

**ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30045
HEARING DATE: March 8, 2011
PUBLIC HEARING AT 6:30 P.M.**

CASE NUMBER	ZVR2011-00010
APPLICANT	LANDWORKS ASSOCIATES INC.
LOCATION	4561 ROSEBUD ROAD, LOGANVILLE
ZIP CODE	30052
ZONING	R-100
MRN (DIST, LL, PARCEL)	R4275 003
PROPOSED DEVELOPMENT	ACCESSORY STRUCTURE OR USE
VARIANCE TYPE	ACCESSORY STRUCTURE OR USE YARD LOCATION
VARIANCE REQUEST	ALLOW ACCESSORY STRUCTURE (GROTTO) TO BE LOCATED IN A FRONT YARD
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2011-00013
APPLICANT	JOHN F. ARROW, JR.
LOCATION	6155 PARK LEAF WALK, BUFORD
ZIP CODE	30518
ZONING	R-100 CSO
MRN (DIST, LL, PARCEL)	R7350 325
PROPOSED DEVELOPMENT	FENCE
VARIANCE TYPE	FENCE HEIGHT INCREASE (FRONT/SIDE FRONT)
VARIANCE REQUEST	INCREASE FENCE HEIGHT IN A FRONT YARD FROM 4 FT. TO 7.3 FT.
COMMISSION DISTRICT	4

CASE NUMBER	ZVR2011-00014
APPLICANT	MONTGOMERY LECH
LOCATION	3290 WYNTREE DRIVE, NORCROSS
ZIP CODE	30071
ZONING	RZT
MRN (DIST, LL, PARCEL)	R6271 137
PROPOSED DEVELOPMENT	BUILDING ADDITION
VARIANCE TYPE	SIDE SETBACK ENCROACHMENT
VARIANCE REQUEST	ENCROACHMENT OF 2 FT. INTO THE 5 FT. SIDE YARD SETBACK
COMMISSION DISTRICT	2

CASE NUMBER ZVR2011-00015
APPLICANT KAREN WILSON
LOCATION 3230 SATELLITE BLVD., DULUTH
ZIP CODE 30096
ZONING C-3
MRN (DIST,LL,PARCEL) R6206 015
PROPOSED DEVELOPMENT WALL SIGN
VARIANCE TYPE WALL SIGN AREA INCREASE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA FROM 200
SQ. FT. TO 221.02 SQ. FT. PER ELEVATION
COMMISSION DISTRICT 1

CASE NUMBER ZVR2011-00016
APPLICANT KAREN WILSON
LOCATION 3290 SATELLITE BLVD., DULUTH
ZIP CODE 30096
ZONING C-3
MRN (DIST,LL,PARCEL) R6206 015
PROPOSED DEVELOPMENT WALL SIGN
VARIANCE TYPE WALL SIGN AGGREGATE AREA INCREASE
VARIANCE REQUEST INCREASE ALLOWABLE AGGREGATE SIGN
AREA FOR THE BUILDING FROM 400 SQ. FT. TO
458.99 SQ. FT.
COMMISSION DISTRICT 1

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

CASE NUMBER : **ZVR2011-00010**
ZONING : R-100
LOCATION : 4561 ROSEBUD ROAD, LOGANVILLE
MAP NUMBER : R4275 003
PROPOSED DEVELOPMENT : GROTTTO
VARIANCE REQUESTED : ALLOW ACCESSORY STRUCTURE
(GROTTO) TO BE LOCATED IN A FRONT YARD
COMMISSION DISTRICT : (3) BEAUDREAU

APPLICANT: LANDWORKS ASSOCIATES, INC.
3030 MCEVER ROAD, SUITE 310
GAINESVILLE GA 30504

CONTACT: TIM POOLE PHONE: 770.513.7100

OWNER: ST. ALPHONSA SYRO-MALABAR CATHOLIC CHRUCH
4561 ROSEBUD ROAD
LOGANVILLE GA 30052

ZONING HISTORY:

The subject property is a 5.86 acre R-100 and C-2 zoned tract with an existing church facility. The adjacent tracts are zoned R-100 with single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval to allow an accessory structure (grotto) to be located in a front yard. The applicants letter of intent states the church built a grotto over an existing well located in the front yard to secure the well. The applicant states the grotto is used for prayer and they where unaware that the structure is defined as an accessory use requiring approval of the location and a building permit.

The variance request is the result of the applicant applying for a commercial development permit (CDP2010-00198) for an addition to the church.

This application was tabled to the March 08, 2011 meeting.

