



## 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 : ZVR2016-00085

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 the Unified Development Code, as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ FT TO 88 SQ FT  
**Applicant Name:** BRET SKIRVIN / SITE ENHANCEMENT SERVICES  
**Development Type:** Retail Business  
**Ordinance:** Wall Sign Area Increase  
**Code Section:** SO86-114A NON-RESIDENTIAL WALL SIGN AREA  
**Property Address:** 2744 HAMILTON MILL RD, BUFORD, GA 30519  
**Parcel #:** 1001 032

#### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Jim Nash	Member at Large	Present	Aye	
Tim Thornberry	District 1	Absent	Absent	
Wayne Knox	District 2	Present	Aye	
Todd Evans	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	Table

**Date of Action:** 1/10/2017  
**Motion By:** Joseph Hughes  
**Seconded By:** Jim Nash  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 2/14/2017

**Action Certified by:** Cyndi Sloan  
**Title:** Development Review Manager  
**Date Certified:** 1/10/2017



**GWINNETT COUNTY**  
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446 West Crogan Street, Lawrenceville, Georgia 30046  
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678.518.6277 24 Hour Inspection Requests  
[www.gwinnettcounty.com](http://www.gwinnettcounty.com)

1/12/2017

BRET SKIRVIN / SITE ENHANCEMENT SERVICES

6001 NIMTZ PARKWAY  
SOUTH BEND, IN 46628

ATTN: BRET SKIRVIN

Subject: ZVR2016-00085

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments



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1/12/2017

SAULO ORDONEZ  
575 JOHNS LANDING WAY  
LAWRENCEVILLE, GA 30045

ATTN: SAULO ORDONEZ

Subject: ZVR2016-00125

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00125

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 100 FT (LOT 1)  
**Applicant Name:** SAULO ORDONEZ  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 1511 BROOKS RD, DACULA, GA 30019  
**Parcel #:** 5247 003

#### *Reading and Adoption*

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

**Date of Action:** 1/10/2017  
**Motion By:** Jeff Timler  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. An exemption plat shall be submitted for review and recorded upon approval.
2. Gwinnett County Department of Transportation approval is required for driveways.
3. The minimum gross floor area per dwelling unit shall be 4,200 square feet which shall include a double car garage.
4. Homes shall be constructed of brick, stacked stone, cedar shake (if craftsman style) or masonry hardi-plank siding on all four sides. Architectural elevations shall vary and shall be submitted for Director's approval prior to the issuance of building permits.

Action Certified by: *Cyndi Sloan*  
Title: **Development Review Manager**  
Date Certified: 1/10/2017



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1/12/2017

SAULO ORDONEZ  
575 JOHNS LANDING WAY  
LAWRENCEVILLE, GA 30045

ATTN: SAULO ORDONEZ

Subject: ZVR2016-00126

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00126

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 100 FT (LOT 2)  
**Applicant Name:** SAULO ORDONEZ  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 1511 BROOKS RD, DACULA, GA 30019  
**Parcel #:** 5247 003

#### *Reading and Adoption*

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

**Date of Action:** 1/10/2017  
**Motion By:** Jeff Timler  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. An exemption plat shall be submitted for review and recorded upon approval.
2. Gwinnett County Department of Transportation approval is required for driveways.
3. The minimum gross floor area per dwelling unit shall be 4,200 square feet which shall include a double car garage.
4. Homes shall be constructed of brick, stacked stone, cedar shake (if craftsman style) or masonry hardi-plank siding on all four sides. Architectural elevations shall vary and shall be submitted for Director's approval prior to the issuance of building permits.

Action Certified by: *Cyndi Sloan*  
Title: **Development Review Manager**  
Date Certified: 1/10/2017





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1/12/2017

SAULO ORDONEZ  
575 JOHNS LANDING WAY  
LAWRENCEVILLE, GA 30045

ATTN: SAULO ORDONEZ

Subject: ZVR2016-00127

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00127

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 100 FT (LOT 3)  
**Applicant Name:** SAULO ORDONEZ  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 1511 BROOKS RD, DACULA, GA 30019  
**Parcel #:** 5247 003

#### *Reading and Adoption*

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

**Date of Action:** 1/10/2017  
**Motion By:** Jeff Timler  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. An exemption plat shall be submitted for review and recorded upon approval.
2. Gwinnett County Department of Transportation approval is required for driveways.
3. The minimum gross floor area per dwelling unit shall be 4,200 square feet which shall include a double car garage.
4. Homes shall be constructed of brick, stacked stone, cedar shake (if craftsman style) or masonry hardi-plank siding on all four sides. Architectural elevations shall vary and shall be submitted for Director's approval prior to the issuance of building permits.

