE, GA 30044

**ZONING HISTORY:**

The subject property is a 1.26 acre R-75 zoned lot with an existing single-family dwelling located in the Pleasant Acres subdivision. The adjacent properties are zoned R-75 with single family dwellings and an undeveloped tract zoned C-2

**DEPARTMENT ANALYSIS:**

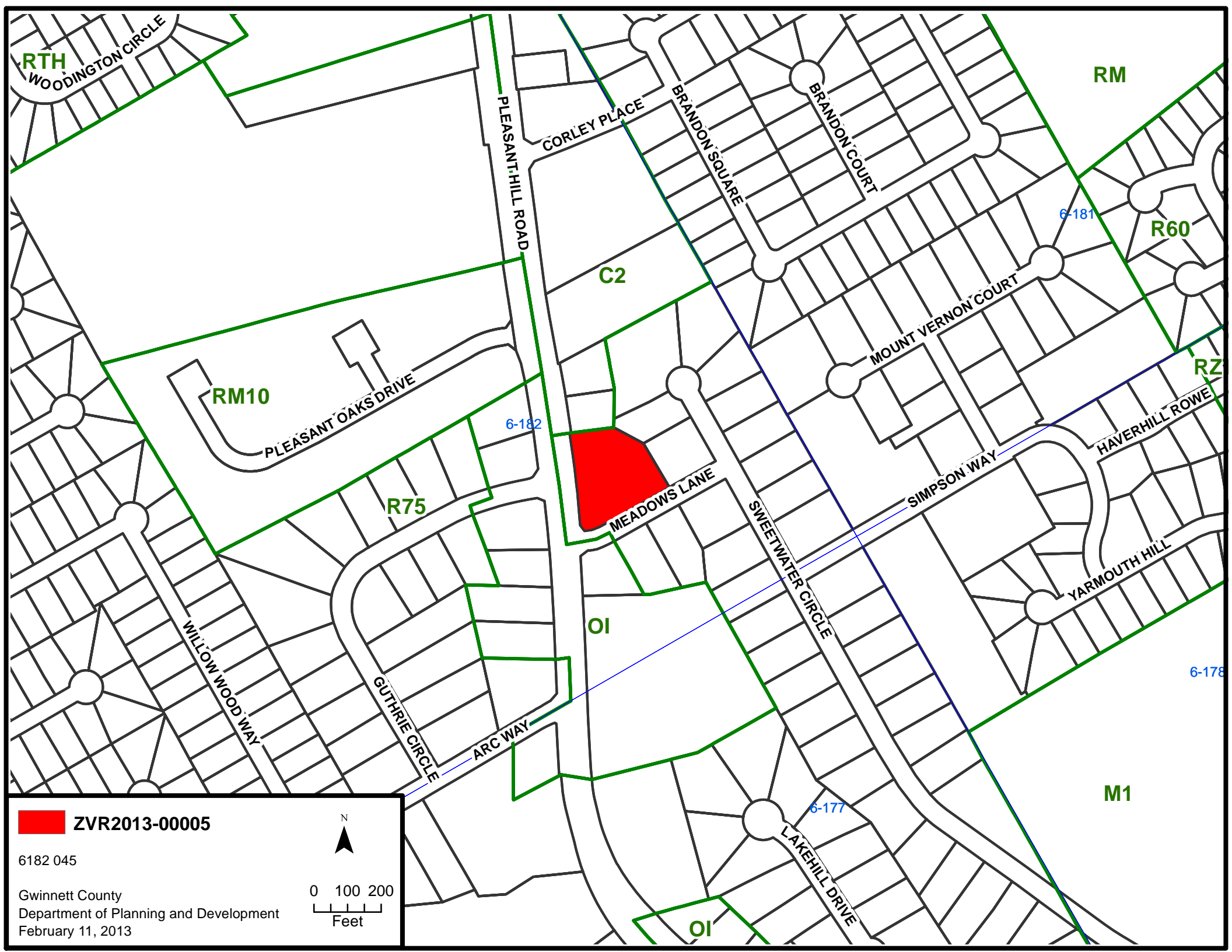
The applicant is seeking approval of a variance to increase the height of a fence along Pleasant Hill Road from 4 ft. to 8 ft. The subject property is a corner lot containing two front yards. The applicant is proposing to install a wooden fence 8 ft. in height. The intent of the fence is to provide privacy and to reduce noise from the main road.

The letter of intent states that the property was affected by two Pleasant Hill Road expansion projects since 1977.

Fences within the required front yard are limited to 4 feet in height. The applicant has provided letters of approval from adjacent neighbors that do not object to the increase in fence height.

Should the Board consider approval of this request, staff would suggest the following conditions:

- 1. No portion of the fence shall extend into the public right-of-way.**
- 2. The fence shall not impede adequate sight distance for vehicles entering Pleasant Hill Road from Meadow Lane.**



RTH  
WOODINGTON CIRCLE

RM

PLEASANT HILL ROAD

CORLEY PLACE

BRANDON SQUARE

BRANDON COURT

6-181

R60

C2

MOUNT VERNON COURT

RM10

PLEASANT OAKS DRIVE

6-182

R75

MEADOWS LANE

SWEETWATER CIRCLE

SIMPSON WAY

HAVERRILL ROWE

RZ

WILLOW WOOD WAY

GUTHRIE CIRCLE

ARC WAY

OI

YARMOUTH HILL

6-178

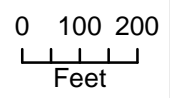
M1

 ZVR2013-00005

N



6182 045



Gwinnett County  
Department of Planning and Development  
February 11, 2013

6-177

LAKEHILL DRIVE

OI

Department of Planning and Development

446 West Crogan Street • Lawrenceville, GA 30046-2440  
 (tel) 678.518.6000  
 www.gwinnettcountry.com



gwinnettcountry

Variance Application from the Zoning Resolution  
 (Both Zoning Board of Appeals & Administrative)