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

- I. All construction shall comply with current building code requirements.**

RA200

4-274


ROSEBUD ROAD

R100

C2

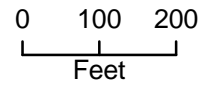
4-275

C2

 ZVR2011-00010

District 4 Landlot 275 Parcel 003

Gwinnett County
Department of Planning and Development
January 13, 2010



ERVILLE ROSEBUD ROAD

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

CASE NUMBER : **ZVR2011-00013**
ZONING : R-100 CSO
LOCATION : 6155 PARK LEAF WALK, BUFORD
MAP NUMBER : R7350 325
PROPOSED DEVELOPMENT : FENCE
VARIANCE REQUESTED : INCREASE FENCE HEIGHT IN A FRONT YARD
FROM 4 FT. TO 7.3 FT.
COMMISSION DISTRICT : (4) HEARD

APPLICANT: JOHN F. ARROW, JR.
6155 PARK LEAF WALK
BUFORD GA 30518

CONTACT: JOHN F. ARROW, JR. PHONE: 678.794.4476

OWNER: MISTY D. & JOHN F. ARROW, JR.
6155 PARK LEAF WALK
BUFORD GA 30518

ZONING HISTORY:

The subject property is a 0.19 acre R-100 CSO zoned lot with an existing single-family dwelling located in the Lanier Springs subdivision. The adjacent lots are zoned R-100 CSO with single-family dwellings.

DEPARTMENT ANALYSIS:

The applicant is seeking approval of a variance to increase the fence height from 4 ft. to 7.3 ft. in the front yard. The subject property is a corner lot with two front yards. The applicant obtained approval from the Lanier Springs Homeowners Association to erect the fence unaware that county regulations were more restrictive. The letter of intent states that the fence was installed at a height of 7.3 ft. to provide security and a safety barrier for their children. The applicant has provided the letter of approval from the homeowners association and adjacent neighbors that do not object to the fence height increase. The applicant is aware that the height of the fence in the rear yard exceeds Gwinnett County regulations and is willing to modify the fence height to comply with county codes.

This application is the result of an officer generated case with the Code Enforcement Unit (CEU2010-09355).

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

- 1. No portion of the fence shall extend into the public right of way.**
- 2. The fence height in the rear yard shall be modified to 8 ft. in height to comply within county codes within 30 days of the variance action.**

R100

7-363

R100CSO

7-350

ER COVE DRIVE

HINE COVE LANE

PARK LEAF WALK

SAILWIND WAY

LANIER SPRINGS DRIVE

SAILWIND COURT

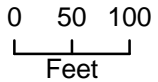
SPARKLING COVE DRIVE

SPARKLING COVE LANE

 ZVR2011-00013

District 7 Landlot 350 Parcel 325

Gwinnett County
Department of Planning and Development
February 2, 2011



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

CASE NUMBER : **ZVR2011-00014**
ZONING : RZT
LOCATION : 3290 WYNTREE DRIVE, NORCROSS
MAP NUMBER : R6271 137
PROPOSED DEVELOPMENT : BUILDING ADDITION
VARIANCE REQUESTED : ENCROACHMENT OF 2 FT. INTO THE 5 FT. SIDE
YARD SETBACK
COMMISSION DISTRICT : (2) HOWARD

APPLICANT: MONTGOMERY LECH
328 JOHN WILLIS COURT
VILLA RICA GA 30180

CONTACT: MONTGOMERY LECH PHONE: 770.550.7488

OWNER: KEN LEVY
3290 WYNTREE DRIVE
NORCROSS GA 30071

ZONING HISTORY:

The subject property is a 0.16 acre RZT zoned (per REZ1993-00048) lot with a single family dwelling located in the Wyntree subdivision. The adjacent lots are zoned RZT with single family dwellings.