Action Certified by: *Cyndi Sloan*  
Title: **Development Review Manager**  
Date Certified: 1/10/2017



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1/12/2017

SAULO ORDONEZ  
575 JOHNS LANDING WAY  
LAWRENCEVILLE, GA 30045

ATTN: SAULO ORDONEZ

Subject: ZVR2016-00128

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00128

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 100.43 FT (LOT 4)  
**Applicant Name:** SAULO ORDONEZ  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 1511 BROOKS RD, DACULA, GA 30019  
**Parcel #:** 5247 003

#### *Reading and Adoption*

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

**Date of Action:** 1/10/2017  
**Motion By:** Jeff Timler  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. An exemption plat shall be submitted for review and recorded upon approval.
2. Gwinnett County Department of Transportation approval is required for driveways.
3. The minimum gross floor area per dwelling unit shall be 4,200 square feet which shall include a double car garage.
4. Homes shall be constructed of brick, stacked stone, cedar shake (if craftsman style) or masonry hardi-plank siding on all four sides. Architectural elevations shall vary and shall be submitted for Director's approval prior to the issuance of building permits.

Action Certified by: *Cyndi Sloan*  
Title: **Development Review Manager**  
Date Certified: 1/10/2017



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1/12/2017

SAULO ORDONEZ  
575 JOHNS LANDING WAY  
LAWRENCEVILLE, GA 30045

ATTN: SAULO ORDONEZ

Subject: ZVR2016-00129

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments



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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2016-00129

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 103 FT (LOT 5)  
**Applicant Name:** SAULO ORDONEZ  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 1511 BROOKS RD, DACULA, GA 30019  
**Parcel #:** 5247 003

### Reading and Adoption

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

**Date of Action:** 1/10/2017  
**Motion By:** Jeff Timler  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

An exemption plat shall be submitted for review and recorded upon approval.

2. Gwinnett County Department of Transportation approval is required for driveways.

3. The minimum gross floor area per dwelling unit shall be 4,200 square feet which shall include a double car garage.

4. Homes shall be constructed of brick, stacked stone, cedar shake (if craftsman style) or masonry hardi-plank siding on all four sides. Architectural elevations shall vary and shall be submitted for Director's approval prior to the issuance of building permits.



**Action Certified by:** *Cyndi Sloan*  
**Title:** **Development Review Manager**  
**Date Certified:** 1/10/2017



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1/12/2017

DEEJAY JOHNSON  
5850 CASTLE COURT  
NORCROSS, GA 30093

ATTN: DEEJAY JOHNSON

Subject: ZVR2017-00001

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments



# 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 : ZVR2017-00001

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 the Unified Development Code, as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE TOTAL FRONT / REAR SETBACK FROM 75 FT TO 58.9 FT  
**Applicant Name:** DEEJAY JOHNSON  
**Development Type:** Single-Family Dwelling Addition  
**Ordinance:** Combined Front/Rear Setback Reduction  
**Code Section:** UDO APPENDIX SECTION 5.0 - 80 R-TH COMBINED FRONT/REAR YARD SETBACK  
**Property Address:** 4035 BUCKLEY WOODS DR, NORCROSS, GA 30093  
**Parcel #:** 6176B122

### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	Table
Wayne Knox	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Joseph Hughes	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 1/10/2017  
**Motion By:** Tim Thornberry  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 2/14/2017

**Action Certified by:** Cyndi Sloan  
**Title:** Development Review Manager  
**Date Certified:** 1/10/2017



**GWINNETT COUNTY**  
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1/12/2017

BETSY W. KILGORE  
C/O ADVANCED ENGINEERING & PLANNING  
4480 COMMERCE DRIVE  
BUFORD, GA 30518

ATTN: BETSY KILGORE

Subject: ZVR2017-00002

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments



## 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  
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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2017-00002

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 40.04 FT (TRACT 3)  
**Applicant Name:** BETSY W. KILGORE  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 3428 HAMILTON MILL RD, BUFORD, GA 30519  
**Parcel #:** 7182 069

#### *Reading and Adoption*

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

**Date of Action:** 1/10/2017

**Motion By:** Joseph Hughes

**Seconded By:** Jim Nash

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

**Action Taken:** Approved with Conditions

1. AN EXEMPTION PLAT SHALL BE SUBMITTED FOR REVIEW AND RECORDED UPON APPROVAL.

**Action Certified by:** *Cyndi Sloan*

**Title:** Development Review Manager

**Date Certified:** 1/10/2017



**GWINNETT COUNTY**  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
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1/12/2017

