



ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE : June 14, 2005

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER	ZVR2005-00062
APPLICANT	WHEELER/KOLB MANAGEMENT COMPANY
LOCATION	2180 PLEASANT HILL ROAD
ZIP CODE	30096
ZONING	C-2
MRN (DIST,LL,PARCEL)	R6232 005
PROPOSED DEVELOPMENT	RETAIL/SHOPPING CENTER
VARIANCE TYPE	PARKING SPACE QUANTITY REDUCTION
VARIANCE REQUEST	PARKING SPACE QUANTITY REDUCTION FROM 73 TO 63 SPACES 14% REDUCTION
COMMISSION DISTRICT	1

CASE NUMBER	ZVR2005-00073
APPLICANT	STACEY WILSON
LOCATION	605 OLD TUCKER ROAD
ZIP CODE	30087-2729
ZONING	R-100
MRN (DIST,LL,PARCEL)	R6116 336
PROPOSED DEVELOPMENT	STORAGE BUILDING
VARIANCE TYPE	ACCESSORY STRUCTURE OR USE YARD LOCATION
VARIANCE REQUEST	ACCESSORY STRUCTURE (STORAGE BUILDING) IN A SIDE YARD
COMMISSION DISTRICT	2

CASE NUMBER	ZVR2005-00077
APPLICANT	R ALAN CLEVELAND
LOCATION	490 HERRING ROAD
ZIP CODE	30017
ZONING	R-100
MRN (DIST,LL,PARCEL)	R5166 019
PROPOSED DEVELOPMENT	OVERSIZED VEHICLE
VARIANCE TYPE	OVERSIZED VEHICLE
VARIANCE REQUEST	OVERSIZED VEHICLE PARKED IN A RESIDENTIAL ZONING DISTRICT
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2005-00078
APPLICANT	WHEELER/KOLB MANAGEMENT COMPANY
LOCATION	2180 PLEASANT HILL ROAD
ZIP CODE	30096
ZONING	C-2
MRN (DIST,LL,PARCEL)	R6232 005
PROPOSED DEVELOPMENT	RETAIL BUSINESS
VARIANCE TYPE	LOADING/UNLOADING SPACE QUANTITY REDUCTION
VARIANCE REQUEST	ELIMINATION OF REQUIRED 12 X 40-FT LOADING/UNLOADING SPACE
COMMISSION DISTRICT	1



ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE : June 14, 2005

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER	ZVR2005-00079
APPLICANT	VINCENT PASSARIELLO
LOCATION	3000 CENTERVILLE HIGHWAY
ZIP CODE	30078
ZONING	C-2
MRN (DIST,LL,PARCEL)	R6033 001A
PROPOSED DEVELOPMENT	AUTOMOTIVE CAR WASH
VARIANCE TYPE	PARKING SPACE QUANTITY REDUCTION
VARIANCE REQUEST	PARKING SPACE QUANTITY REDUCTION FROM 30 TO 15 SPACES, 50% REDUCTION
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2005-00080
APPLICANT	JOANN ABBOTT
LOCATION	1558 HEWATT ROAD
ZIP CODE	30047
ZONING	R-100
MRN (DIST,LL,PARCEL)	R6069 010
PROPOSED DEVELOPMENT	SINGLE-FAMILY LOT
VARIANCE TYPE	LOT WIDTH REDUCTION
VARIANCE REQUEST	LOT WIDTH REDUCTION FROM 100 TO 33.6 FT, TRACT 1
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2005-00081
APPLICANT	GARY HARVIN
LOCATION	2122 PARKWOOD ROAD
ZIP CODE	30078
ZONING	C-2
MRN (DIST,LL,PARCEL)	R6052 003
PROPOSED DEVELOPMENT	OFFICE/WAREHOUSE
VARIANCE TYPE	PARKING PERCENTAGE
VARIANCE REQUEST	DECREASE PERCENTAGE OF PARKING REQUIRED TO BE LOCATED IN REAR YARD FROM 20 TO 0 PERCENT
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2005-00082
APPLICANT	DENNIS ABBOTT
LOCATION	1540 HEWATT ROAD
ZIP CODE	30047
ZONING	R-100
MRN (DIST,LL,PARCEL)	R6069 295
PROPOSED DEVELOPMENT	SINGLE-FAMILY LOT
VARIANCE TYPE	LOT WIDTH REDUCTION
VARIANCE REQUEST	LOT WIDTH REDUCTION FROM 100 TO 56.99-FT- TRACT 2
COMMISSION DISTRICT	3



ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE : June 14, 2005

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER	ZVR2005-00083
APPLICANT	CEI ENGINEERING ASSOC INC
LOCATION	3435 CENTERVILLE HIGHWAY
ZIP CODE	30058
ZONING	C-2
MRN (DIST,LL,PARCEL)	R6020 001
PROPOSED DEVELOPMENT	GASOLINE PUMPS/ISLANDS
VARIANCE TYPE	CANOPY SIGN AREA/SIZE
VARIANCE REQUEST	CANOPY SIGN SIZE INCREASE FROM 15 TO 30.47 SQ FT, SIGN A
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2005-00084
APPLICANT	CEI ENGINEERING ASSOC INC
LOCATION	3435 CENTERVILLE HIGHWAY
ZIP CODE	30058
ZONING	C-2
MRN (DIST,LL,PARCEL)	R6020 001
PROPOSED DEVELOPMENT	GASOLINE PUMPS/ISLANDS
VARIANCE TYPE	CANOPY SIGN AREA/SIZE
VARIANCE REQUEST	CANOPY SIGN SIZE INCREASE FROM 15 TO 42 SQ FT, SIGN B
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2005-00085
APPLICANT	CEI ENGINEERING ASSOC INC
LOCATION	3435 CENTERVILLE HIGHWAY
ZIP CODE	30058
ZONING	C-2
MRN (DIST,LL,PARCEL)	R6020 001
PROPOSED DEVELOPMENT	GASOLINE PUMPS/ISLANDS
VARIANCE TYPE	CANOPY SIGN AREA/SIZE
VARIANCE REQUEST	CANOPY SIGN SIZE INCREASE FROM 15 TO 30.47 SQ FT, SIGN C
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2005-00086
APPLICANT	COUSINS PROPERTY INC
LOCATION	1250 SCENIC HIGHWAY
ZIP CODE	30045
ZONING	C-2
MRN (DIST,LL,PARCEL)	R5087 113
PROPOSED DEVELOPMENT	RETAIL/SHOPPING CENTER
VARIANCE TYPE	PARKING SPACE QUANTITY REDUCTION
VARIANCE REQUEST	PARKING SPACE QUANTITY REDUCTION FROM 1522 TO 1247, 18 % REDUCTION, SOUTH SIDE
COMMISSION DISTRICT	3



ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE : June 14, 2005

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER	ZVR2005-00087
APPLICANT	COUSINS PROPERTY INC
LOCATION	1350 SCENIC HIGHWAY
ZIP CODE	30045
ZONING	C-2
MRN (DIST,LL,PARCEL)	R5074 008
PROPOSED DEVELOPMENT	RETAIL/SHOPPING CENTER
VARIANCE TYPE	PARKING SPACE QUANTITY REDUCTION
VARIANCE REQUEST	PARKING SPACE QUANTITY REDUCTION FROM 1305 TO 1047 SPACES, 19.7% REDUCTION, NORTH SIDE
COMMISSION DISTRICT	4

CASE NUMBER	ZVR2005-00088
APPLICANT	GRACE FELLOWSHIP CHURCH
LOCATION	1447 DOGWOOD ROAD
ZIP CODE	30078
ZONING	R-100
MRN (DIST,LL,PARCEL)	R5042 164
PROPOSED DEVELOPMENT	PARKING LOT
VARIANCE TYPE	PARKING LOT PAVING
VARIANCE REQUEST	ALLOW A GRAVEL PARKING LOT
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2005-00089
APPLICANT	JANILYN MCCOY
LOCATION	2120 BROOKS ROAD
ZIP CODE	30019
ZONING	RA-200
MRN (DIST,LL,PARCEL)	R5280 025
PROPOSED DEVELOPMENT	SINGLE-FAMILY LOT
VARIANCE TYPE	LOT WIDTH REDUCTION
VARIANCE REQUEST	LOT WIDTH REDUCTION FROM 200 TO 132 FT, TRACT 2
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2005-00090
APPLICANT	BOHANNON HOLMAN LLC
LOCATION	3500 BLOCK BRASELTON HIGHWAY
ZIP CODE	30019
ZONING	C-2
MRN (DIST,LL,PARCEL)	R3002 035
PROPOSED DEVELOPMENT	RETAIL BUSINESS
VARIANCE TYPE	REAR SETBACK ENCROACHMENT
VARIANCE REQUEST	ENCROACHMENT OF 25 FT INTO THE 40-FT REAR SETBACK
COMMISSION DISTRICT	3



ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE : June 14, 2005
PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER	ZVR2005-00091
APPLICANT	BOHANNON HOLMAN LLC
LOCATION	3500 BLOCK BRASELTON HIGHWAY
ZIP CODE	30019
ZONING	C-2
MRN (DIST,LL,PARCEL)	R3002 035
PROPOSED DEVELOPMENT	RETAIL BUSINESS
VARIANCE TYPE	PARKING SPACE QUANTITY REDUCTION
VARIANCE REQUEST	PARKING SPACE QUANTITY REDUCTION FROM 137 TO 121 SPACES, 12% REDUCTION
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2005-00092
APPLICANT	DIVERSIFIED TECHNICAL GRP LLC
LOCATION	820 PLEASANT HILL ROAD
ZIP CODE	30047
ZONING	C-2
MRN (DIST,LL,PARCEL)	R6156 002
PROPOSED DEVELOPMENT	OFFICE
VARIANCE TYPE	REAR SETBACK ENCROACHMENT
VARIANCE REQUEST	ENCROACHMENT OF 13.5 FT INTO THE 15-FT REAR SETBACK
COMMISSION DISTRICT	2

CASE NUMBER	ZVR2005-00093
APPLICANT	DIVERSIFIED TECHNICAL GRP LLC
LOCATION	820 PLEASANT HILL ROAD
ZIP CODE	30047
ZONING	C-2
MRN (DIST,LL,PARCEL)	R6156 002
PROPOSED DEVELOPMENT	OFFICE
VARIANCE TYPE	SIDE SETBACK ENCROACHMENT
VARIANCE REQUEST	ENCROACHMENT OF 5 FT INTO THE 10-FT LEFT SIDE SETBACK
COMMISSION DISTRICT	2

CASE NUMBER	ZVR2005-00094
APPLICANT	WILLIAMS & BOWLING DEVELOPERS LLC
LOCATION	882 NESTLING DRIVE SE
ZIP CODE	30045
ZONING	R-100
MRN (DIST,LL,PARCEL)	R5198 001
PROPOSED DEVELOPMENT	GROUND SIGN
VARIANCE TYPE	GROUND SIGN HEIGHT INCREASE
VARIANCE REQUEST	SIGN HEIGHT INCREASE FROM 8 TO 9 FT 9 INCHES
COMMISSION DISTRICT	3



ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30045

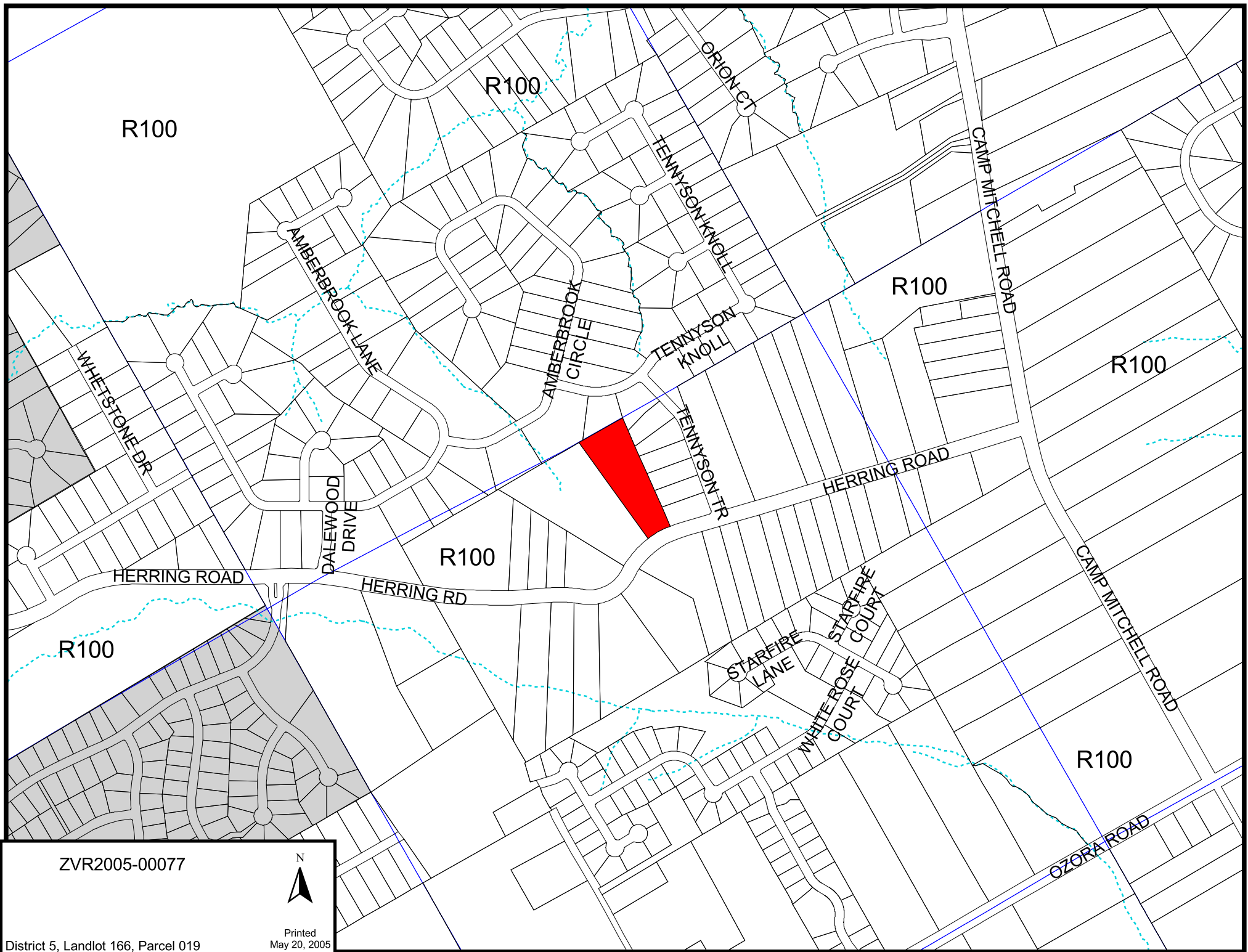
HEARING DATE : June 14, 2005

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER	ZVR2005-00095
APPLICANT	HILLCREST INDUSTRIAL PARK
LOCATION	1470 HILLCREST ROAD
ZIP CODE	30093
ZONING	M-1
MRN (DIST,LL,PARCEL)	R6199 006
PROPOSED DEVELOPMENT	INDUSTRIAL LOT
VARIANCE TYPE	LOT AREA/SIZE REDUCTION
VARIANCE REQUEST	LOT SIZE REDUCTION FROM 1 ACRE TO .79-ACRE
COMMISSION DISTRICT	1

CASE NUMBER	ZVR2005-00096
APPLICANT	AUDRA ESREY
LOCATION	1630 PLEASANT HILL ROAD
ZIP CODE	30096
ZONING	C-2
MRN (DIST,LL,PARCEL)	R6204 030
PROPOSED DEVELOPMENT	RETAIL/SHOPPING CENTER
VARIANCE TYPE	SIDE SETBACK ENCROACHMENT
VARIANCE REQUEST	ENCROACHMENT OF 10 FT INTO THE 10-FT LEFT SIDE SETBACK, TRACT A
COMMISSION DISTRICT	1

CASE NUMBER	ZVR2005-00097
APPLICANT	PHILLIP J AHN
LOCATION	1630 PLEASANT HILL ROAD
ZIP CODE	30096
ZONING	C-2
MRN (DIST,LL,PARCEL)	R6204 033
PROPOSED DEVELOPMENT	RETAIL/SHOPPING CENTER
VARIANCE TYPE	SIDE SETBACK ENCROACHMENT
VARIANCE REQUEST	ENCROACHMENT OF 10 FT INTO THE 10-FT RIGHT SIDE SETBACK, TRACT B
COMMISSION DISTRICT	1