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>Arcon Enterprises, Inc</u>	Name <u>Korean Community Presbyterian Church.</u>
Address(all correspondence will be mailed to this address): <u>6527 New Peachtree Rd.</u>	Address <u>2534 Duluth Highway</u>
City <u>Doraville</u>	City <u>Duluth</u>
State <u>GA</u> Zip <u>30340</u>	State <u>GA</u> Zip <u>30097</u>
Phone <u>770-458-1513</u>	Phone <u>770-939-4673</u>
Contact Person Name: <u>Moses Yoon</u> Phone: <u>770-458-1513</u>	
Email Address: <u>moses@arconenterprises.com.</u>	
Applicant is the (please check or circle one of the following):	
<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 2534 Duluth Highway Duluth, GA 30097

Subdivision or Project Name Korean Community Presbyterian church. Lot & Block \_\_\_\_\_

District, Land Lot, & Parcel (MRN) 7th, 119, 007 ≠ 7th, 119, 093.

Proposed Development Arcon Enterprises, Inc.

Building Permit Number (if construction has begun) BLD \_\_\_\_\_

Variance Requested Temporary Gravel Parking.

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR2013-00004

\*\*\*\*\*  
**Applicant Certification**  
\*\*\*\*\*

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



[Signature] \_\_\_\_\_ 01-16-13  
Signature of Applicant Date

Young J. Yoon / General Contractor.  
Typed or Printed Name & Title

[Signature] \_\_\_\_\_ 01-16-13  
Signature of Notary Public Date

\*\*\*\*\*  
**Property Owner Certification**  
\*\*\*\*\*

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).



[Signature] \_\_\_\_\_ 01-16-13  
Signature of Property Owner Date

Moses Yoon / KCPC - Elder.  
Typed or Printed Name & Title

[Signature] \_\_\_\_\_ 01-16-13  
Signature of Notary Public Date

\*\*\*\*\*  
**Planning & Development Use Below Only**  
\*\*\*\*\*

Date Received: 01-18-2013 Received By: MMS MRN: 7.119.007

Zoning District: R-100 Hearing Date (if applicable): 03.12.13 Commission District: 1

Variance Type: PARKING LOT PAVING Code Section: ZR 1001.05  
LOCATION AND SURFACE OF PARKING AREA

Related Cases & Applicable Conditions: ZVR 2009-0026

Variance Description: ALLOW TEMPORARY GRAVEL PARKING IN LIEU OF PAVED PARKING.

**Letter of Intent  
For  
Korean Community Presbyterian Church of Atlanta**

January 16, 2013

Gwinnet County  
Department of Planning and  
Development Planning Division  
One Justice Square  
446 West Crogan Street  
Lawrenceville, GA 30045

Dear Sir/or Madam:

SUBJECT:

- Variance Request on the 4.18-Acre for Gravel Parking Lot

On behalf of Korean Community Presbyterian Church (KCPC) of Atlanta, Arcon Enterprises, Inc. hereby submits a variance application request for the church to continue to use the 4.18-acre lot as overflow gravel parking spaces (164) for the church. The current economic condition has prohibited the church to pave the parcel with asphalt. The lot is one of parcels owned by thy church and located inside of the church complex located at 2534 Duluth Highway, Duluth, Georgia 30097 where the church has used the lot as overflow gravel parking spaces since 2009. Currently, the church does not any future plan to develop the lot for other purposes than the overflow parking spaces.

The applicant therefore respectfully requests your approval of the variance request to keep the gravel parking.

If you have further questions regarding the requests, please do not hesitate to contact us.

Sincerely,

Arcon Enterprises, Inc.

  
Young Yoon, President

Attached : Case number 1. ZVR2009-00026 and 2. ZVR2009-00027





## 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 : ZVR2009-00026**

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 thereof by reference:

**Public Hearing Date:** February 10, 2009

**Variance Request:** ALLOW TEMPORARY GRAVEL PARKING IN LIEU OF PAVED PARKING

**Applicant Name:** ARCON ENTERPRISES INC

**Proposed Development:** RELIGIOUS WORSHIP FACILITY

**Property Address:** 2534 DULUTH HIGHWAY DUL

**MRN:** R7119 007

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Out of Room
	JOSEPH HUGHES	Aye

**Voting Carried:** 4 - 0

**Motion By:** MARCIA BUMBALOUGH

**Seconded By:** JOSEPH HUGHES

**Date of Action:** February 10, 2009

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE PROPOSED PARKING ADDITION AND ITS ACCESS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SITE PLAN AS SUBMITTED WITH THE VARIANCE APPLICATION.
  2. ALL PARKING MUST BE LOCATED BEHIND THE 50' FRONT BUILDING SETBACK LINE.
  3. OBTAIN A COMMERCIAL DEVELOPMENT PERMIT FOR THE PROPOSED PARKING ADDITION.
  4. THE GRAVEL PARKING SHALL BE FOR A PERIOD OF 2 YEARS, STARTING WITH THE ISSUANCE OF A DEVELOPMENT PERMIT FOR THE GRAVEL PARKING LOT.
  5. AT THE END OF THE 2 YEAR PERIOD THE CHURCH SHALL:
    - (A) - PAVE THE ENTIRE PARKING LOT
    - (B) - ELIMINATE THE PARKING AREA INCLUDING REMOVAL OF THE GRAVEL AND THEN RESEED THE AREA OR
    - (C) - APPLY FOR A NEW VARIANCE.

