



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 : ZVR2017-00043

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: INCREASE MAXIMUM ALLOWED NUMBER OF PARKING SPACES FROM 18 SPACES TO 37 SPACES

Applicant Name: HALLE PROPERTIES, L.L.C.

Development Type: Automotive Repair/Service Facility

Ordinance: Parking Quantity

Code Section: UDO 240-20.1 PARKING SPACE QUANTITY

Property Address: 4945 STONE MOUNTAIN HWY, LILBURN, GA 30047

Parcel #: 6062 223

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: 4/11/2017

Motion By: Wayne Knox

Seconded By: Tim Thornberry

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

Action Taken: Approved with Conditions

1. Eleven (11) additional 2" caliper parking lot trees to be planted.
2. Provide additional landscaping along the road frontage and private access drive frontage to make the site more aesthetically pleasing. Final landscape plan to be submitted for review and approval by the Director of Planning and Development.

Action Certified by: *Cyndi Sloan*

Title: Development Review Manager

Date Certified: 4/11/2017



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2017-00044

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: INCREASE INTERIOR DRIVEWAY WIDTH FROM 28 FT TO 43 FT
Applicant Name: HALLE PROPERTIES, L.L.C.
Development Type: Automotive Repair/Service Facility
Ordinance: Interior Driveway Width Increase
Code Section: UDO 240 - 70.1 INTERIOR DRIVEWAY
Property Address: 4945 STONE MOUNTAIN HWY, LILBURN, GA 30047
Parcel #: 6062 223

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: 4/11/2017
Motion By: Wayne Knox
Seconded By: Tim Thornberry
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Eleven (11) additional 2" caliper parking lot trees to be planted.
2. Provide additional landscaping along the road frontage and private access drive frontage to make the site more aesthetically pleasing. Final landscape plan to be submitted for review and approval by the Director of Planning and Development

Action Certified by: *Cyndi Sloan*
Title: Development Review Manager
Date Certified: 4/11/2017



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2017-00049

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: ALLOW AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN A FRONT YARD
Applicant Name: JOSE GONZALEZ
Development Type: Accessory Structure or Use
Ordinance: Accessory Structure or Use Yard Location
Code Section: UDO 230 - 120.3 ACCESSORY STRUCTURES OR USES
Property Address: 1313 MOHAWK DR, LAWRENCEVILLE, GA 30043
Parcel #: 7034 055

Reading and Adoption

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

Date of Action: 4/11/2017
Motion By:
Seconded By:
Voting Carried: 0 Aye(s), 0 No(s)
Action Taken: Tabled Until 6/13/2017

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 4/11/2017



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RESOLUTION

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CASE NUMBER : ZVR2017-00050

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: ALLOW ENCROACHMENT OF 3 FT INTO THE 5 FT ACCESSORY STRUCTURE SETBACK

Applicant Name: JOSE GONZALEZ

Development Type: Accessory Structure or Use

Ordinance: Accessory Structure Setback Encroachment

Code Section: UDO 230-120.9 - ACCESSORY STRUCTURE SETBACK

Property Address: 1313 MOHAWK DR, LAWRENCEVILLE, GA 30043

Parcel #: 7034 055

Reading and Adoption

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

Date of Action: 4/11/2017

Motion By:

Seconded By:

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

Action Taken: Tabled Until 6/13/2017

Action Certified by: Cyndi Sloan

Title: Development Review Manager

Date Certified: 4/11/2017



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CASE NUMBER : ZVR2017-00051

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: ALLOW LIVESTOCK QUARTERS TO BE LOCATED LESS THAN 100 FT FROM PROPERTY LINE
Applicant Name: JESSICA POYNTON
Development Type: Livestock Quarters
Ordinance: Livestock Quarters Setback Encroachment
Code Section: UDO 230-130.3B.2 - LIVESTOCK QUARTERS SETBACK (RA-200)
Property Address: 1798 PROSPECT RD, LAWRENCEVILLE, GA 30043
Parcel #: 7063 005

Reading and Adoption

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

Date of Action: 4/11/2017
Motion By: Joseph Hughes
Seconded By: Tim Thornberry
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The applicant shall obtain all required permits.

Action Certified by: *Cyndi Sloan*
Title: Development Review Manager
Date Certified: 4/11/2017



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CASE NUMBER : ZVR2017-00052

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 150 FT TO 100 FT
Applicant Name: JIM KING
Development Type: Truck Storage
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: CEDARS ROAD (1600 BLOCK), LAWRENCEVILLE, GA 30045
Parcel #: 5210 162

Reading and Adoption

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

Date of Action: 4/11/2017
Motion By: Joseph Hughes
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: *Cyndi Sloan*
Title: Development Review Manager
Date Certified: 4/11/2017



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CASE NUMBER : ZVR2017-00053

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: ALLOW ENCROACHMENT OF 8.3 FT INTO THE 30 FT REAR BUILDING SETBACK
Applicant Name: ALICIA COLLAZO
Development Type: Single-Family Dwelling Addition
Ordinance: Rear Setback Encroachment
Code Section: UDO 230 - 10 SETBACK / YARD
Property Address: 2444 MORNING GLORY LN, LAWRENCEVILLE, GA 30044
Parcel #: 5018 281

Reading and Adoption

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

Date of Action: 4/11/2017
Motion By: Joseph Hughes
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The applicant shall obtain all necessary permits within 30 days of the variance action.
2. The architectural treatment and color of the addition shall be consistent with the existing dwelling.
3. The existing storage shed shall be relocated to meet the minimum 5 ft accessory structure setback requirement prior to the release of certificate of occupancy for the addition.

Action Certified by: *Cyndi Sloan*
Title: Development Review Manager



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CASE NUMBER : ZVR2017-00054

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: INCREASE INTERIOR DRIVEWAY WIDTH FROM 28 FT TO 116.85 FT (TRUCK ACCESS)

Applicant Name: HALLE PROPERTIES, L.L.C.

Development Type: Automotive Repair/Service Facility

Ordinance: Interior Driveway Width Increase

Code Section: UDO 240 - 70.1 INTERIOR DRIVEWAY

Property Address: 4945 STONE MOUNTAIN HWY, LILBURN, GA 30047

Parcel #: 6062 223

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: 4/11/2017

Motion By: Wayne Knox

Seconded By: Tim Thornberry

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

Action Taken: Approved with Conditions

1. Eleven (11) additional 2" caliper parking lot trees to be planted.
2. Provide additional landscaping along the road frontage and private access drive frontage to make the site more aesthetically pleasing. Final landscape plan to be submitted for review and approval by the Director of Planning and Development

Action Certified by: *Cyndi Sloan*

Title: Development Review Manager

Date Certified: 4/11/2017