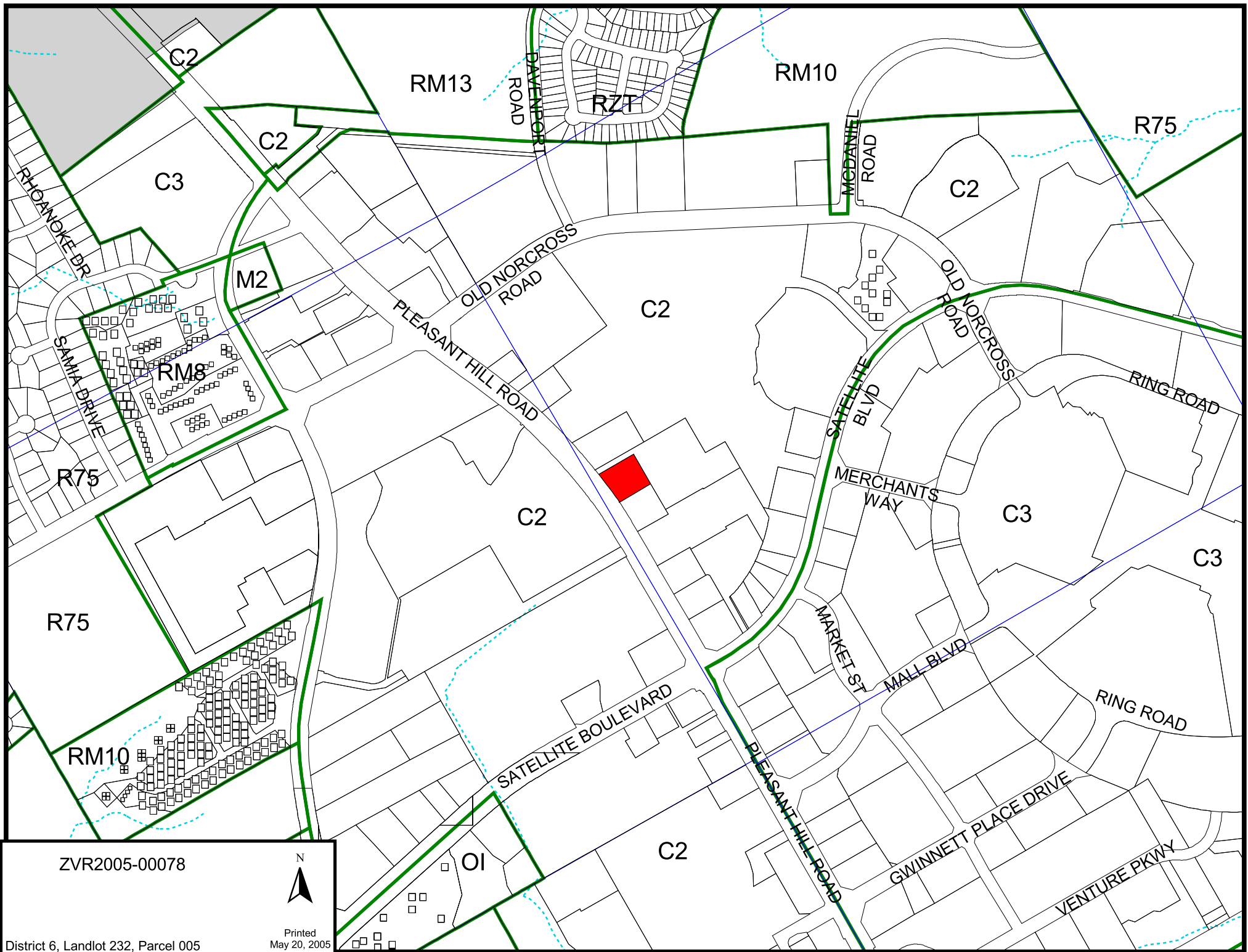


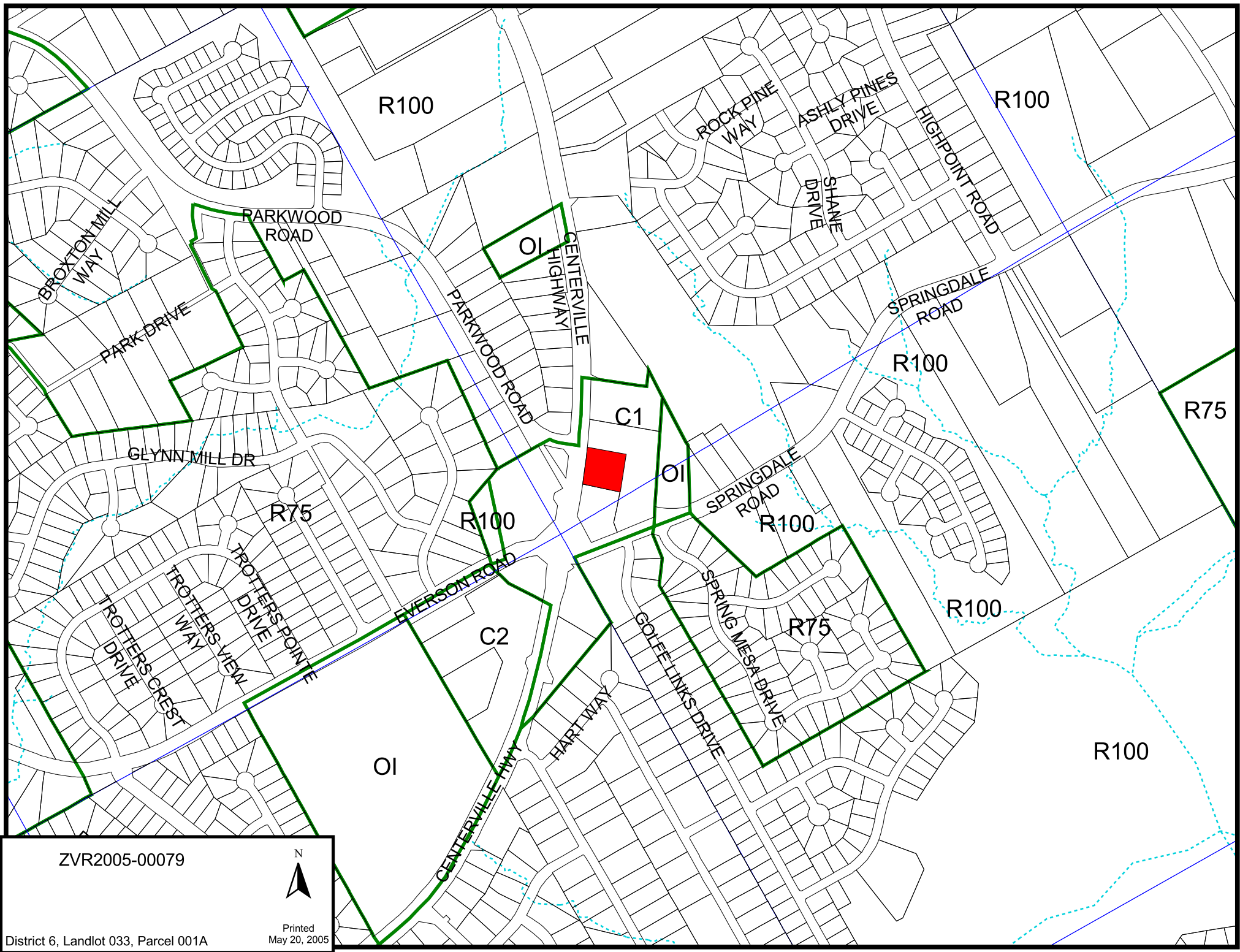
ZVR2005-00077



Printed
May 20, 2005

District 5, Landlot 166, Parcel 019



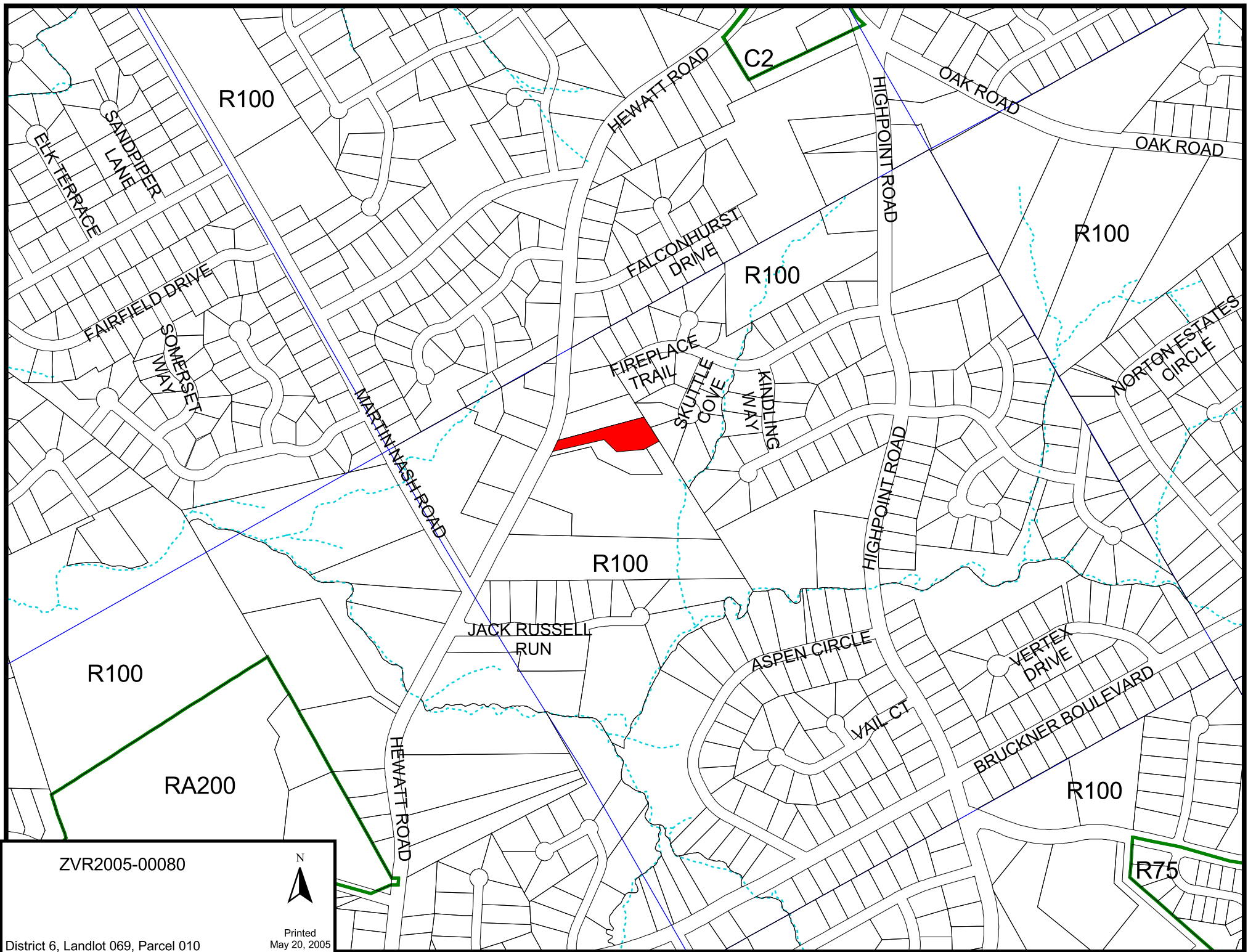


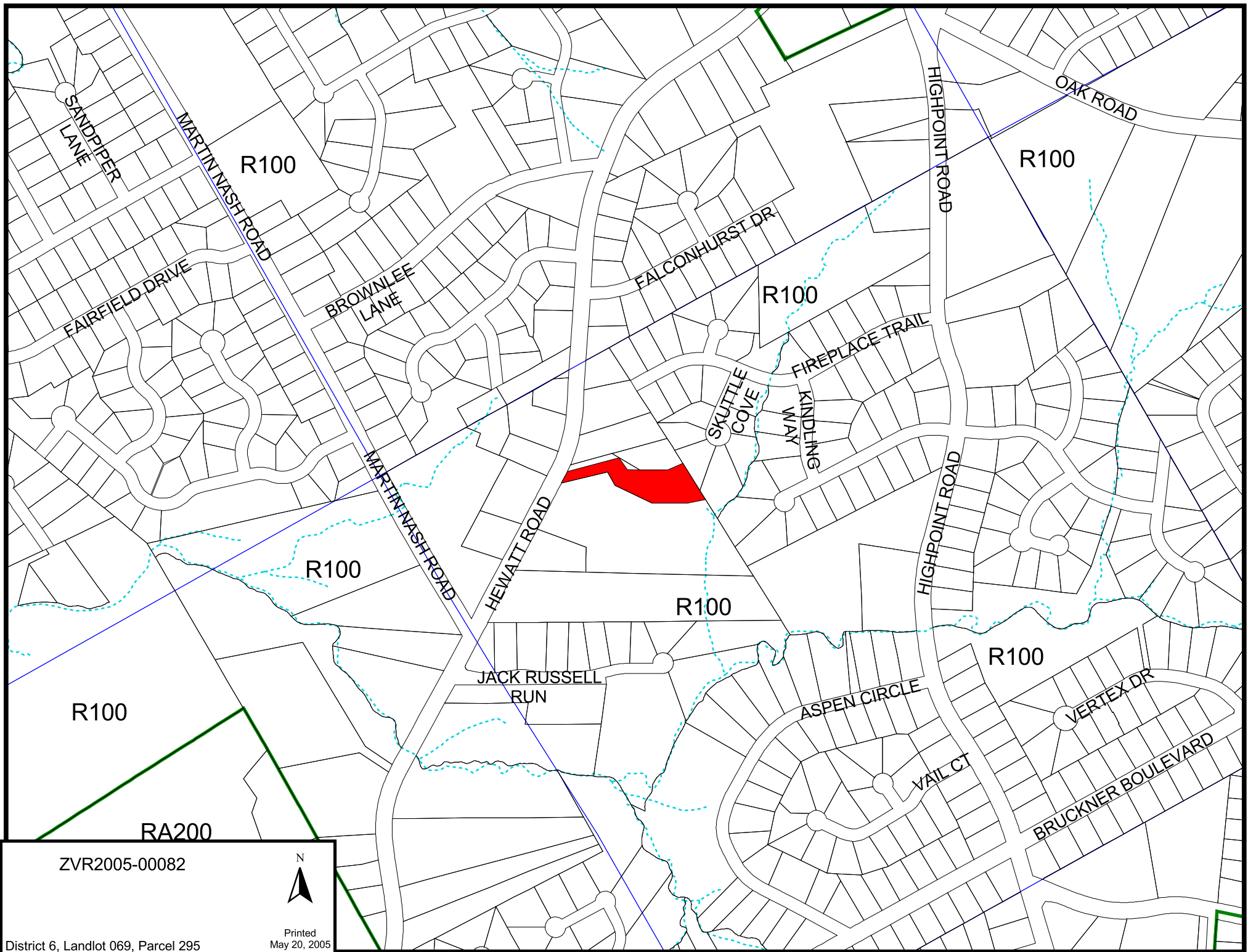
ZVR2005-00079

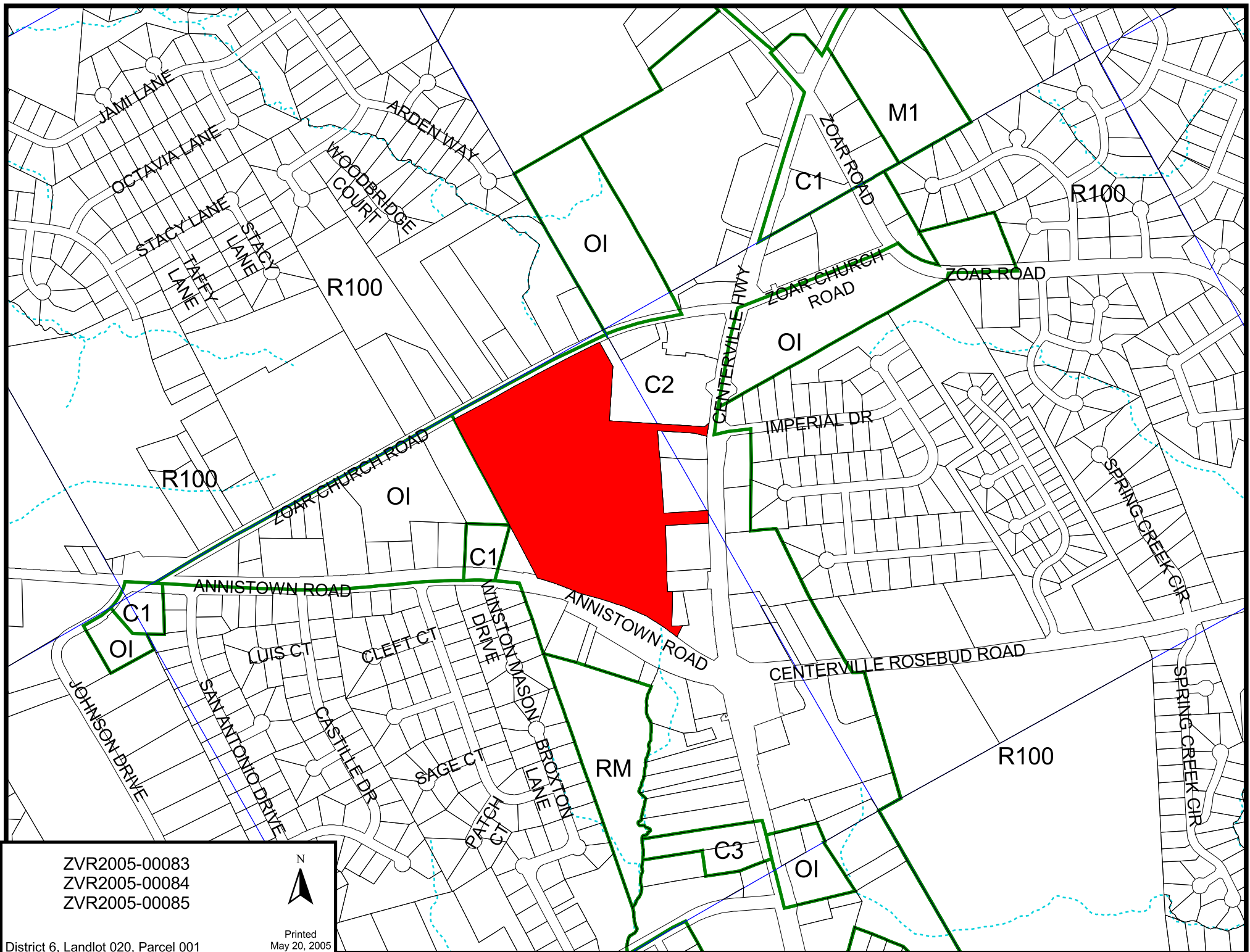
N

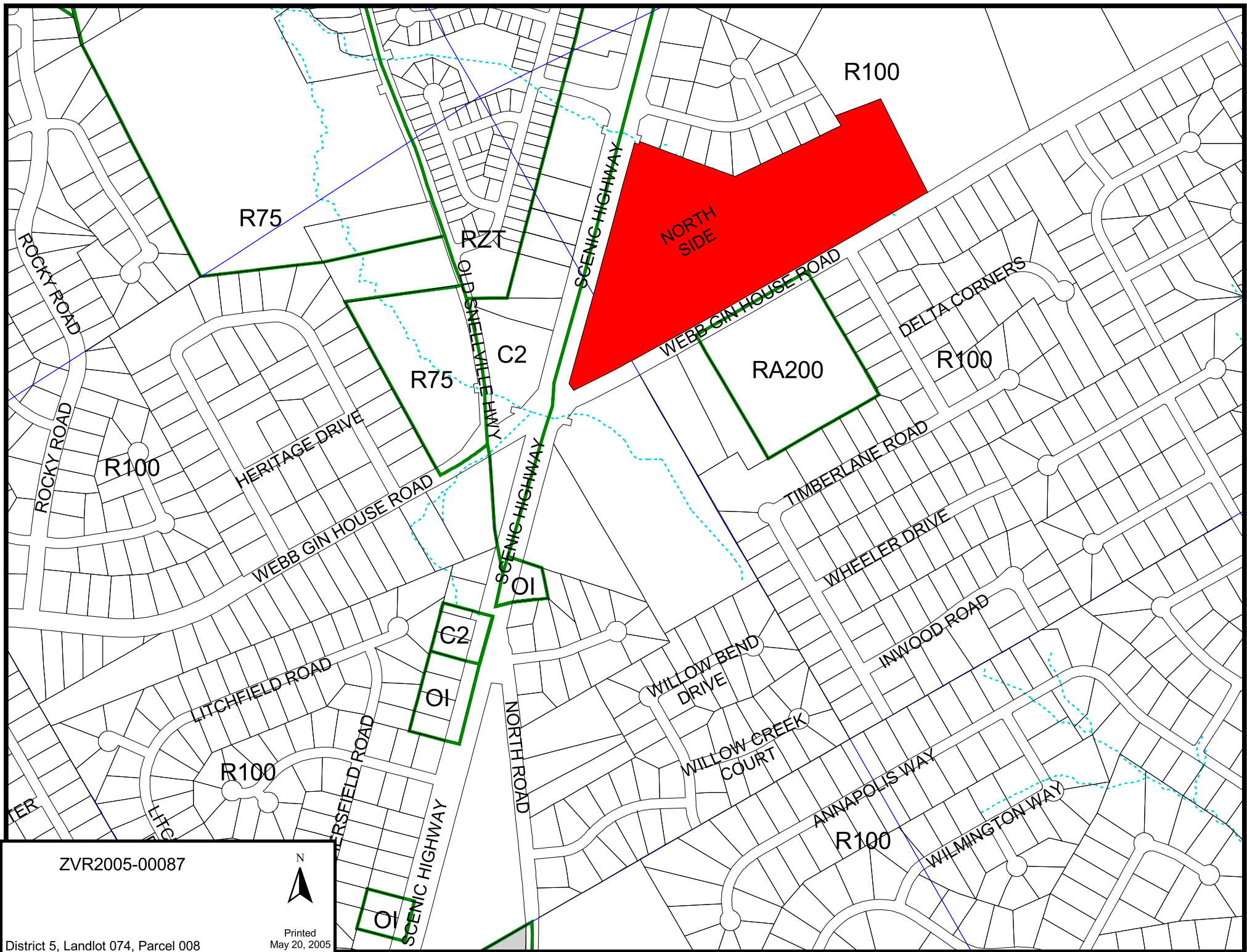


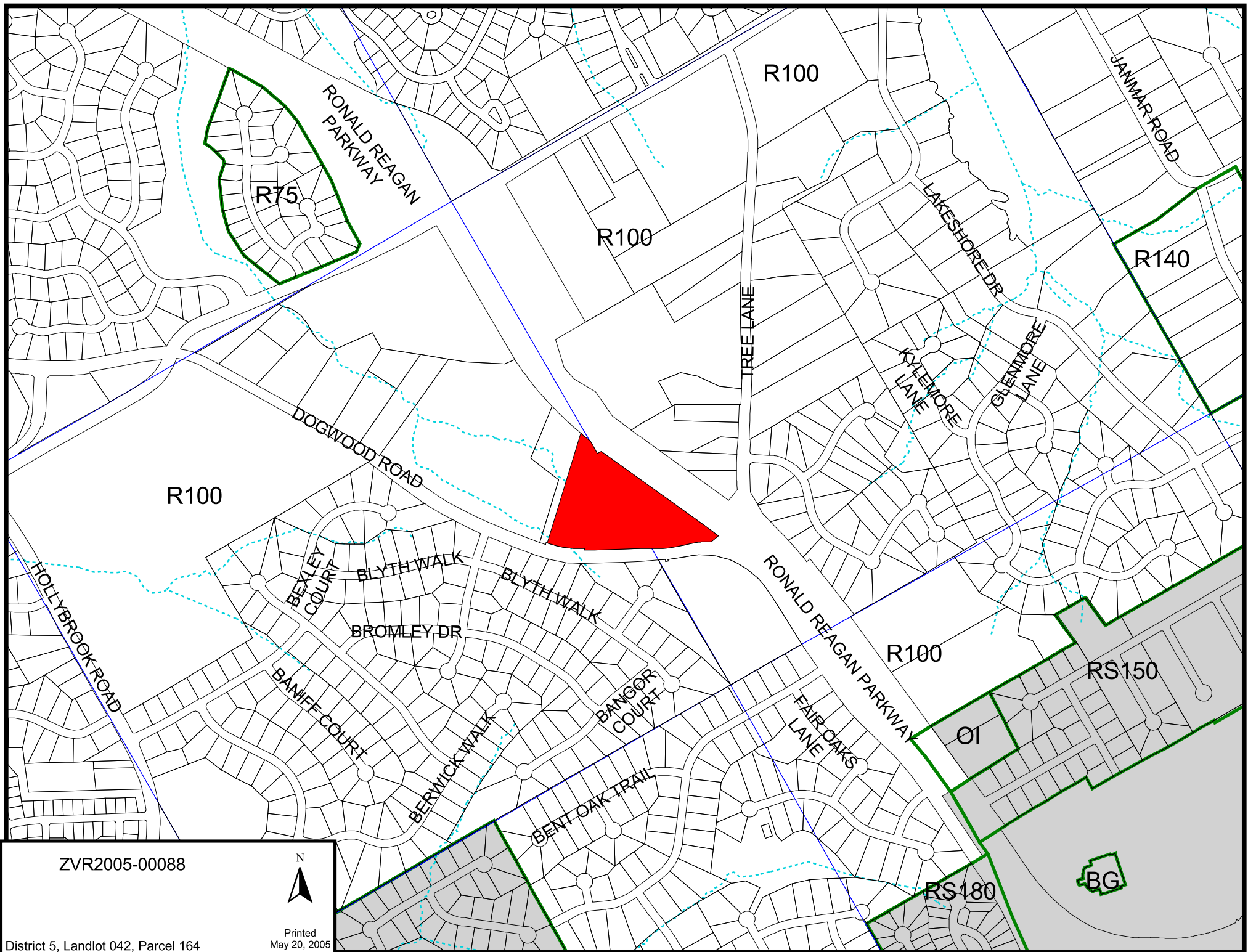
Printed
May 20, 2005

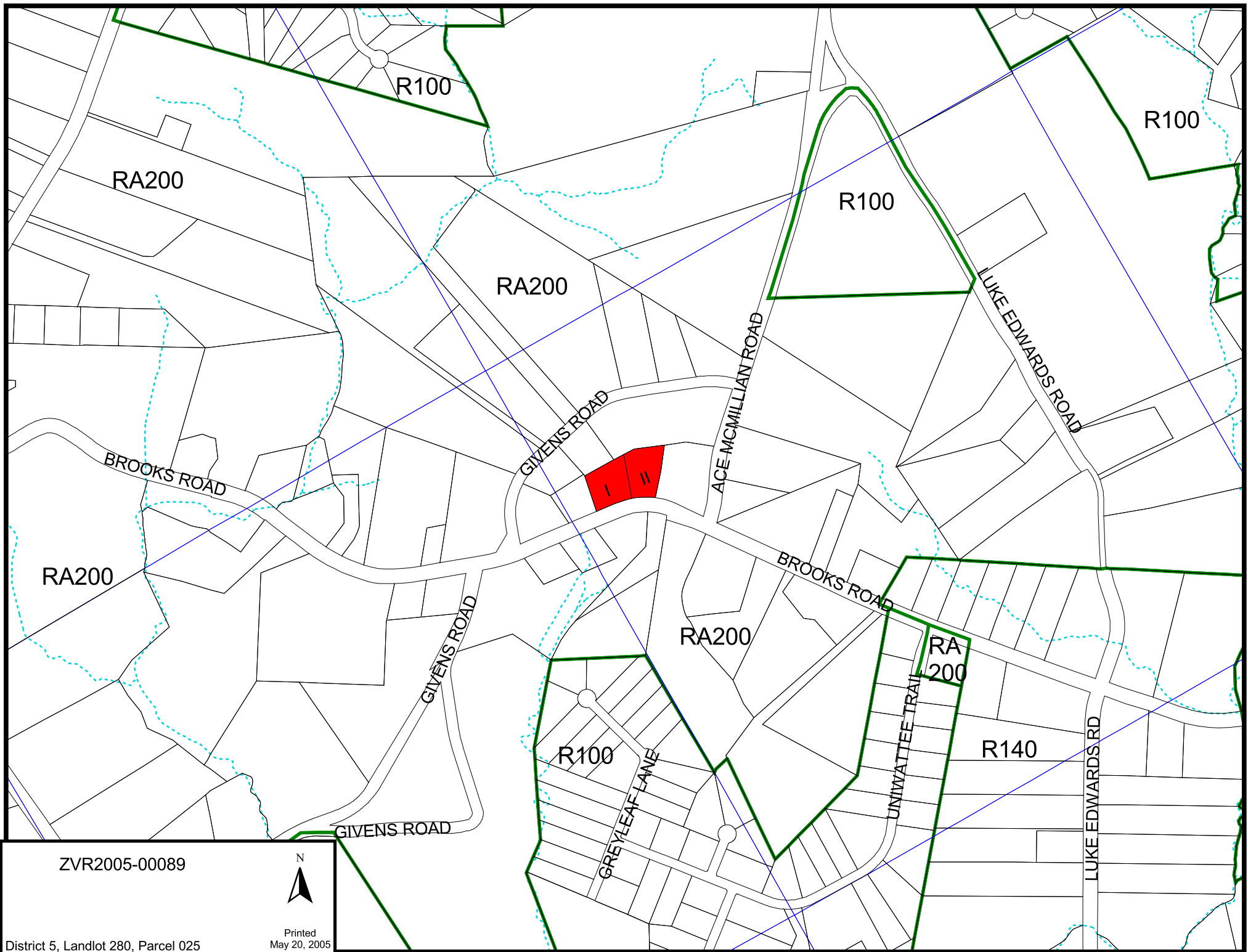


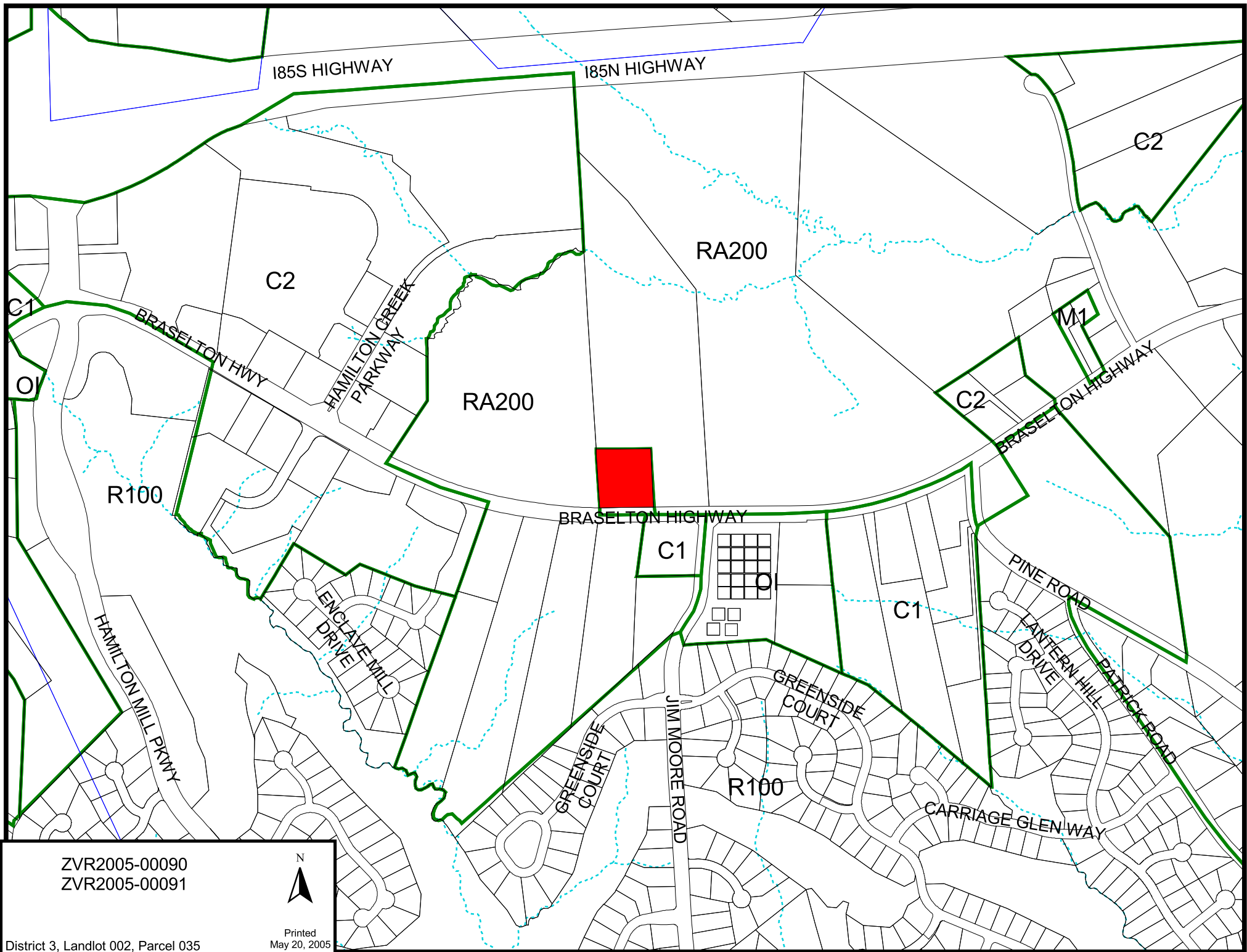








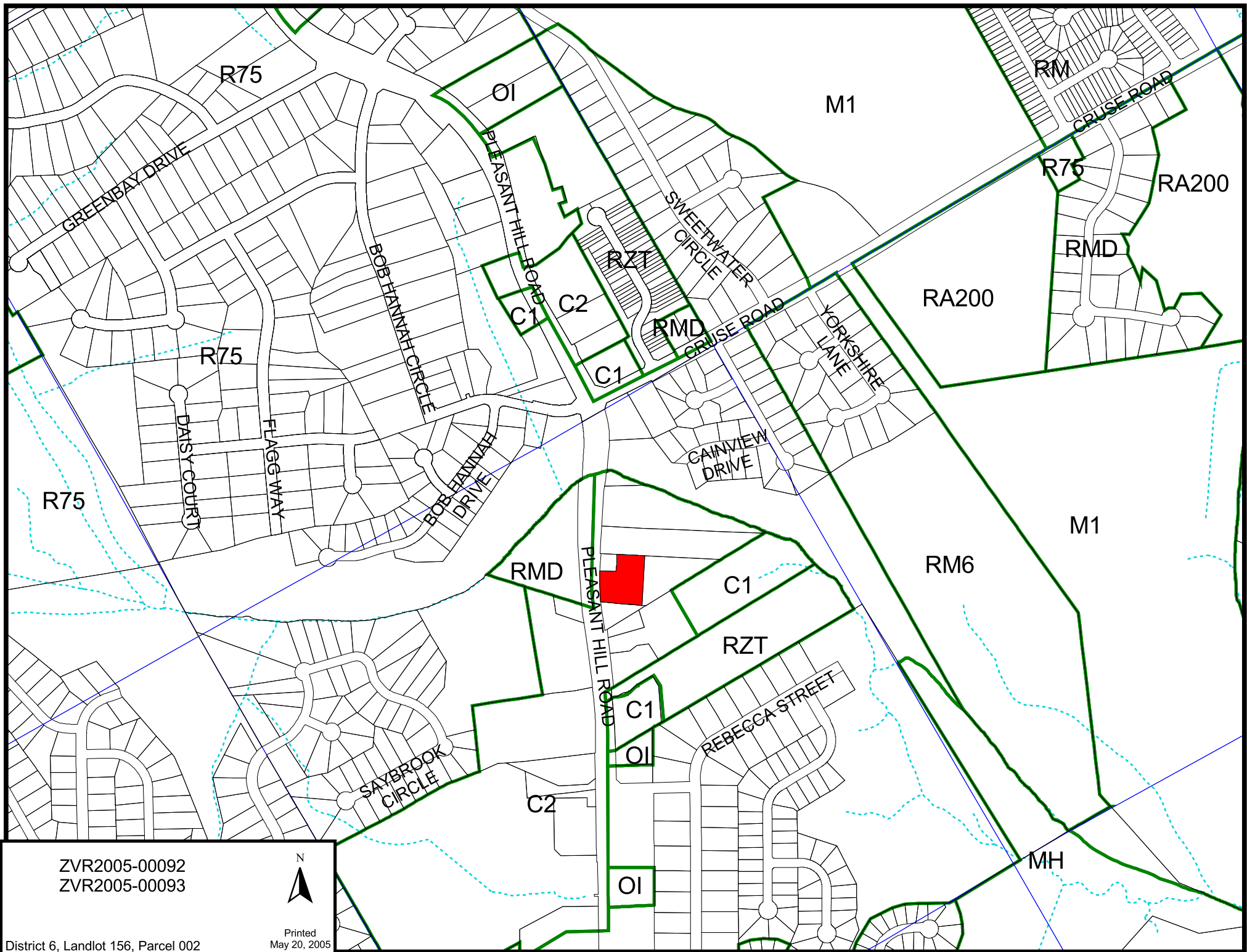




ZVR2005-00090
ZVR2005-00091



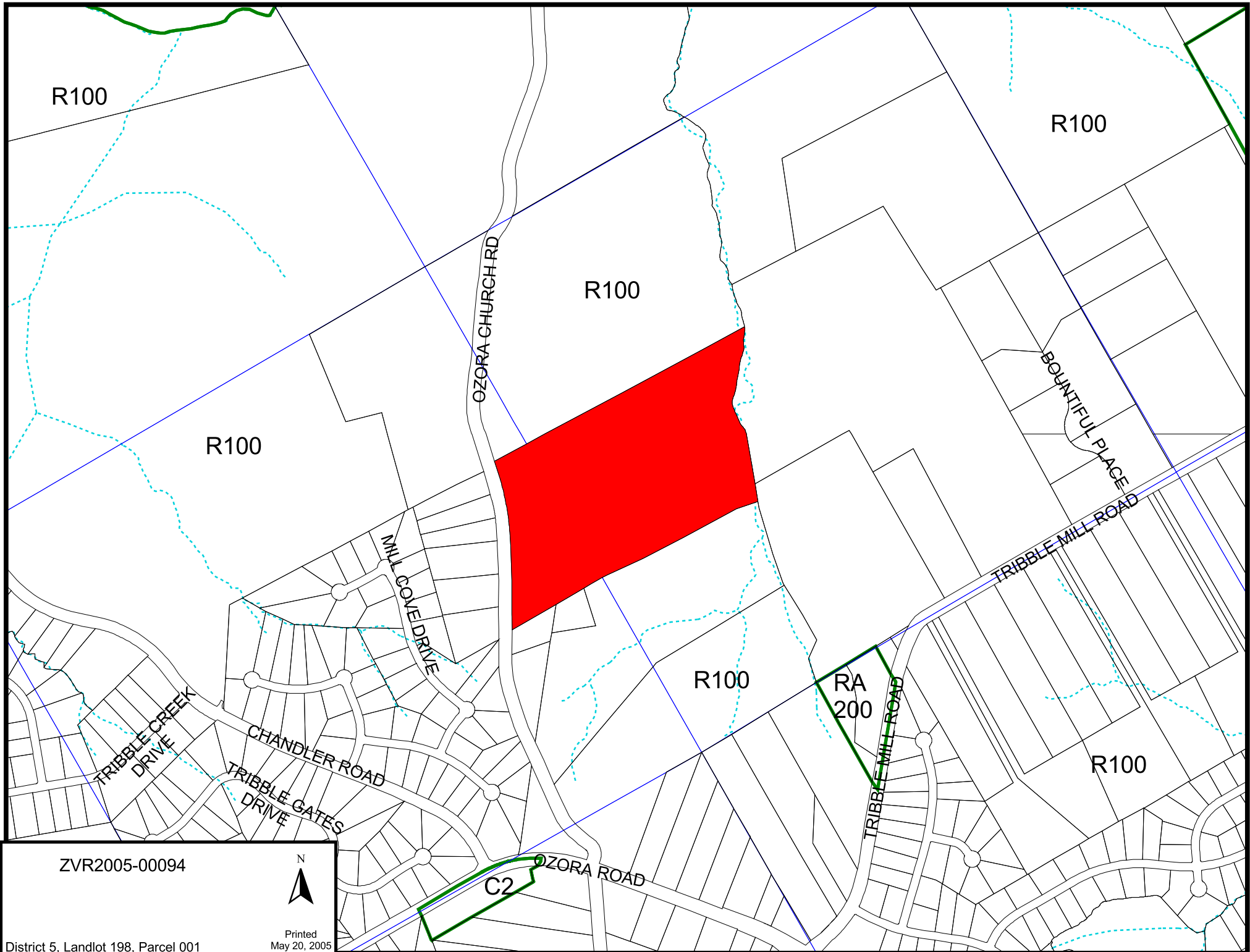
Printed
May 20, 2005



ZVR2005-00092
ZVR2005-00093



Printed
May 20, 2005



R100

R100

R100

R100

R100

RA
200

R100

OZORA CHURCH RD

WILL COINED DRIVE

BOUNTIFUL PLACE

TRIBBLE MILL ROAD

TRIBBLE MILL ROAD

TRIBBLE CREEK
DRIVE

CHANDLER ROAD

TRIBBLE GATES
DRIVE

OZORA ROAD

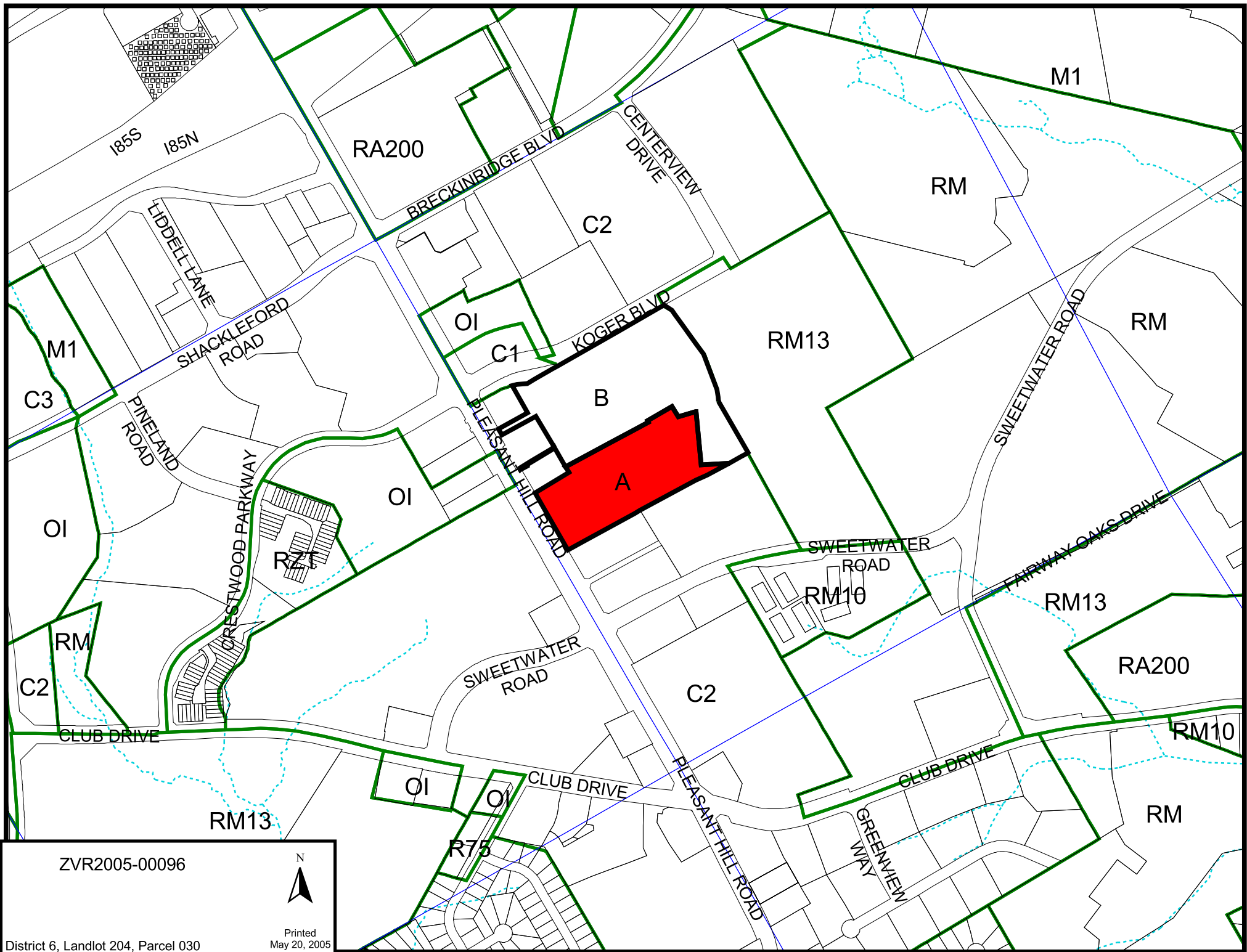
C2

ZVR2005-00094



Printed
May 20, 2005