**Action Certified by:** *Michael Jenness*

**Michael Jenness**

**Title:**



## 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 : ZVR2009-00027**

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 thereof by reference:

**Public Hearing Date:** February 10, 2009

**Variance Request:** INCREASE PARKING SPACES FROM 493 TO 657

**Applicant Name:** ARCON ENTERPRISES INC

**Proposed Development:** RELIGIOUS WORSHIP FACILITY

**Property Address:** 2534 DULUTH HIGHWAY DUL

**MRN:** R7119 007

<b>Reading and Adoption:</b>	<b>MEMBERS</b>	<b>VOTE</b>
	JIM NASH	Aye
	MARCIA BUMBALOUGH	Aye
	WAYNE KNOX	Aye
	MIKE ROYAL	Out of Room
	JOSEPH HUGHES	Aye

**Voting Carried:** 4 - 0

**Motion By:** MARCIA BUMBALOUGH

**Seconded By:** JOSEPH HUGHES

**Date of Action:** February 10, 2009

**Motion To:** Approve with Conditions

**Action Taken:** Approved with Conditions

- Conditions:**
1. THE PROPOSED PARKING ADDITION AND ITS ACCESS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SITE PLAN AS SUBMITTED WITH THE VARIANCE APPLICATION.
  2. ALL PARKING MUST BE LOCATED BEHIND THE 50' FRONT BUILDING SETBACK LINE.
  3. OBTAIN A COMMERCIAL DEVELOPMENT PERMIT FOR THE PROPOSED PARKING ADDITION.
  4. THE GRAVEL PARKING SHALL BE FOR A PERIOD OF 2 YEARS, STARTING WITH THE ISSUANCE OF A DEVELOPMENT PERMIT FOR THE GRAVEL PARKING LOT.
  5. AT THE END OF THE 2 YEAR PERIOD THE CHURCH SHALL:
    - (A) - PAVE THE ENTIRE PARKING LOT
    - (B) - ELIMINATE THE PARKING AREA INCLUDING REMOVAL OF THE GRAVEL AND THEN RESEED THE AREA OR
    - (C) - APPLY FOR A NEW VARIANCE.

