



## 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.gwinnettcountry.com

### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2017-00076

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 2 FT INTO THE 20 FT SIDE YARD SETBACK  
**Applicant Name:** LABB HOMES  
**Development Type:** Single-Family Dwelling  
**Ordinance:** Side Setback Encroachment  
**Code Section:** UDO 230 - 10 SETBACK / YARD  
**Property Address:** 3103 OLD THOMPSON MILL RD, BUFORD, GA 30519  
**Parcel #:** 1003 694

#### *Reading and Adoption*

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	No	
Michelle West	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Approve
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 9/14/2017  
**Motion By:** Matt Peevy  
**Seconded By:** Jim Nash  
**Voting Carried:** 4 Aye(s), 1 No(s)  
**Action Taken:** Approved

**Action Certified by:** **Lauren Tidwell**  
**Title:** Development Planner II  
**Date Certified:** 9/14/2017



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2017-00077

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 ALLOWABLE PAVED PARKING SURFACE AREA IN THE FRONT YARD FROM 35% TO 43.8%

**Applicant Name:** JOSE RAMIREZ

**Development Type:** Driveway Size

**Ordinance:** Parking Surfaces

**Code Section:** UDO 240 - 10.3B PARKING SURFACES

**Property Address:** 3471 SWEETWATER DR, LAWRENCEVILLE, GA 30044

**Parcel #:** 6131A102

#### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	
Michelle West	District 2	Present	Aye	Approve with Conditions
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 9/14/2017

**Motion By:** Michelle West

**Seconded By:** Jeff Timler

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

**Action Taken:** Approved with Conditions

1. THE PROPERTY SHALL NOT BE USED FOR ANY COMMERCIAL OPERATION.

**Action Certified by:** **Lauren Tidwell**

**Title:** Development Planner II

**Date Certified:** 9/14/2017



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2017-00078

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 BUILDING FACADE AND FRONT ENTRANCE OF A BUILDING EXCEEDING 7,500 SQ FT WITHIN AN OVERLAY DISTRICT TO BE LOCATED GREATER THAN 70 FT FROM PUBLIC RIGHT-OF-WAY

**Applicant Name:** BRIAN JACOB

**Development Type:** Assisted Living Facility

**Ordinance:** Overlay District Setbacks

**Code Section:** UDO SECTION 220.30.3.E.4 - Overlay District Setbacks

**Property Address:** 2454 BUFORD DR, LAWRENCEVILLE, GA 30043

**Parcel #:** 7132 001C

#### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	Approve
Michelle West	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 9/14/2017

**Motion By:** Tim Thornberry

**Seconded By:** Jim Nash

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

**Action Taken:** Approved

**Action Certified by:** **Lauren Tidwell**

**Title:** Development Planner II

**Date Certified:** 9/14/2017



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2017-00079

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 (TRACT 3)  
**Applicant Name:** ASHBURY 23, LLC  
**Development Type:** Subdividing a Lot  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE  
**Property Address:** 3220 SARDIS CHURCH RD, BUFORD, GA 30519  
**Parcel #:** 3002 077

#### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	
Michelle West	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Approve with Conditions
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 9/14/2017  
**Motion By:** Matt Peevy  
**Seconded By:** Jim Nash  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. A FINAL PLAT SHALL BE SUBMITTED FOR REVIEW AND RECORDED UPON APPROVAL.

**Action Certified by:** **Lauren Tidwell**  
**Title:** Development Planner II  
**Date Certified:** 9/14/2017



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2017-00080

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 MINIMUM SETBACK FOR A FLAGPOLE FROM 100 FT TO 6.1 FT  
**Applicant Name:** ASHBURY 23, LLC  
**Development Type:** Flagpole(s)  
**Ordinance:** Flagpole Setback  
**Code Section:** SO86-110.F FLAGPOLE SETBACK  
**Property Address:** 3220 SARDIS CHURCH RD, BUFORD, GA 30519  
**Parcel #:** 3002 077

#### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	
Michelle West	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Approve with Conditions
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 9/14/2017  
**Motion By:** Matt Peevy  
**Seconded By:** Jim Nash  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. A FINAL PLAT SHALL BE SUBMITTED FOR REVIEW AND RECORDED UPON APPROVAL.

**Action Certified by:** **Lauren Tidwell**  
**Title:** Development Planner II  
**Date Certified:** 9/14/2017