District 5, Landlot 198, Parcel 001

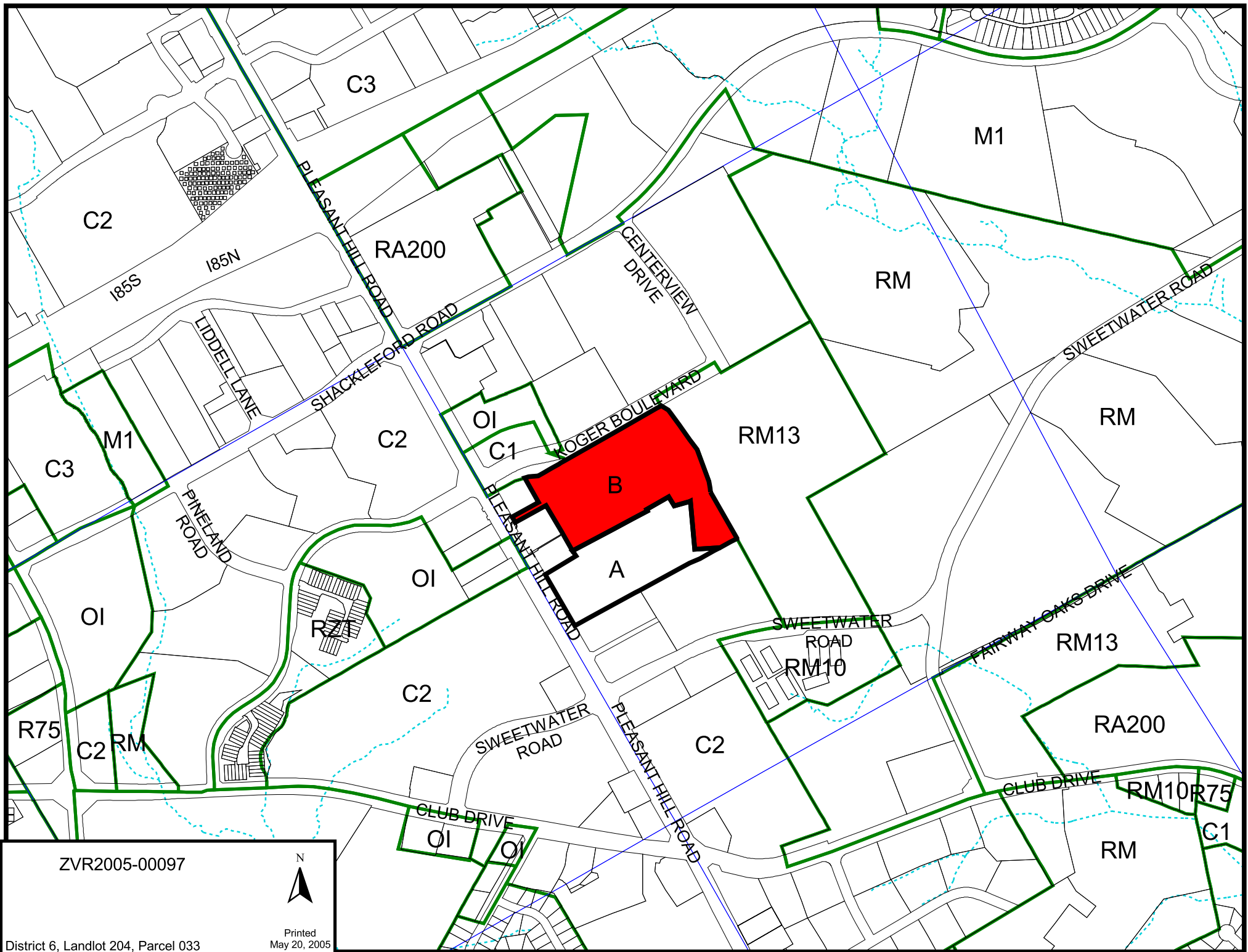


ZVR2005-00096



Printed
May 20, 2005

District 6, Landlot 204, Parcel 030





GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S): ZVR2005-00062 and ZVR2005-00078
APPLICANT: Wheeler/Kolb Management Company
LOCATION: 2180 Pleasant Hill Rd
ZONING: C-2
DIST-LL-PARCEL: R6232 005
PROPOSED DEVELOPMENT: 00062 – Parking space quantity reduction from 73 to 63 spaces, 14% reduction
00078 - Loading/Unloading space quantity reduction
VARIANCE REQUESTED: Elimination of required 12 X 40-ft loading/unloading space
COMMISSION DISTRICT: 1

Please see previous variance report for ZVR2005-00062. The applicant is proposing to convert the existing 6200 sq ft building from 100% retail to a mix of retail and restaurant use. This request was brought before the Zoning Board of Appeals April 12, 2005. The original request was for a parking reduction from 71 to 63 spaces. However, only 60 spaces were available due to the required 12 X 40-ft loading/unloading space. The board tabled the request so the case could be re-advertised with the corrected numbers.