**Action Certified by:** *Michael Jenness*

**Michael Jenness**

**Title:**

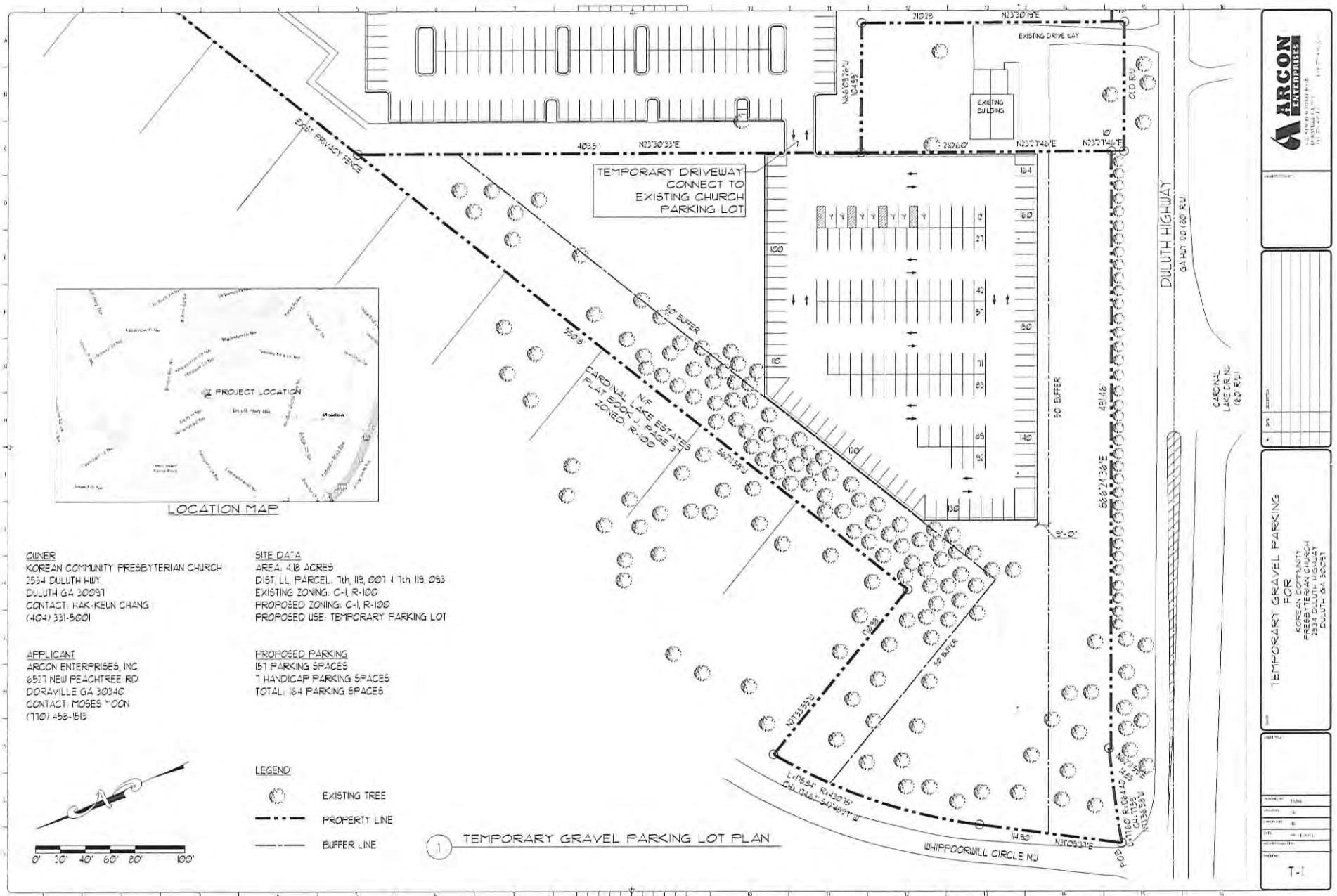


DATE	
BY	
CHECKED	
APPROVED	

NO.	DESCRIPTION
1	TEMPORARY GRAVEL PARKING

TEMPORARY GRAVEL PARKING FOR  
 KOREAN COMMUNITY PRESBYTERIAN CHURCH  
 1534 DULUTH HIGHWAY  
 DULUTH GA 30031

PROJECT NO.	
DATE	
BY	
CHECKED	
APPROVED	



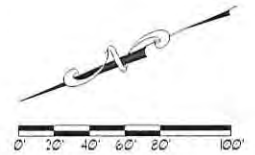
**OWNER**  
 KOREAN COMMUNITY PRESBYTERIAN CHURCH  
 1534 DULUTH HWY  
 DULUTH GA 30031  
 CONTACT: HAK-KEUN CHANG  
 (404) 331-5001

**SITE DATA**  
 AREA: 4.18 ACRES  
 DIST LL PARCEL: 7th 119, 001 & 7th 119, 093  
 EXISTING ZONING: C-1, R-100  
 PROPOSED ZONING: C-1, R-100  
 PROPOSED USE: TEMPORARY PARKING LOT

**APPLICANT**  
 ARCON ENTERPRISES, INC  
 6527 NEW PEACHTREE RD  
 DORAVILLE GA 30340  
 CONTACT: MOSES YOON  
 (770) 458-1513

**PROPOSED PARKING**  
 151 PARKING SPACES  
 7 HANDICAP PARKING SPACES  
 TOTAL: 164 PARKING SPACES

- LEGEND**
- EXISTING TREE
  - PROPERTY LINE
  - BUFFER LINE

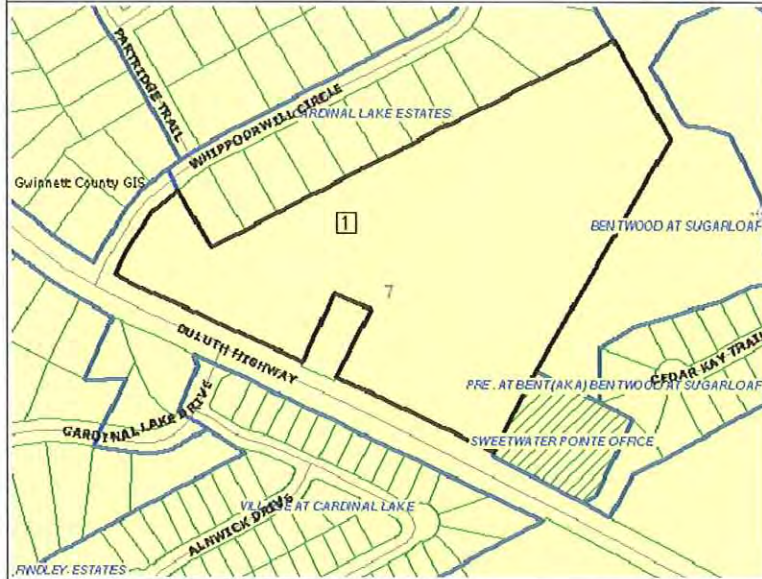


1 TEMPORARY GRAVEL PARKING LOT PLAN



### Gwinnett County GIS Map

**Contact**  
 Name: Gwinnett County ITS - GIS  
 Telephone: 770-822-8036  
 Website: www.gwinnettcountry.com  
 Email: gisoffice@gwinnettcountry.com  
 Address: 75 Langley Drive, Lawrenceville, GA 30046



- Legend**
- Administrative Area
  - Cities
  - CITY\_NAME
  - AUBURN
  - BERKELEY LAKE
  - BRASELTON
  - BUFORD
  - DACULA
  - DULUTH
  - GRAYSON
  - LAWRENCEVILLE
  - LILBURN
  - LOGANVILLE
  - NORCROSS
  - PEACHTREE CORNER
  - REST HAVEN
  - SNELLVILLE
  - SUGAR HILL
  - SUWANEE
  - Parcel Layers
  - Land Parcels
  - ParcelType
  - Condo
  - Subdivisions
  - Street Centerlin
  - Landlot District
  - County Boundary
  - Adjacent Counties

Map Printed On January 23, 2013

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Department of Planning and Development



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**Variance Application from the Zoning Resolution  
 (Both Zoning Board of Appeals & Administrative)**

Please complete this application & submit it with all attachments as stated in the Variance Application Guidelines & Information. Please **TYPE** or **PRINT** and sign in **BLUE** ink. A variance cannot be processed unless all information accompanies the application; a variance from a condition of zoning or special use cannot be accepted.

Applicant Information	Property Owner Information
Name <u>LARRY G. WALKER &amp; PEGGY S. WALKER</u>	Name <u>SAME</u>
Address(all correspondence will be mailed to this address): <u>3641 MEADOWS LANE</u>	Address _____
City <u>LAWRENCEVILLE</u>	City _____
State <u>GA.</u> Zip <u>30044</u>	State _____ Zip _____
Phone <u>770-923-3055</u>	Phone _____
Contact Person Name: <u>LARRY WALKER</u> Phone: <u>770-923-3055</u>	
Email Address: <u>LARRYANDPEGGY@BELL-SOUTH.NET</u>	
Applicant is the (please check or circle one of the following): <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser	

Address of Property 3641 MEADOWS LANE

Subdivision or Project Name PLEASANT ACERS Lot & Block 4A

District, Land Lot, & Parcel (MRN) DISTRICT 6 - LAND LOT 182 #6-182-045 <sup>PARCEL</sup>

Proposed Development FENCE

Building Permit Number (if construction has begun) BLD \_\_\_\_\_

Variance Requested FROM 4 FT. TO 8 FT. FENCE ALONG THE PLEASANT HILL RD, SIDE OF OUR PROPERTY.

