



**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 : 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 Unified Development Ordinance 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	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Deny Without Prejudice
Jim Nash	Member at Large	Present	Aye	

- Date of Action:** 3/13/2018
- Motion By:** Matt Peevy
- Seconded By:** Jim Nash
- Voting Carried:** 5 Aye(s), 0 No(s)
- Action Taken:** Denied without Prejudice

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2018



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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 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:** 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	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	Table

**Date of Action:** 3/13/2018

**Motion By:** Jim Nash

**Seconded By:** Jeff Timler

**Voting Carried:** 4 Aye(s), 0 No(s)

**Action Taken:** Tabled

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

**Title:** Development Review Manager

**Date Certified:** 3/13/2018



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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2018-00020

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:** VAULT-13, LLC C/O MAHAFFEY PICKENS TUCKER, LLP  
**Development Type:** Parking Lot  
**Ordinance:** Parking Lot Paving  
**Code Section:** UDO 240 - 10.3B PARKING SURFACES  
**Property Address:** 2056 WEST PARK PLACE BLVD, STONE MOUNTAIN, GA 30087  
**Parcel #:** 6059 015

### 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	Approve with Conditions
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 3/13/2018  
**Motion By:** Jeff Timler  
**Seconded By:** Jim Nash  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. ALL APPLICABLE PERMITS SHALL BE OBTAINED. MINIMUM LANDSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE FOR PARKING AND LANDSCAPE STRIPS ARE TO BE MET.
2. PARKING SHALL BE LIMITED TO 2 YEARS AT WHICH TIME APPLICANT SHALL RE-APPLY.

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2018



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**RESOLUTION**

Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2018-00021**

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 20 FT INTO THE 40 FT REAR BUILDING SETBACK  
**Applicant Name:** MARK THORBURN  
**Development Type:** Single-Family Dwelling Addition  
**Ordinance:** Rear Setback Encroachment  
**Code Section:** UDO 230 - 10 SETBACK / YARD  
**Property Address:** 2093 GREENWAY MILL CT, SNELLVILLE, GA 30078  
**Parcel #:** 5054 605

**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:** 3/13/2018  
**Motion By:** Michelle West  
**Seconded By:** Matt Peevy  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND REQUIRED INSPECTIONS.
2. THE ENCROACHMENT SHALL INCLUDE ALL ROOF OVERHANGS.
3. THE ARCHITECTURAL TREATMENT, COLOR AND ROOFING MATERIALS OF THE ADDITION SHALL BE CONSISTENT WITH THE EXISTING DWELLING.

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2018



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2018-00022

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 10 FT INTO THE 10 FT SIDE BUILDING SETBACK  
**Applicant Name:** FAN XU  
**Development Type:** Single-Family Dwelling Addition  
**Ordinance:** Side Setback Encroachment  
**Code Section:** UDO 230 - 10 SETBACK / YARD  
**Property Address:** 5788 PINE RD, DORAVILLE, GA 30340  
**Parcel #:** 6245 124

#### *Reading and Adoption*

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	Deny Without Prejudice
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:** 3/13/2018  
**Motion By:** Tim Thornberry  
**Seconded By:** Jim Nash  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Denied without Prejudice

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2018



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2018-00023

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 REQUIRED LOT WIDTH FROM 200 FT TO 100 FT (TRACT 1B)  
**Applicant Name:** WILLIAM J. BRUCE  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 2191 RABBIT HILL CIR, DACULA, GA 30019  
**Parcel #:** 7018 015

#### *Reading and Adoption*

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	Table
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:** 3/13/2018  
**Motion By:** Tim Thornberry  
**Seconded By:** Michelle West  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 4/10/2018

**Action Certified by:** Cyndi Sloan  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2018



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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2018-00024

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 REQUIRED LOT WIDTH FROM 200 FT TO 99.9 FT (TRACT 1A)  
**Applicant Name:** WILLIAM J. BRUCE  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 2191 RABBIT HILL CIR, DACULA, GA 30019  
**Parcel #:** 7018 015

### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Tim Thornberry	District 1	Present	Aye	Table
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:** 3/13/2018  
**Motion By:** Tim Thornberry  
**Seconded By:** Michelle West  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 4/10/2018

**Action Certified by:** Cyndi Sloan  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2018



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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2018-00025

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 90 FT (TRACT 1)  
**Applicant Name:** JOELL TERRELL SWAIM & RICHARD KEVIN  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 4515 CLACK RD, AUBURN, GA 30011  
**Parcel #:** 2002 184

### 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	Approve with Conditions
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 3/13/2018  
**Motion By:** Jeff Timler  
**Seconded By:** Michelle West  
**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:** 3/13/2018





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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2018-00026

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 90 FT (TRACT 2)  
**Applicant Name:** JOELL TERRELL SWAIM & RICHARD KEVIN  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 4515 CLACK RD, AUBURN, GA 30011  
**Parcel #:** 2002 184

### 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	Approve with Conditions
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 3/13/2018  
**Motion By:** Jeff Timler  
**Seconded By:** Michelle West  
**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:** 3/13/2018



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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2018-00027

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 FT (TRACT 5)  
**Applicant Name:** JOELL TERRELL SWAIM & RICHARD KEVIN  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 4515 CLACK RD, AUBURN, GA 30011  
**Parcel #:** 2002 184

### 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	Approve with Conditions
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 3/13/2018  
**Motion By:** Jeff Timler  
**Seconded By:** Michelle West  
**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:** 3/13/2018



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2018-00028

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 FROM 4 FT TO 7 FT IN A FRONT YARD  
**Applicant Name:** CLAUDIA M. BRATAN  
**Development Type:** Fence  
**Ordinance:** Fence Height Increase (Front/Side Front)  
**Code Section:** UDO 230 - 80.1 FENCE AND WALLS HEIGHT - FRONT YARD  
**Property Address:** 3805 OLD FRIENDSHIP RD, BUFORD, GA 30519  
**Parcel #:** 1003 229

#### 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:** 3/13/2018  
**Motion By:** Matt Peevy  
**Seconded By:** Michelle West  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. NO PORTION OF THE FENCE SHALL EXTEND INTO THE RIGHT-OF-WAY.
2. FENCE SHALL NOT EXCEED 7 FEET IN HEIGHT.

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2018



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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2018-00029

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 ACCESSORY STRUCTURE TO BE LOCATED IN A SIDE YARD  
**Applicant Name:** STANISLAV PASCARU  
**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:** 1030 THORNWOOD LN, DACULA, GA 30019  
**Parcel #:** 2001B033

### Reading and Adoption

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

**Date of Action:** 3/13/2018  
**Motion By:** Jeff Timler  
**Seconded By:** Jim Nash  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 4/10/2018

**Action Certified by:** Cyndi Sloan  
**Title:** Development Review Manager  
**Date Certified:** 3/13/2018