The applicant has applied for a second variance. The applicant is requesting in the second variance to eliminate the one required 12 X 40-ft loading and unloading space. Additionally, the square footage of the proposed part of the building that will be used as a restaurant has been changed. The new requirement for parking is 73 spaces. The case was re-advertised requesting a reduction of the required parking from 73 to 63 spaces.



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S):	ZVR2005-00073
APPLICANT:	Stacey Wilson
LOCATION:	605 Old Tucker Road
ZONING:	R-100
DIST-LL-PARCEL:	R6116 336
PROPOSED DEVELOPMENT:	Storage Bldg
VARIANCE REQUESTED:	Accessory structure (Storage Bldg) in a side yard
COMMISSION DISTRICT:	2

Please see previous staff report for ZVR2005-00073.

The board tabled this case at the May meeting. The case has been re-advertised.



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S): ZVR2005-00073
APPLICANT: Stacy Wilson
LOCATION: 605 Old Tucker Road
ZONING: R-100
DIST-LL-PARCEL: R6116 336
PROPOSED DEVELOPMENT: Storage building
VARIANCE REQUESTED: Accessory structure (storage building) in a side yard
COMMISSION DISTRICT: 2

This site is a R-100 zoned 2.514-acre lot with an existing single-family dwelling. There is an existing single-family dwelling, occupied by the applicant's parents, on the lot located to the left. There is a completed and occupied single-family subdivision to the right. The rear property line is the Gwinnett/Dekalb county line.

The applicant constructed, without permits, a 10 X 20-ft storage building in a side yard. Accessory structures are required to be located in the rear yard. Anything larger than 32 sq ft is required to have a building permit prior to any construction. The applicant is seeking approval of a variance to allow the structure to remain in the side yard.