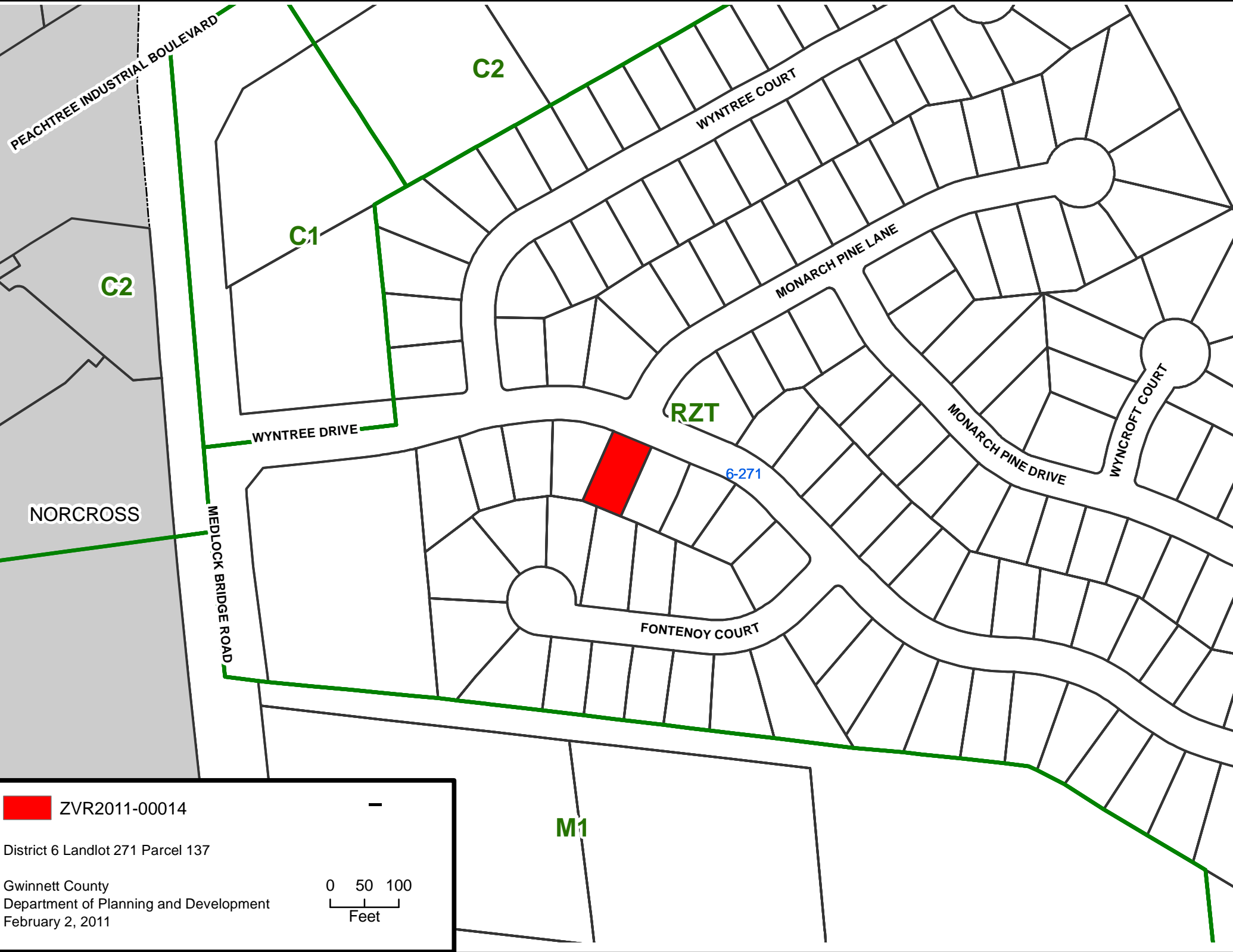
DEPARTMENT ANALYSIS:


The applicant is seeking approval of a variance to allow a 2 ft. encroachment into the 5 ft. side yard setback for an addition to the residence. In December of 2010, a building permit (BLD2010-08067) was obtained to convert the existing deck into a sunroom. The contractor realized that the existing home is situated at a slight angle on the lot and that the addition will encroach into the required side yard setback. The letter of intent states the encroachment is necessary in order to utilize the existing footprint of the deck. The applicant has provided a letter of approval from the neighbor adjacent to addition.

This application is the result of an application for a building permit for the proposed sunroom addition.

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

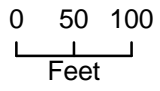
- 1. The encroachment shall include all roof overhangs.**
- 2. The architectural elevations shall be consistent with the treatments and color of the existing dwelling.**
- 3. All buildings shall meet applicable building codes, including compliance with codes involving new setback lines.**



 ZVR2011-00014

District 6 Landlot 271 Parcel 137

Gwinnett County
Department of Planning and Development
February 2, 2011



M1

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

CASE NUMBER : **ZVR2011-00015 & ZVR2011-00016**
ZONING : C-3
LOCATION : 3230 SATELLITE BLVD., DULUTH
MAP NUMBER : R6206 015
PROPOSED DEVELOPMENT : WALL SIGN
VARIANCE REQUESTED : **ZVR2011-00015** – INCREASE ALLOWABLE SIGN
AREA FROM 200 SQ. FT. TO 221.02 SQ. FT. PER
ELEVATION
ZVR2011-00016 – INCREASE ALLOWABLE
AGGREGATE SIGN AREA FOR THE BUILDING
FROM 400 SQ. FT. TO 458.99 SQ. FT.
COMMISSION DISTRICT : (I) LASSETER

APPLICANT: KAREN WILSON
4521 INDUSTRIAL ACCESS ROAD
DOUGLASVILLE GA 30134

CONTACT: KAREN WILSON PHONE: 770.688.5413

OWNER: 6991 CAMELBACK LTD.
1550 E. MISSOURI #300
PHOENIX AZ 85014

ZONING HISTORY:

The subject property is a 7.14 acre C-3 zoned tract with an existing car dealership located at the intersection of Satellite Boulevard and Commerce Avenue. The adjacent tracts are C-3 with existing car dealerships.