- Please attach a **LETTER OF INTENT** explaining the proposed use and the justification or hardship for this variance.

Case No. ZVR2013-00005

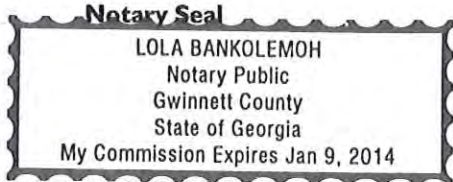
**Applicant Certification**

The undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or any portion thereof shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

[Signature] 1/22/2013  
Signature of Applicant Date

LARRY G. WALKER  
Typed or Printed Name & Title

[Signature] January 22<sup>nd</sup>, 2013  
Signature of Notary Public Date



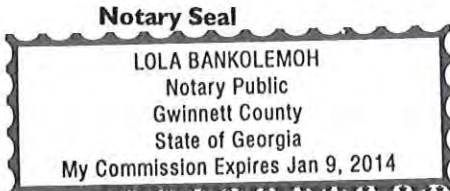
**Property Owner Certification**

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of variance affecting the same land, or any portion thereof, shall not be acted upon within 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from the date of the last action by the Zoning Board of Appeals (Article XVII, Section 1707, Paragraph 2). Authorized administrative variances are not subject to this time lapse requirement (Article XVI, Section 1610).

[Signature] 1/22/2013  
Signature of Property Owner Date

LARRY G. WALKER  
Typed or Printed Name & Title

[Signature] January 22<sup>nd</sup>, 2013  
Signature of Notary Public Date



**Planning & Development Use Below Only**

Date Received: 01.23.2012 Received By: M.M.S. MRN: 6.182.045

Zoning District: R-75 Hearing Date (if applicable): 03.12.13 Commission District: \_\_\_\_\_

Variance Type: FENCE HEIGHT INCREASE Code Section: ZR 700.02

Related Cases & Applicable Conditions: \_\_\_\_\_  
FENCE/WALL HEIGHT - FRONT YARD

Variance Description: INCREASE FENCE HEIGHT IN A FRONT YARD FROM 4 FT. TO 8 FT.

Case No. ZUL2013.00005



Peggy Walker &lt;philfourfour@gmail.com&gt;

**Letter to County Department of Planning and Development**

1 message

**Larry and Peggy** <larryandpeggy@bellsouth.net>  
To: philfourfour@gmail.com

Sat, Jan 12, 2013 at 2:55 PM

Gwinnett County Department of Planning and Development

To Whom It May Concern:

We purchased our home new in 1977. It faces Meadows Lane with our side yard running down Pleasant Hill Road. Since that time, Gwinnett County has acquired our property two times to widen Pleasant Hill Road. On the first occasion we planted two rows of white pines down Pleasant Hill Road for a buffer. On the second occasion over half our trees were cut down but with the remaining pines and the wild growth we had a pretty good buffer. Also on the second occasion, the Pleasant Hill Road elevation was raised about three to four feet above our yard level.

Recently the power company cut down, trimmed and cleared the remaining buffer leaving us totally exposed to road noise, litter, and sidewalk traffic. We no longer have privacy on the Pleasant Hill Road side of our backyard. A four foot fence, as we were told the county would allow, would barely reach sidewalk level. Thus we are requesting variance for an eight foot fence down Pleasant Hill Road starting at the back corner running 200 feet toward Meadows Lane.

