



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 : ZVR2018-00001

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: ALLOW ENCROACHMENT OF 4.8 FT INTO THE 20 FT FRONT BUILDING SETBACK
Applicant Name: JUAN JOSE HENRIQUEZ
Development Type: Single-Family Dwelling Addition
Ordinance: Front Setback Encroachment
Code Section: UDO APPENDIX SECTION 5.0 - 60.2C R-ZT FRONT SETBACK
Property Address: 720 KIBBE CIR, LAWRENCEVILLE, GA 30044
Parcel #: 6179 454

Reading and Adoption

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

Date of Action: 2/13/2018
Motion By: Matt Peevy
Seconded By: Jim Nash
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Tabled Until 3/13/2018

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 2/13/2018



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2018-00015

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 SQUARE FOOTAGE OF ACCESSORY BUILDING TO EXCEED 50% OF THE FLOOR AREA OF THE PRINCIPLE DWELLING
- Applicant Name:** HOME SOUTH COMMUNITIES, LLC
- Development Type:** Accessory Structure or Use
- Ordinance:** Accessory Structure Exceeds 50% of Principal Dwelling
- Code Section:** UDO 230 - 120.3 ACCESSORY STRUCTURES OR USES
- Property Address:** 1575 CEDARS RD, LAWRENCEVILLE, GA 30045
- Parcel #:** 5210 008

Reading and Adoption

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

- Date of Action:** 2/13/2018
- Motion By:** Jim Nash
- Seconded By:** Matt Peevy
- Voting Carried:** 3 Aye(s), 0 No(s)
- Action Taken:** Approved with Conditions

1. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND REQUIRED INSPECTIONS.
2. THE ARCHITECTURAL TREATMENT AND COLOR OF THE ADDITION SHALL BE CONSISTENT WITH THE EXISTING DWELLING.
3. APPLICANT SHALL REMOVE OTHER TWO BUILDINGS IF NOT ALREADY REMOVED.

- Action Certified by:** **Cyndi Sloan**
- Title:** Development Review Manager
- Date Certified:** 2/13/2018



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2018-00016

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 5 FT INTO THE 15 FT SIDE BUILDING SETBACK
Applicant Name: ALLAN S. WIGGINS
Development Type: Single-Family Dwelling Addition
Ordinance: Side Setback Encroachment
Code Section: UDO APPENDIX SECTION 5.0 - 20.6 MOD SETBACK/YARD
Property Address: 4830 SPRING PARK CIR, SUWANEE, GA 30024
Parcel #: 7284 132

Reading and Adoption

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

Date of Action: 2/13/2018
Motion By: Tim Thornberry
Seconded By: Jeff Timler
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND REQUIRED INSPECTIONS.
2. THE ARCHITECTURAL TREATMENT AND COLOR OF THE ADDITION SHALL BE CONSISTENT WITH THE EXISTING DWELLING.

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 2/13/2018



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2018-00017

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 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:** DULUTH CAPITAL INVESTMENTS, LLC C/O MAHAFFEY PICKENS TUCKER, LLP
- Development Type:** Hotel or Motel
- Ordinance:** Overlay District Setbacks
- Code Section:** UDO SECTION 220.30.3.E.4 - Overlay District Setbacks
- Property Address:** 2360 STEPHENS CENTER DR, DULUTH, GA 30096
- Parcel #:** 7080 078

Reading and Adoption

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

- Date of Action:** 2/13/2018
- Motion By:** Jim Nash
- Seconded By:** Jeff Timler
- Voting Carried:** 3 Aye(s), 0 No(s)
- Action Taken:** Tabled Until 3/13/2018

- Action Certified by:** Cyndi Sloan
- Title:** Development Review Manager
- Date Certified:** 2/13/2018



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CASE NUMBER : ZVR2018-00018

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 GRAVEL PARKING IN LIEU OF PAVED PARKING
Applicant Name: CREEKSIDE VILLAS TOWNHOME HOA
Development Type: Parking Lot
Ordinance: Parking Lot Paving
Code Section: UDO 240 - 10.3B PARKING SURFACES
Property Address: 8804 PITTMAN CIR, NORCROSS, GA 30071
Parcel #: 6257 210

Reading and Adoption

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

Date of Action: 2/13/2018
Motion By: Jeff Timler
Seconded By: Matt Peevy
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. A COMPLETE PARKING LOT DEVELOPMENT PLAN IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE, PREPARED BY AN AUTHORIZED REGISTERED PROFESSIONAL SHALL BE SUBMITTED FOR REVIEW AND ALL APPLICABLE PERMITS SHALL BE OBTAINED.
2. GRAVEL PARKING SHALL BE LIMITED TO 2 YEARS AT WHICH TIME APPLICANT SHALL PAVE THE PARKING LOT OR RE-APPLY FOR A VARIANCE.

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 2/13/2018



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CASE NUMBER : ZVR2018-00019

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 FENCE HEIGHT IN A FRONT YARD FROM 4 FT TO 6 FT
Applicant Name: NARASIMHA RAO MEDA
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: UDO 230 - 80.1 FENCE AND WALLS HEIGHT - FRONT YARD
Property Address: 1931 GARDEN HILL DR, DULUTH, GA 30096
Parcel #: 6230 301

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	Deny Without Prejudice
Michelle West	District 2	Absent	Absent	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

Date of Action: 2/13/2018
Motion By: Tim Thornberry
Seconded By: Jeff Timler
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 2/13/2018