The applicant states the structure is used for personal storage. The applicant also states he was unaware of the requirement to place the structure in the rear yard. The applicant states he moved into this house in 2003. He also states in his letter of intent that the structure has been there for about 15 months. That means the structure was placed on site about January 2004. The applicant obtained a building permit for a 25 X 30-ft detached garage in September 2004. He had to reposition the garage on the proposed site plan in order to meet the rear yard requirement. The applicant did not mention this storage building at that time.

This variance request is the result of a citizen complaint.

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

- 1. The proposed storage building shall be for personal use only and business activity, including storage of material, shall not take place in the structure.**
- 2. All applicable permits, including approval from the Environmental Health Department, shall be obtained prior to construction. Building permit fees shall be doubled.**



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S):	ZVR2005-00077
APPLICANT:	R Alan Cleveland
LOCATION:	490 Herring Rd
ZONING:	R-100
DIST-LL-PARCEL:	R5166 019
PROPOSED DEVELOPMENT:	Oversized Vehicle
VARIANCE REQUESTED:	Oversized vehicle parking in a residential zoning district
COMMISSION DISTRICT:	3

This site is a 3-acre R-100 zoned lot with an existing single-family dwelling. Surrounding properties are acreage lots or lots within a subdivision. Occupied single-family dwellings are scattered throughout these lots.

The applicant is parking an oversized vehicle on the property. The vehicle is the tractor part only of a tractor-trailer. When the vehicle is there, it is parked in the front yard. The regulations would allow such a vehicle to be parked on the site if the vehicle is parked within a fully enclosed structure that meets all zoning requirements (such as a garage). The applicant does not have such a structure for parking the truck.

The applicant is seeking approval of a variance to allow the parking of the vehicle in a residential zoning district. The applicant states he has parked the vehicle on the site since 1996. His justification include that he was there before the adjoining subdivisions, the cost of building a garage and that some vehicles are exempt from this requirements (school buses).

School buses are specifically addressed within the regulations. Time does not eliminate a violation. The vehicle was in violation in 1996 when the applicant started parking there and it is still in violation. Once the county became aware of the violation (by citizen complaint), the county asked the applicant to bring the complaint into compliance.

The applicant refers in the letter of intent that a neighbor is parking a similar truck across the street. The Zoning Compliance Section indicates that they have not seen, or have a complaint on record about such a vehicle.

The board has had several cases come up with this type vehicle being parked in residential areas. These request have been denied.



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S):	ZVR2005-00079
APPLICANT:	Vincent Passariello
LOCATION:	3000 Centerville Highway
ZONING:	C-2
DIST-LL-PARCEL:	R6033 001A
PROPOSED DEVELOPMENT:	Automotive Car Wash
VARIANCE REQUESTED:	Parking space quantity reduction from 30 to 15 spaces, 50% reduction
COMMISSION DISTRICT:	3

This site is a vacant C-2 zoned 1.078-acre lot that is being created out of a larger 4-acre tract. There is an existing CVS Pharmacy located on the adjoining lot to the right. Other adjoining property is vacant. There is a commercial zoned site across the street.

The applicant proposes to construct a 10 bay car cash/auto lube facility. There will be 7 bays for the car wash and 3 bays for the lube. Each bay requires 3 parking spaces so a total of 30 spaces are required. The applicant is requesting approval of a variance for parking space reduction from 30 to 15 spaces, which is a 50% reduction.

The applicant's stated justification is that he feels the 15 spaces would be adequate and the requirement for 30 spaces is excessive. He further states that there will be parking available next to the vacuum islands. Additionally, the applicant states the reduction would allow an increase in green space, although the plan submitted has mostly a paved surface with very little reduction in paved area.



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S): ZVR2005-00080 and ZVR2005-00082
APPLICANT: 00080 - JoAnn Abbott
00082 - Dennis Abbott
LOCATION: 1558 Hewatt Road
ZONING: R-100
DIST-LL-PARCEL: R6069 010
PROPOSED DEVELOPMENT: Single-family lot
VARIANCE REQUESTED: 00080 - Lot width reduction from 100 to 33.6 ft, Tract 1
00082 - Lot width reduction from 100 to 56.99 ft, Tract 2
COMMISSION DISTRICT: 3

This site consists of two tracts zoned R-100 with a total of 9.809 acres. There are three existing single-family dwellings located on these two lots. The surrounding areas consist of R-100 zoned properties with single-family dwellings.

The applicant owns and lives on tract 1 of the original lot. Her mother owned tract 2 of the original lot (see plat marked original lot). The applicant's mother has died and left tract 2 to the applicant and her brother. They want to divide the property so that each existing dwelling is located on its own lot. While doing this, the applicant's lot lines will be adjusted to allow for the division of the original two lots into the proposed three lots (see plat marked proposed layout).

The applicant and her husband are seeking approval of two variances. The first variance is to reduce the required lot width on tract 1 of the proposed layout from 100 to 33.6 ft. The second variance is to reduce the required lot width on tract 2 of the proposed layout from 100 to 56.99 ft.

If the variances were to be approved, it would eliminate the non-conforming status of one tract (two houses on a single lot) and create a lot for each existing house. Additionally, you would not see any difference on what is on the site now and after approval. There will still be only three houses.

Should the board consider approval of these requests, staff would suggest the following conditions:

- 1. An exemption plat shall be prepared and approved.**
- 2. The lots shall not be further subdivided.**



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S): ZVR2005-00081
APPLICANT: Gary Harvin
LOCATION: 2122 Parkwood Rd
ZONING: C-2
DIST-LL-PARCEL: R6052 003
PROPOSED DEVELOPMENT: Office/Warehouse
VARIANCE REQUESTED: Decrease percentage of parking required to be located in rear yard from 20 to 0 percent
COMMISSION DISTRICT: 3

This site is a vacant C-2 zoned tract. The adjoining properties are zoned either C-2 or O&I, with mixed commercial uses in the area.

A 4,500 sq ft office/warehouse/auto service center with 22 parking spaces are proposed for the site located on Parkway Road, about 300 ft from Stone Mountain Highway. This site is located in the US Highway 78 Corridor Overlay District.

One of the requirements of the overlay district is that for a site with a building less than 7,500 sq ft in area, no more than 20% of the parking maybe be within the front of the building with no more than 20% in the side yards. The balance must be within the rear yard. The applicant is seeking approval of a variance to increase the amount of parking in the front yard from 20% (4 spaces) to 100% (22 spaces).

The applicant's justification for the variance request is that the requirement that a portion of the parking be placed in the rear yard is a hardship due to the size of the parcel as well as the economic value.



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S): ZVR2005-00083, ZVR2005-00084 and ZVR2005-00085
APPLICANT: CEI Engineering Assoc. Inc.
LOCATION: 3435 Centerville Highway
ZONING: C-2
DIST-LL-PARCEL: R6020 001
PROPOSED DEVELOPMENT: Gasoline Pumps/Islands
VARIANCE REQUESTED: 00083 - Canopy sign size increase from 15 to 30.47 sq ft, Sign A
00084 - Canopy sign size increase from 15 to 42 sq ft, Sign B
00085 - Canopy sign size increase from 15 to 30.47 sq ft, Sign C
COMMISSION DISTRICT: 3

The site is a vacant C-2 zoned 17 plus acre site. The site is being graded. The surrounding properties are zoned commercial with mixed commercial uses.

The 17 plus acre site is being developed as Wal-Mart. Murphy Oil has leased a space on the Wal-Mart property to construct and operate a gas pump island with a small convenience store area. Murphy Oil chose a leased site in an agreement with Wal-Mart that is located behind some out lots. There are vacant out lots available in the area.

This property is located in the Centerville/Highway 124 Overlay District. The property has frontage on three roads. Centerville Highway, Annistown Road and Zoar Road. Within the overlay district, a gasoline pump canopy is allowed a 15 sq ft sign per road frontage. Three canopy signs would be allowed.

The applicant is seeking approval of three variances. The variances requested are to increase the size of the sign on Side A from 15 to 30.5 sq ft (twice the size allowed), increase the sign on Side B from 15 to 42 sq ft (almost three times the size allowed) and increase the size of the sign on Side C from 15 to 30.5 sq ft (over twice the size allowed). The total size increase is from 45 to 103 sq ft.

The justification stated in the letter of intent is that the canopy cannot be seen from Centerville Highway and Annistown Road. As a leased area, the site would not be allowed a ground sign. However, Wal-Mart has the right to advertise price amounts on their ground sign, as long as they stay within their size limits. The gasoline is a secondary operation from Wal-Mart. By locating with the Wal-mart site, the gas company is depending on Wal-Marts customers. But this is a choice made by the gas station.

Several applications for variances have been submitted seeking a variance for a site that is blocked by an out lot. Most of these have been denied because the applicant chose the locations. That is a business decision the gas station makes. The letter of intent also states the site, if located on other buildings, would be allowed 211 sq ft of signage. This figure includes wall, ground and canopy signs. If on it's own lot, the canopy could have two 8 sq ft signs on each side of the canopy. The site is only losing 19 sq ft of signage by being on this lot.

There are several other existing service stations located in this area. Most were constructed under a different sign code and have smaller canopy signs than are allowed now. If granted, this station would be allowed canopy signs that are much larger than nearby sites.

The overlay district requirements state that except as contained within the overlay district regulations, signage shall not exceed the requirements of the Sign Ordinance.

The sign drawings submitted by the applicant show signs that have LED lights. Please keep in mind that these sign drawings are to be used only for the purpose of showing the size of the signs. Signs with movement are prohibited by the regulations and cannot obtain variances. Additionally, canopy signs that are lighted shall have lettering that is individually formed and lighted.



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S): ZVR2005-00086
APPLICANT: Cousins Property Inc
LOCATION: 1250 Scenic Highway
ZONING: C-2
DIST-LL-PARCEL: R5087 113
PROPOSED DEVELOPMENT: Retail/Shopping Center
VARIANCE REQUESTED: Parking space quantity reduction from 1,522 to 1,247 spaces, 18% Reduction, South Side
COMMISSION DISTRICT: 3

This site is a C-2 zoned vacant tract located on the northeast side of the intersection of Scenic Highway and Webb Gin House Road. The surrounding area consists of a mix of vacant commercial tracts, commercial businesses under construction and existing residential dwellings.

A mixed-use shopping center, with several buildings, is proposed for this site. Another part of the center is proposed for the property across the street (see Variance ZVR2005-00086. 205,813 square feet of area is proposed for the site. There will be a mix of retail, office and restaurants. 1,305 parking spaces are required for this size of proposed development. The applicant is seeking approval of a variance to reduce this to 1,047 spaces, which is a .197% reduction.

The justification submitted is that this is a mixed-use center and a lot of shared parking will take place. Also because of the different peaked hours of operations of the varied businesses there should be adequate parking. The applicant also refers to an Urban Land Institute parking study for sharing parking.



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S):	ZVR2005-00087
APPLICANT:	Cousins Property Inc.
LOCATION:	1350 Scenic Highway
ZONING:	C-2
DIST-LL-PARCEL:	R5074 008
PROPOSED DEVELOPMENT:	Retail/Shopping Center
VARIANCE REQUESTED:	Parking space quantity reduction from 1,305 to 1,047 spaces, 19.7% reduction, North Side
COMMISSION DISTRICT:	4

This site is a C-2 zoned vacant tract located on the northeast side of the intersection of Scenic Highway and Webb Gin House Road. The surrounding area consists of a mix of vacant commercial tracts, commercial businesses under construction and existing residential dwellings.

A mixed-use shopping center, with several buildings, is proposed for this site. Another part of the center is proposed for the property across the street (See Variance ZVR2005-00086). 205,813 sq ft of area is proposed for the site. There will be a mix of retail, office and restaurants. 1,305 parking spaces are required for this side of the proposed development. The applicant is seeking approval of a variance to reduce this to 1,047 spaces, which is a .197% reduction.