BETSY W. KILGORE  
C/O ADVANCED ENGINEERING & PLANNING  
4480 COMMERCE DRIVE  
BUFORD, GA 30518

ATTN: BETSY KILGORE

Subject: ZVR2017-00003

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments



## GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT  
ONE JUSTICE SQUARE

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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2017-00003

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 43 FT (TRACT 1)  
**Applicant Name:** BETSY W. KILGORE  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 3428 HAMILTON MILL RD, BUFORD, GA 30519  
**Parcel #:** 7182 069

#### *Reading and Adoption*

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

**Date of Action:** 1/10/2017

**Motion By:** Joseph Hughes

**Seconded By:** Jim Nash

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

**Action Taken:** Approved with Conditions

1. AN EXEMPTION PLAT SHALL BE SUBMITTED FOR REVIEW AND RECORDED UPON APPROVAL.

**Action Certified by:** *Cyndi Sloan*

**Title:** Development Review Manager

**Date Certified:** 1/10/2017



**GWINNETT COUNTY**  
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1/12/2017

SURVEY SYSTEMS & ASSOCIATES, INC.

657 LAKE DRIVE  
SNELLVILLE, GA 30039

ATTN: GAIL MOONEY

Subject: ZVR2017-00004

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments





## GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT  
ONE JUSTICE SQUARE

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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2017-00004

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 92.4 FT (LOT 3)  
**Applicant Name:** SURVEY SYSTEMS & ASSOCIATES, INC.  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 5558 POPULAR DR, STONE MOUNTAIN, GA 30087  
**Parcel #:** 6078 022

#### *Reading and Adoption*

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

**Date of Action:** 1/10/2017

**Motion By:** Wayne Knox

**Seconded By:** Tim Thornberry

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

**Action Taken:** Approved with Conditions

1. A REVISION TO THE FINAL PLAT SHALL BE REVIEWED AND RECORDED UPON APPROVAL.

**Action Certified by:** *Cyndi Sloan*

**Title:** Development Review Manager

**Date Certified:** 1/10/2017



**GWINNETT COUNTY**  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
ONE JUSTICE SQUARE  
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1/12/2017

SURVEY SYSTEMS & ASSOCIATES, INC.

657 LAKE DRIVE  
SNELLVILLE, GA 30039

ATTN: GAIL MOONEY

Subject: ZVR2017-00005

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments



## 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 : ZVR2017-00005

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 92.4 FT (LOT 2)  
**Applicant Name:** SURVEY SYSTEMS & ASSOCIATES, INC.  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 5558 POPULAR DR, STONE MOUNTAIN, GA 30087  
**Parcel #:** 6078 022

#### *Reading and Adoption*

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

**Date of Action:** 1/10/2017  
**Motion By:** Wayne Knox  
**Seconded By:** Tim Thornberry  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. A REVISION TO THE FINAL PLAT SHALL BE REVIEWED AND RECORDED UPON APPROVAL.

**Action Certified by:** *Cyndi Sloan*  
**Title:** Development Review Manager  
**Date Certified:** 1/10/2017



**GWINNETT COUNTY**  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
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1/12/2017

SAMUEL AND HANNAH KIRKLAND

541 OAK COURT  
DACULA, GA 30019

ATTN: SAMUEL AND HANNAH KIRKLAND

Subject: ZVR2017-00006

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments



## 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 : ZVR2017-00006

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2)  
**Applicant Name:** SAMUEL AND HANNAH KIRKLAND  
**Development Type:** Subdividing a Lot  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE  
**Property Address:** 466 AUBURN RD, AUBURN, GA 30011  
**Parcel #:** 2003 209

#### *Reading and Adoption*

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

**Date of Action:** 1/10/2017  
**Motion By:** Jeff Timler  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Amended Conditions

1. An exemption plat shall be submitted for review and recorded upon approval.
2. The minimum heated and cooled floor area per dwelling shall be 2,700 square feet.
3. Homes shall be constructed with 4-sides of brick.
4. All homes shall have at least a double-car garage.
5. Natural vegetation shall remain on the property until the issuance of a permit.
6. Provide a 50-foot wide construction buffer as required by RZR2007-00012.
7. All grassed areas shall be sodded.
8. The applicant shall sign and record a "Hold Harmless Agreement" for each lot at the time the exemption plat is approved.