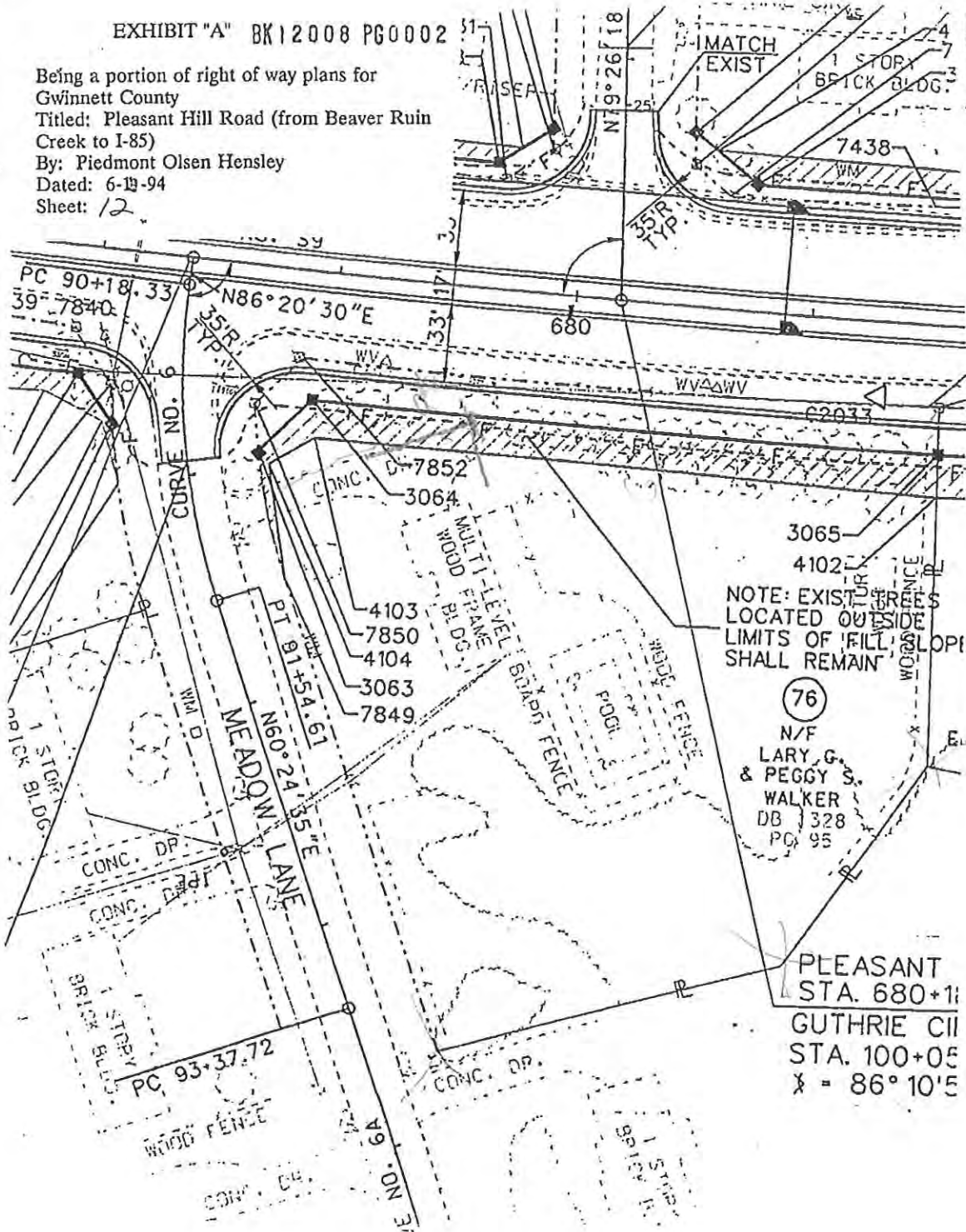
Sincerely,  
Larry and Peggy Walker

Sent from my iPad

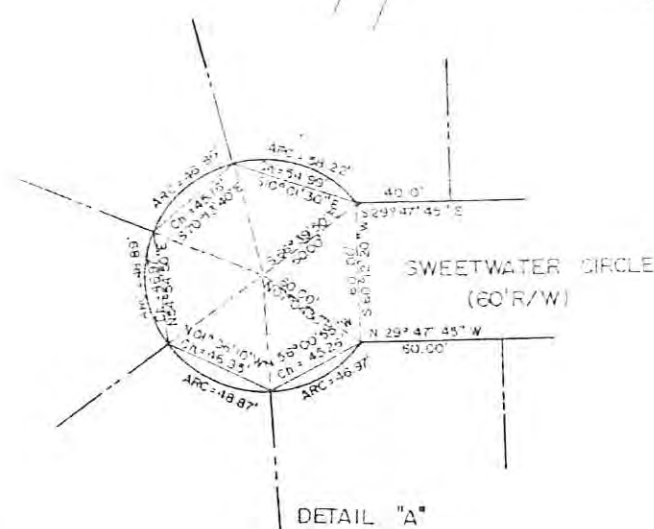
A handwritten signature in cursive script, appearing to read "Larry and Peggy Walker". The signature is written in dark ink on a white background.

EXHIBIT "A" BK12008 PG0002

Being a portion of right of way plans for  
 Gwinnett County  
 Titled: Pleasant Hill Road (from Beaver Ruin  
 Creek to I-85)  
 By: Piedmont Olsen Hensley  
 Dated: 6-19-94  
 Sheet: 12