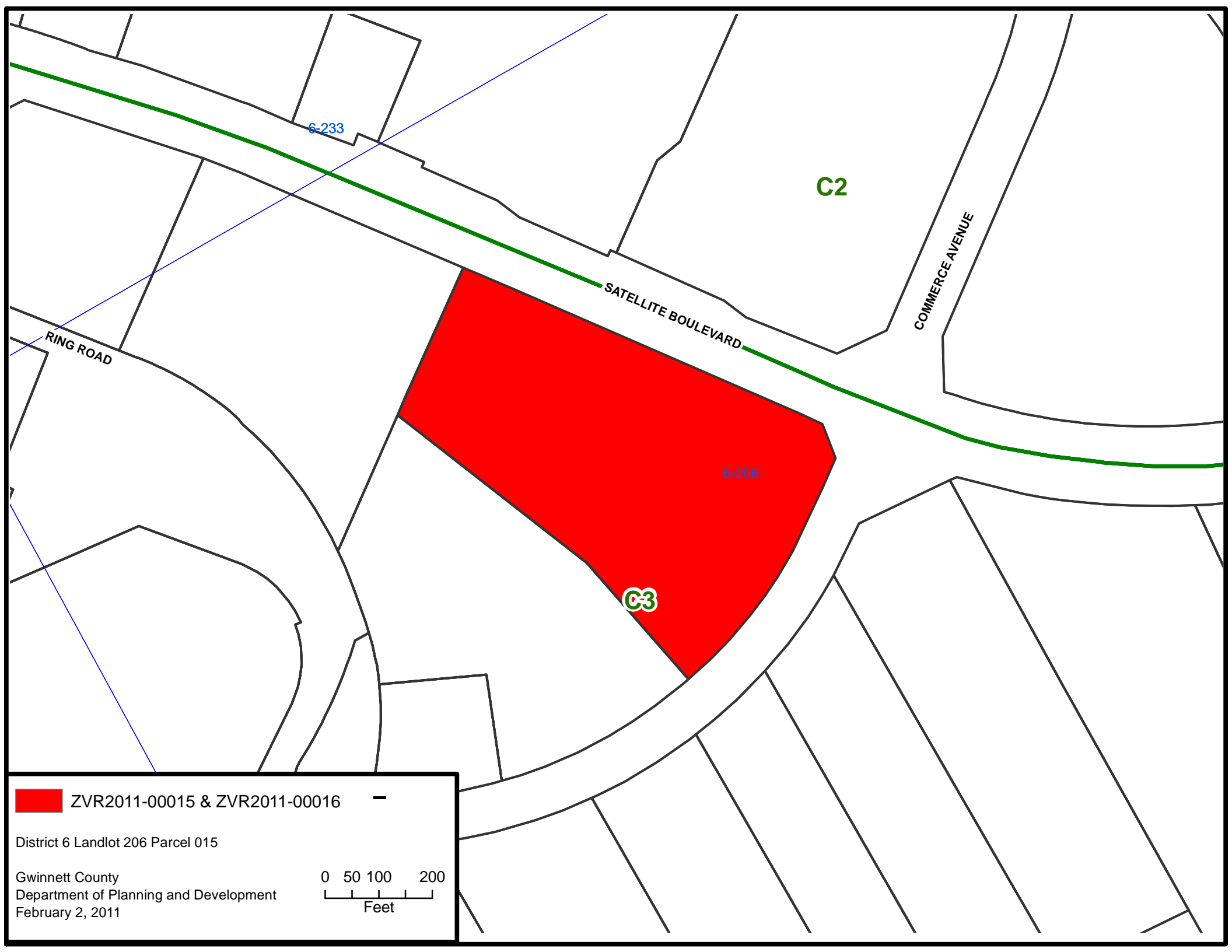
DEPARTMENT ANALYSIS:

The applicant is seeking approval of two variances. The first variance (ZVR2011-00015) is to allow a 10% increase for signage for a single elevation. The second variance (ZVR2011-00016) is to allow a 15% increase in total aggregate sign square footage for all elevations. The applicant's request would increase their allowable signage from 200 sq. ft. per wall to 221.02 sq. ft. and increase the allowable aggregate sign square footage from 400 sq. ft. to 458.99 sq. ft.

The applicant's letter of intent states they combined two automotive enterprises and the increase in signage will allow awareness to customers and generate the revenue needed to support their business.

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

- 1. The increase in single wall sign square footage shall be for the north and east elevation only.**
- 2. The total aggregate square footage shall not exceed 458.99 sq. ft.**



6-233

C2

COMMERCE AVENUE

SATELLITE BOULEVARD

RING ROAD

6-206

C3

 ZVR2011-00015 & ZVR2011-00016

District 6 Landlot 206 Parcel 015

Gwinnett County
Department of Planning and Development
February 2, 2011