**Action Certified by:** *Cyndi Sloan*  
**Title:** **Development Review Manager**  
**Date Certified:** 1/10/2017



**GWINNETT COUNTY**  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
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1/12/2017

SAMUEL AND HANNAH KIRKLAND

541 OAK COURT  
DACULA, GA 30019

ATTN: SAMUEL AND HANNAH KIRKLAND

Subject: ZVR2017-00007

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments



## 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 : ZVR2017-00007

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 0 FT (LOT 2)  
**Applicant Name:** SAMUEL AND HANNAH KIRKLAND  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 466 AUBURN RD, AUBURN, GA 30011  
**Parcel #:** 2003 209

#### *Reading and Adoption*

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

**Date of Action:** 1/10/2017  
**Motion By:** Jeff Timler  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Amended Conditions



1. An exemption plat shall be submitted for review and recorded upon approval.
2. The minimum heated and cooled floor area per dwelling shall be 2,700 square feet.
3. Homes shall be constructed with 4-sides of brick.
4. All homes shall have at least a double-car garage.
5. Natural vegetation shall remain on the property until the issuance of a permit.
6. Provide a 50-foot wide construction buffer as required by RZR2007-00012.
7. All grassed areas shall be sodded.
8. The applicant shall sign and record a "Hold Harmless Agreement" for each lot at the time the exemption plat is approved.

**Action Certified by:** *Cyndi Sloan*  
**Title:** **Development Review Manager**  
**Date Certified:** 1/10/2017



**GWINNETT COUNTY**  
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1/12/2017

SAMUEL AND HANNAH KIRKLAND

541 OAK COURT  
DACULA, GA 30019

ATTN: SAMUEL AND HANNAH KIRKLAND

Subject: ZVR2017-00008

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments



## GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT  
ONE JUSTICE SQUARE

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www.gwinnettcounty.com

### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2017-00008

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 0 FT (LOT 3)  
**Applicant Name:** SAMUEL AND HANNAH KIRKLAND  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 466 AUBURN RD, AUBURN, GA 30011  
**Parcel #:** 2003 209

#### *Reading and Adoption*

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

**Date of Action:** 1/10/2017  
**Motion By:** Jeff Timler  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Amended Conditions

1. An exemption plat shall be submitted for review and recorded upon approval.
2. The minimum heated and cooled floor area per dwelling shall be 2,700 square feet.
3. Homes shall be constructed with 4-sides of brick.
4. All homes shall have at least a double-car garage.
5. Natural vegetation shall remain on the property until the issuance of a permit.
6. Provide a 50-foot wide construction buffer as required by RZR2007-00012.
7. All grassed areas shall be sodded.
8. The applicant shall sign and record a "Hold Harmless Agreement" for each lot at the time the exemption plat is approved.

**Action Certified by:** *Cyndi Sloan*  
**Title:** **Development Review Manager**  
**Date Certified:** 1/10/2017



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1/12/2017

SAMUEL AND HANNAH KIRKLAND

541 OAK COURT  
DACULA, GA 30019

ATTN: SAMUEL AND HANNAH KIRKLAND

Subject: ZVR2017-00009

Dear Sir/Madam,

Attached, please find a copy of the action taken upon the variance request referenced above.

If you have any questions, please contact me at 678.518.6000.

Sincerely,

Cyndi Sloan

Development Review Manager

Attachments



## GWINNETT COUNTY

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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2017-00009

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 Unified Development Ordinance as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3)  
**Applicant Name:** SAMUEL AND HANNAH KIRKLAND  
**Development Type:** Subdividing a Lot  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE  
**Property Address:** 466 AUBURN RD, AUBURN, GA 30011  
**Parcel #:** 2003 209

#### *Reading and Adoption*

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

**Date of Action:** 1/10/2017  
**Motion By:** Jeff Timler  
**Seconded By:** Joseph Hughes  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Amended Conditions

1. An exemption plat shall be submitted for review and recorded upon approval.
2. The minimum heated and cooled floor area per dwelling shall be 2,700 square feet.
3. Homes shall be constructed with 4-sides of brick.
4. All homes shall have at least a double-car garage.
5. Natural vegetation shall remain on the property until the issuance of a permit.
6. Provide a 50-foot wide construction buffer as required by RZR2007-00012.
7. All grassed areas shall be sodded.
8. The applicant shall sign and record a "Hold Harmless Agreement" for each lot at the time the exemption plat is approved.

**Action Certified by:** *Cyndi Sloan*  
**Title:** **Development Review Manager**  
**Date Certified:** 1/10/2017