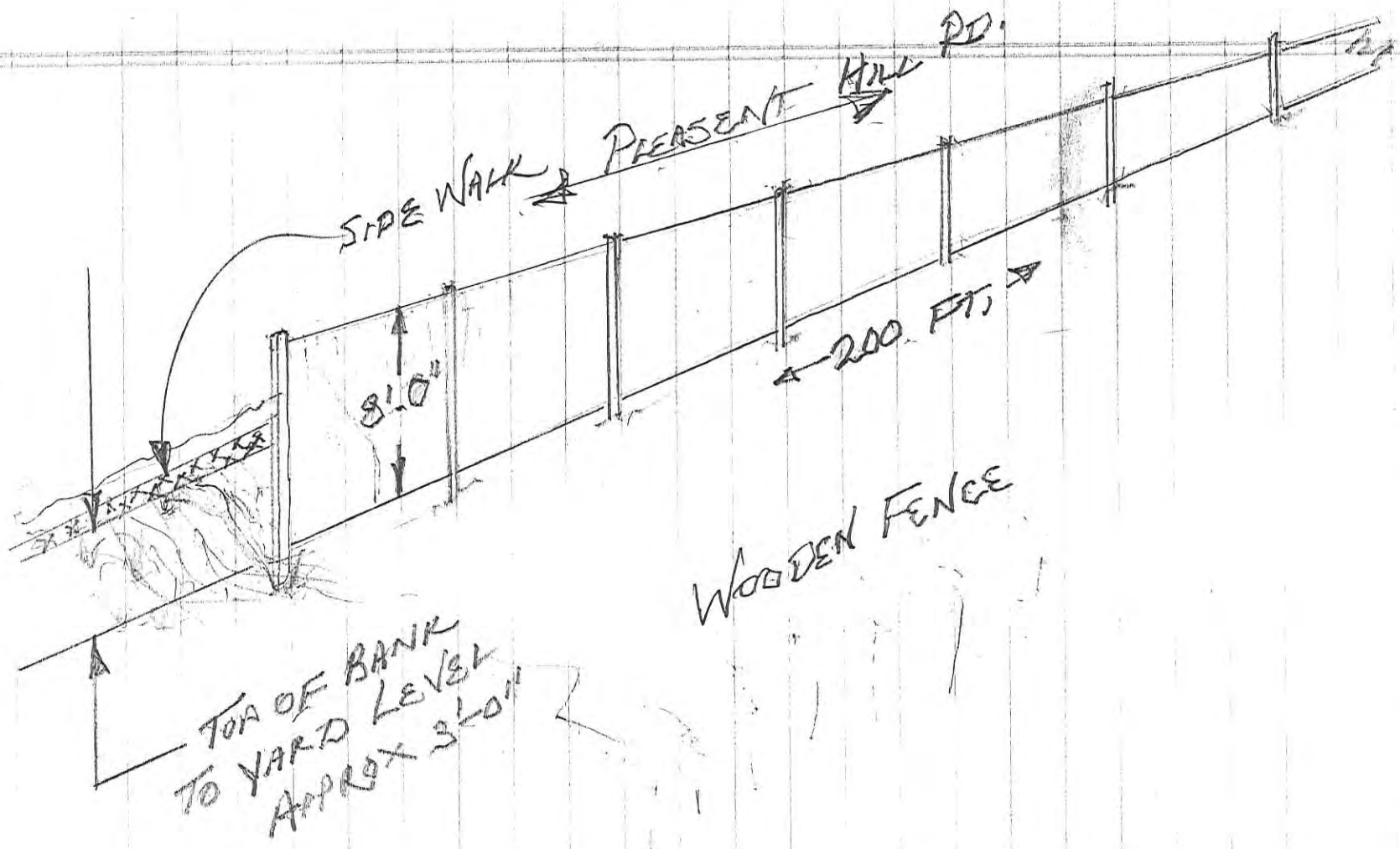






- LEGEND -
- BL — BUILDING LINE
  - DE — DRAIN EASEMENT
  - SE — SEWER EASEMENT
  - HW — HEADWALL
  - CB — CATCH BASIN
  - CD — CROSS DRAIN
  - R — RADIUS
  - LL — LAND LOT
  - MH — MANHOLE (SEWER)
  - PC — POINT OF CURVE
  - PT — POINT OF TANGENT
  - SS — SANITARY SEWER
  - R/W — RIGHT-OF-WAY
  - CMP — CORRUGATED METAL PIPE

NOTE: MANHOLES, SEWERS & SEWER EASEMENTS shown are for future development



SIDE WALK

PRESENT HILL PD.

200 FT.

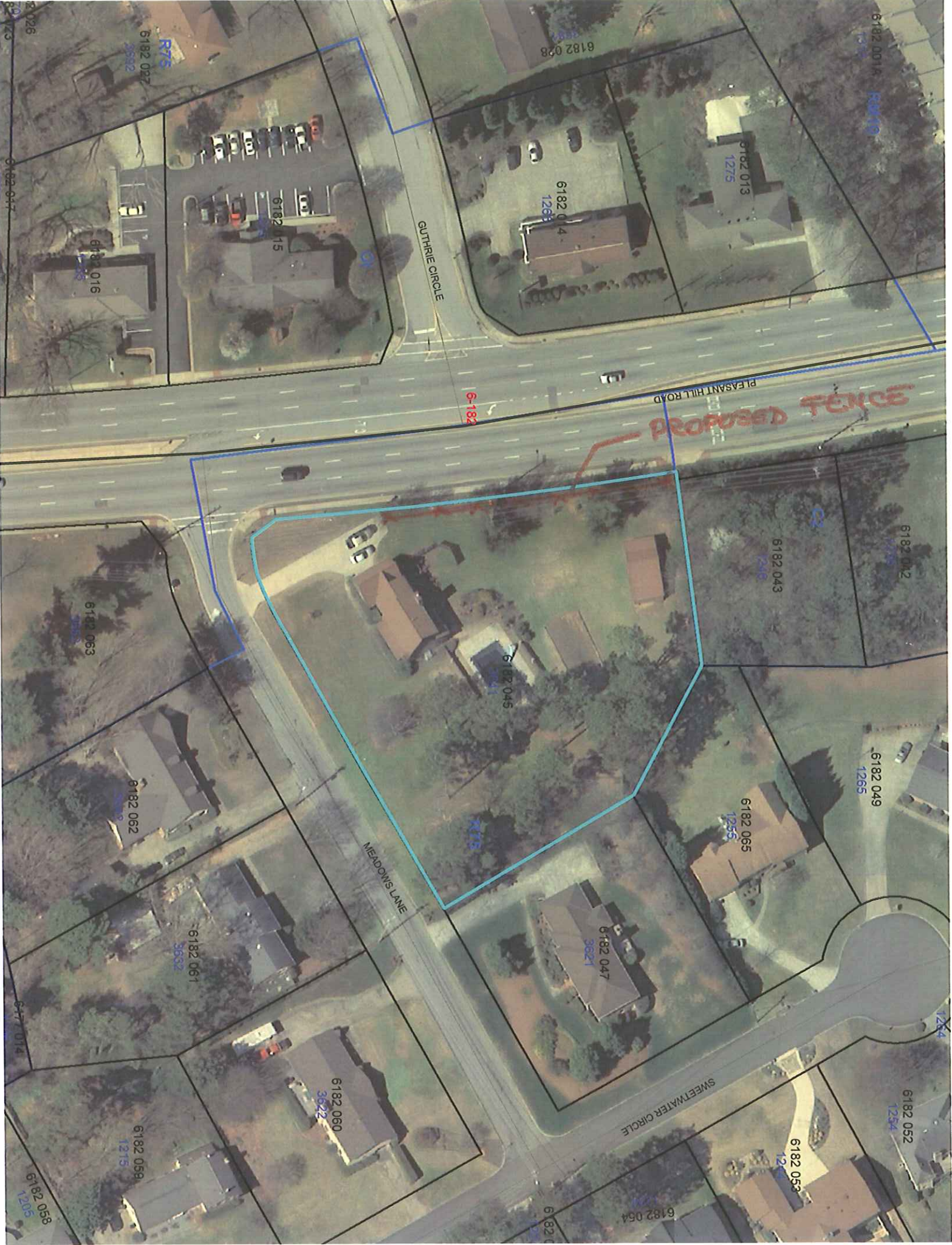
8'10"