The justification submitted is that this is a mixed-use center and a lot of shared parking will take place. Also because of the different peaked hours of operations of the varied businesses there should be adequate parking. The applicant also refers to an Urban Land Institute parking study for sharing parking.



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S): ZVR2005-00088
APPLICANT: Grace Fellowship Church
LOCATION: 1447 Dogwood Road
ZONING: R-100
DIST-LL-PARCEL: R5042 164
PROPOSED DEVELOPMENT: Parking lot
VARIANCE REQUESTED: Allow a gravel parking lot
COMMISSION DISTRICT: 3

This site is a R-100 zoned lot with an existing gravel parking lot. The lot is owned by Grace Fellowship Church, which is located across the street from the parking lot. Ronald Reagan Blvd is along the backside of the site. There is a single-family house located to one side of the property.

The church applied for and received approval to have a temporary gravel parking lot for 24 months. This was in August 2000. The church came back in May 2002 and applied for another variance to leave the parking lot gravel for another 24 months. This was approved. In May 2004, the applicant applied for an additional variance to leave the parking lot as a gravel surface for 12 months. At that time the applicant assured the board the parking would be paved within the 12-month limit.

The applicant keeps saying they need the extension so the paved parking can be coordinated with a master plan.

The applicant is now seeking an additional 12 months to pave the parking lot. When the applicant originally called, they were only talking about a 6-month extension of the gravel parking lot. Staff suggested a 12-month period to be sure the work is done (provided the board grants an extension).

Should the board consider approval of this request, staff would suggest the following conditions.

- 1. The extension for the gravel parking lot is for no more than 12 months. At that time the parking lot either has to be paved or no longer used as a parking lot and all gravel is to be removed.**
- 2. The existing house shall not be used for anything other than a residence until the parking lot is paved.**
- 3. No additional parking to be added to the church property until the parking lot is paved.**



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S):	ZVR2005-00089
APPLICANT:	Janilyn McCoy
LOCATION:	2120 Brooks Road
ZONING:	RA-200
DIST-LL-PARCEL:	R5280 025
PROPOSED DEVELOPMENT:	Single-family lot
VARIANCE REQUESTED:	Lot width reduction from 200 to 132 ft, Tract 2
COMMISSION DISTRICT:	3

This site is a 2.247-acre RA-200 zoned lot with an existing single-family dwelling. The surrounding lots are acreage tracts with scattered dwellings in the area.

RA-200 requires each lot to be a minimum 40,000 sq ft in area and be 200 ft wide at the minimum setback line. The applicant wants to divide her lot into 2 separate lots. However, because of the 200-ft width requirement for each lot, the applicant cannot meet the lot width requirements.

The applicant proposes to create one lot that will meet all requirements for size, frontage, setbacks and width. The existing house will be located on this lot, identified on the submitted drawings as Lot 1. Proposed Lot 2 will meet the size, frontage and setback requirements, however, the lot would only have 132 ft in width. The applicant is seeking approval of a variance to reduce the required lot width for an RA-200 lot from 200 to 132-ft.

The applicant wants to construct a new house on the second lot for her 93-year old mother. Because of her age, the applicant wants her nearby so she can look after her.

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

- 1. The applicant provides her mother's full name.**
- 2. The first occupant of Lot 2 shall be the applicant's mother, as indicated by the applicant's letter of intent.**
- 3. An exemption plat shall be prepared and approved prior to the issuance of building permits.**
- 4. Common or shared driveways shall be a minimum of 20 ft in width.**
- 5. The portion of the driveway located within the right-of-way shall be paved prior to the issuance of a Certificate of Occupancy.**



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S):	ZVR2005-00090 and ZVR2005-00091
APPLICANT:	Bohannon Holman LLC
LOCATION:	3500 Block Braselton Highway
ZONING:	C-2
DIST-LL-PARCEL:	R3002 035
PROPOSED DEVELOPMENT:	Retail Business
VARIANCE REQUESTED:	00090 - Encroachment of 25 ft into the 40-ft rear setback 00091 – Parking space quantity reduction from 137 to 121 spaces, 12% reduction
COMMISSION DISTRICT:	3

This site is a vacant 2.14-acre C-2 zoned lot. There is an existing county fire station located to the right and the county fire-training center located to the rear. The property located to the left is county owned but vacant. These tracts are zoned RA-200. There is a convenience store located across the street.

The applicant proposes to construct an 18,950 sq-ft building on the site. 13,950 sq ft will be retail and 5,000 sq ft will be restaurant. These uses require a total of 137 parking spaces. Additionally, the proposed building is required to have a 40-ft setback next to residential zoned property.

The applicant is seeking approval of two variances. The first variance is for a 25-ft encroachment into the 40-ft rear setback. The second variance is for 12% reduction in required parking from 137 to 121 spaces.

The applicant's justification for the setback variance is that the adjoining property, although zoned residential, is owned by the county and will never be used as residential. The justification for the parking variance is that the applicant is building an under ground detention pond and not putting in all the parking will help cut their expenses. Both of these justifications, as stated in the letter of intent, are conveniences and not hardships.



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S):	ZVR2005-00092 and ZVR2005-00093
APPLICANT:	Diversified Technical Group LLC
LOCATION:	820 Pleasant Hill Road
ZONING:	C-2
DIST-LL-PARCEL:	R6156 002
PROPOSED DEVELOPMENT:	Office
VARIANCE REQUESTED:	00092 - Encroachment of 13.5 ft into the 15-ft rear setback 00093 – Encroachment of 5 ft into the 10-ft left side setback
COMMISSION DISTRICT:	2

This site is a vacant proposed 0.209-acre C-2 zoned lot. There are existing commercial uses on the adjoining lots.

The original developer developed some other building on the site several years ago. He created a “Pad” for another building on this site. When originally constructed, setbacks and parking were not a problem because everything was to remain under the same ownership. The original developer has sold this lot to the current owner. The current owner wants to construct a 3,200 sq ft office building on the lot, using the existing “Pad” for the building footprint.

Because of the shape and restrictive size of the lot, the applicant cannot fit the proposed building on the lot without variances. He is seeking approval of two variances. The first variance is to encroach 13.5 ft into the rear setback. This would place the building 1.5 ft from the rear property line. The second variance is to encroach 5 ft into the 10-ft left side setback. This would place the building 5 ft from the left side setback.

The applicant’s only justification is that the approval of the variances would allow the owner to develop the entire building pad as was originally planned.

As originally planned, the building was to be developed as a single tract and would not be sold. The 1.5-ft setback from the rear property line does not allow for maintenance of the building. The applicant has not provided any cross agreements for either maintenance or access. A 3,200 sq ft office building requires 11 parking spaces. The submitted plan show room for about 7 or 8 spaces. The applicant has not requested a parking variance nor has the applicant provided any easements using the adjoining parking, if there is enough parking available (a use study of the other buildings would have to be provided along with an overall parking plan to see if there is extra available parking). The applicant has not provided the required loading/unloading space on this lot. All these items should be addressed before consideration is given to the variance request.



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S):	ZVR2005-00094
APPLICANT:	Williams & Bowling Developers LLC
LOCATION:	882 Nestling Drive SE
ZONING:	R-100
DIST-LL-PARCEL:	R5198 001
PROPOSED DEVELOPMENT:	Ground Sign
VARIANCE REQUESTED:	Sign height increase from 8 to 9 ft 9 inches
COMMISSION DISTRICT:	3

This site is a 34-acre R-100 zoned tract with a proposed subdivision just under construction. There are some single-family lots with existing homes across the street. The adjoining property located, as you face the subdivision to your left, is a county park.

This property is under construction. The proposed subdivision will contain 65 lots and will have a single entranceway. The developer proposes to have a landscaped entrance with a raised wall. He proposes to construct a subdivision identification sign that identifies the name of the subdivision. This sign will be 8 ft tall, which is within the regulations. However, the developer wants to install an archway over the sign. This archway is 9 ft 9 in tall. The applicant is seeking approval of a variance to increase the overall height to 9 ft 9 in.

The archway does not contain any written information on logos. It is an embellishment and architectural feature. The design and construction of the sign and archway matches the proposed archway that will be installed at the pedestrian entranceway to the county park, which is only one lot away from the subdivision entranceway.

The Parks and Recreation Department feels the proposed design will match their entranceway and will not have any adverse effects on their sign. In fact, they feel the design enhances their signs.



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S):	ZVR2005-00095
APPLICANT:	Hillcrest Industrial Park
LOCATION:	1470 Hillcrest Road
ZONING:	M-1
DIST-LL-PARCEL:	R6199 006
PROPOSED DEVELOPMENT:	Industrial lot
VARIANCE REQUESTED:	Lot size reduction from 1-acre to .79-acre
COMMISSION DISTRICT:	1

The site is a M-1 zoned 2.762-acre site with 2 existing commercial/industrial use buildings. All the property to the sides and rear is zoned M-1 with similar uses except for a county school directly behind the site. There is a rock quarry across the street.

The buildings were constructed in the 70's. At the time of construction, all permits were obtained and the buildings met all setback, size and lot width requirements. It was the applicant's intention to someday divide the property.

The applicant now wants to divide the property into 2 tracts, with an existing building on each tract. M-1 requires a minimum 1-acre lot. In dividing the property, the applicant finds that in order to meet side setbacks, one lot only has .79 acre. The applicant is seeking approval of a variance to reduce the required lot size on one tract from 1 to .79 acre. All other requirements are being met.

In researching the request, staff found that the original area would have been 1 acre. However, the county has widened Hillcrest Road. During the widening process, the county obtained additional property from the applicant. In doing so, the lot area was reduced so the lot no longer will meet the 1-acre size requirement.

If the variance is approved, there will be no difference on what is on the site now and prior to the variance. There will be just 2 lots rather than one. There are no additional buildings proposed. There should be no effect on the surrounding lots or the county.

Should the board consider approval of this request, staff would suggest the following condition:

- 1. An exemption plat or subdivision plat shall be prepared and approved prior to the sale of any lot.**



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, Georgia 30045
Phone: 678.518.6000 Fax: 678.518.6240

This report is based upon staff review of the documentation submitted with each variance application, the field investigation made by staff, comments received from various county departments, as well as comments of the Department of Planning & Development as appropriate to each case.

CASE NUMBER (S):	ZVR2005-00096 and ZVR2005-00097
APPLICANT:	00096 - Audra Esrey 00097 - Phillip J Ahn
LOCATION:	1630 Pleasant Hill Rd
ZONING:	C-2
DIST-LL-PARCEL:	R6204 030 and R6204 033
PROPOSED DEVELOPMENT:	Retail/Shopping Center
VARIANCE REQUESTED:	00096 - Encroachment of 10 ft into the 10-ft left side setback, Tract A 00097 - Encroachment of 10 ft into the 10-ft right side setback, Tract B
COMMISSION DISTRICT:	1

This site is a C-2 zoned tract and is part of an existing shopping center. The surrounding area is zoned commercial with mixed commercial uses in the area.

Wal-Mart once occupied one of the spaces on the property. The property is being sold and divided into two tracts. One tract will have the original Wal-Mart building and the balance of the shopping center will be located on the other lot.

The building shares a common wall. Current regulations require a minimum 10-ft setback from any side property line. Since the buildings share a common wall, it is impossible to meet these setbacks at the common wall from 10 to 0 ft.

The Building Plan Review section has reviewed the site and building plans and is satisfied that the firewall and features in place meet all existing codes.