WOODEN FENCE

TOP OF BANK  
TO YARD LEVEL  
APPROX 3'0"



2012



770-923-3055

2-2:30

Department of Planning and Development

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**VARIANCE CONSENT FORM**

PROPERTY OWNER: LARRY WALKER

PROPERTY ADDRESS: 3641 MEADOWS LANE; LAWRENCEVILLE, GA 30044

SUBDIVISION NAME: PLEASANT ACRES

LAND LOT(S): 182 DISTRICT: 6 SECTION/UNIT: \_\_\_\_\_

LOT NUMBER: 345 BLOCK: A

BRIEF DESCRIPTION OF VARIANCE REQUEST: FROM 4 FT. TO 8 FT. FENCE ALONG PLEASANT HILL ROAD SIDE OF OUR PROPERTY

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 3642 MEADOWS LANE

SUBDIVISION: PLEASANT ACRES

AS OWNER OF LOT: 17, BLOCK: C

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Travis Vang  
PRINTED NAME OF OWNER

Travis Vang  
SIGNATURE OF OWNER

\_\_\_\_\_  
PRINTED NAME OF OWNER

\_\_\_\_\_  
SIGNATURE OF OWNER

01/26/2013  
DATE

\*\*\*\*\*

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_



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**VARIANCE CONSENT FORM**

PROPERTY OWNER: LARRY WALKER

PROPERTY ADDRESS: 3641 MEADOWS LANE, LAWRENCEVILLE, GA 30044

SUBDIVISION NAME: PLEASANT ACRES

LAND LOT(S): 182 DISTRICT: 6 SECTION/UNIT: \_\_\_\_\_

LOT NUMBER: 345 BLOCK: A

BRIEF DESCRIPTION OF VARIANCE REQUEST: FROM 4 FT. TO 8 FT. FENCE ALONG PLEASANT HILL ROAD SIDE OF OUR PROPERTY

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 1206 & 1216 PLEASANT HILL RD (O: I)

SUBDIVISION: Pleasant Acres

AS OWNER OF LOT: 18 BLOCK: C R182063  
3652 Meadows Lane (opposed O: I)

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Mary M Gutheie  
PRINTED NAME OF OWNER

[Signature]  
SIGNATURE OF OWNER

\_\_\_\_\_  
PRINTED NAME OF OWNER

\_\_\_\_\_  
SIGNATURE OF OWNER

\_\_\_\_\_  
DATE

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_

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**VARIANCE CONSENT FORM**

PROPERTY OWNER: LARRY WALKER

PROPERTY ADDRESS: 3641 MEADOWS LANE, LAWRENCEVILLE, GA 30044

SUBDIVISION NAME: PLEASANT ACRES

LAND LOT(S): 182 DISTRICT: 6 SECTION/UNIT: \_\_\_\_\_

LOT NUMBER: 345 BLOCK: A

BRIEF DESCRIPTION OF VARIANCE REQUEST: FROM 4 FT. TO 8 FT. FENCE ALONG PLEASANT HILL ROAD SIDE OF OUR PROPERTY

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 3622 MEADOWS LN.

SUBDIVISION: PLEASANT ACRES

AS OWNER OF LOT: 15, BLOCK: C

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Robert Hutchins  
PRINTED NAME OF OWNER

[Signature]  
SIGNATURE OF OWNER

Carolyn Hutchins  
PRINTED NAME OF OWNER

[Signature]  
SIGNATURE OF OWNER

1-23-13  
DATE

\*\*\*\*\*

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DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_

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**VARIANCE CONSENT FORM**

PROPERTY OWNER: LARRY WALKER

PROPERTY ADDRESS: 3641 MEADOWS LANE, LAWRENCEVILLE, GA 30044

SUBDIVISION NAME: PLEASANT ACRES

LAND LOT(S): 182 DISTRICT: 6 SECTION/UNIT: \_\_\_\_\_

LOT NUMBER: 345 BLOCK: A

BRIEF DESCRIPTION OF VARIANCE REQUEST: From 4 FT. TO 8 FT. FENCE ALONG PLEASANT HILL ROAD SIDE OF OUR PROPERTY

ABUTTING PROPERTY OWNERS:

PROPERTY ADDRESS: 3621 Meadows Lane, Lawrenceville, Ga. 30044

SUBDIVISION: Pleasant Acres

AS OWNER OF LOT: 6, BLOCK: A

I/WE HAVE NO OBJECTIONS TO THE GRANTING OF THE VARIANCE REQUESTED.

Patricia Carr  
PRINTED NAME OF OWNER

Patricia Carr  
SIGNATURE OF OWNER

James E. Carr  
PRINTED NAME OF OWNER

James E. Carr  
SIGNATURE OF OWNER

1/23/13  
DATE

\*\*\*\*\*

**FOR INTERNAL USE ONLY**

DATE RECEIVED: \_\_\_\_\_ BY: \_\_\_\_\_ VARIANCE CASE NUMBER: \_\_\_\_\_



