



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 : ZVR2019-00023

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: INCREASE SIZE OF ACCESSORY STRUCTURE FROM 500 SQ FT TO 960 SQ FT
Applicant Name: MARIA GODINEZ
Development Type: Accessory Structure
Ordinance: Accessory Structure
Code Section: UDO 230-120.8 ACCESSORY STRUCTURE OR USE
Property Address: 4554 BURNS RD, LILBURN, GA 30047
Parcel #: 6159 011

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	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: 3/12/2019
Motion By: Jeff Timler
Seconded By: Matt Peevy
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/9/2019

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00024

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

Appeal Description: ALLOW ENCROACHMENT OF 15.5 FT INTO THE 20 FT ACCESSORY STRUCTURE SETBACK
Applicant Name: MARIA GODINEZ
Development Type: Accessory Structure
Ordinance: Accessory Structure Setback Encroachment
Code Section: UDO 230-120.8 ACCESSORY STRUCTURE SETBACK
Property Address: 4554 BURNS RD, LILBURN, GA 30047
Parcel #: 6159 011

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	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: 3/12/2019
Motion By: Jeff Timler
Seconded By: Matt Peevy
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/9/2019

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00025

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

Appeal Description: ALLOW FENCE MATERIAL TO BE CHAIN LINK IN A FRONT SETBACK
Applicant Name: RAMIRO NAVARRO
Development Type: Fence
Ordinance: Fence Material (Front/Side)
Code Section: UDO 230-80.4A FENCE AND WALLS MATERIAL - FRONT YARD
Property Address: 868 STILL RD, LAWRENCEVILLE, GA 30045
Parcel #: 5202 058

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Michelle West
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/9/2019

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00026

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: ALLOW FENCE MATERIAL TO BE COATED WIRE IN A FRONT SETBACK
Applicant Name: CONNOR RYAN
Development Type: Fence
Ordinance: Fence Material (Front/Side)
Code Section: UDO 230-80.4A FENCE AND WALLS MATERIAL - FRONT YARD
Property Address: 8575 LAKE DR, SNELLVILLE, GA 30039
Parcel #: 4349 047

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Jeff Timler
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: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00027

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: INCREASE FENCE HEIGHT FROM 4 FT TO 6 FT IN A FRONT SETBACK
Applicant Name: VELDA HENSON
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: UDO 230 - 80.1 FENCE AND WALLS HEIGHT - FRONT YARD
Property Address: 700 BRAND SOUTH TRL, LAWRENCEVILLE, GA 30046
Parcel #: 5149 198

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 Amended Conditions
Jim Nash	Member at Large	Present	Aye	

Date of Action: 3/12/2019
Motion By: Matt Peevy
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. FENCE OVER 6 FT IN HEIGHT NOT TO BE EXTENDED ANY FURTHER THAN SHOWN ON SUBMITTED VARIANCE EXHIBIT.

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00028

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 ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 100 SQ FT TO 165.53 SQ FT
Applicant Name: ALTAIR SIGN AND LIGHT
Development Type: Grocery Store
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A NON-RESIDENTIAL WALL SIGN AGGREGATE AREA
Property Address: 3821 STONE MOUNTAIN HWY, SNELLVILLE, GA 30039
Parcel #: 6053 001B

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
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: 3/12/2019
Motion By: Matt Peevy
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: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00029

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

Appeal Description: ALLOW ACCESSORY USE PRIOR TO THE PRINCIPLE USE
Applicant Name: RICK FISHER
Development Type: Accessory Structure or Use
Ordinance: Accessory Use Prior to a Principal Use
Code Section: UDO230-120.2 Accessory Use Prior to a Principal Use
Property Address: 6264 LAKEVIEW DR, BUFORD, GA 30518
Parcel #: 7352 060

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Matt Peevy
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00030

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 OF RECREATIONAL VEHICLES IN A FRONT YARD

Applicant Name: RICK FISHER

Development Type: Parking Surface

Ordinance: Parking Surfaces

Code Section: UDO 240 - 10.3C.2 PARKING SURFACES - SINGLE FAMILY DETTACHED ZONING DISTRICTS

Property Address: 6264 LAKEVIEW DR, BUFORD, GA 30518

Parcel #: 7352 060

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
Jim Nash	Member at Large	Present	Aye	

Date of Action: 3/12/2019

Motion By: Matt Peevy

Seconded By: Jeff Timler

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

Action Taken: Denied

Action Certified by: **Cyndi Sloan**

Title: Development Review Manager

Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00031

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 AGGREGATE TOTAL WALL SIGN AREA FROM 120 SQ FT TO 160.3 SQ FT

Applicant Name: BRIDGETTE POLAK (BIG MOUTH SIGNS, INC.)

Development Type: Wall Sign

Ordinance: Wall Sign Aggregate Area Increase

Code Section: SO86-114A NON-RESIDENTIAL WALL SIGN AGGREGATE AREA

Property Address: 6894 BUFORD HWY, DORAVILLE, GA 30340

Parcel #: 6246A118A

Reading and Adoption

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

Date of Action: 3/12/2019

Motion By: Michelle West

Seconded By: Matt Peevy

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

Action Taken: Approved

Action Certified by: **Cyndi Sloan**

Title: Development Review Manager

Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00032

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 ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ FT TO 120.3 SQ FT
Applicant Name: BRIDGETTE POLAK (BIG MOUTH SIGNS, INC.)
Development Type: Wall Sign
Ordinance: Wall Sign Area Increase
Code Section: SO86-114A NON-RESIDENTIAL WALL SIGN AREA
Property Address: 6894 BUFORD HWY, DORAVILLE, GA 30340
Parcel #: 6246A118A

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Michelle West
Seconded By: Matt Peevy
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00033

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 ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ FT TO 86.11 SQ FT

Applicant Name: BRIDGETTE POLAK (BIG MOUTH SIGNS, INC.)

Development Type: Wall Sign

Ordinance: Wall Sign Area Increase

Code Section: SO86-114A NON-RESIDENTIAL WALL SIGN AREA

Property Address: 6884 BUFORD HWY, DORAVILLE, GA 30340

Parcel #: 6246A118A

Reading and Adoption

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

Date of Action: 3/12/2019

Motion By: Michelle West

Seconded By: Matt Peevy

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

Action Taken: Approved

Action Certified by: **Cyndi Sloan**

Title: Development Review Manager

Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00034

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 100 FT TO 43.23 FT (LOT 2)
Applicant Name: VIRGINIA WILBORN
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 3506 HAMILTON MILL RD, BUFORD, GA 30519
Parcel #: 7183 003G

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Matt Peevy
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/9/2019

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00035

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 100 FT TO 0 FT (LOT 3)
Applicant Name: VIRGINIA WILBORN
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 3506 HAMILTON MILL RD, BUFORD, GA 30519
Parcel #: 7183 003G

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Matt Peevy
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/9/2019

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00036

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: VIRGINIA WILBORN
Development Type: Minor Subdivision
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 3506 HAMILTON MILL RD, BUFORD, GA 30519
Parcel #: 7183 003G

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Matt Peevy
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/9/2019

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00037

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: BRET MUETZELFELD
Development Type: Minor Subdivision
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 701 BAILEY WOODS RD, DACULA, GA 30019
Parcel #: 2001 041

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Jeff Timler
Seconded By: Paula Hastings
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. AN EXEMPTION PLAT SHALL BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. DWELLINGS SHALL BE CONSTRUCTED WITH BOARD AND BATON EXTERIORS AND A 2 FOOT BRICK WATER TABLE ON ALL SIDES.
3. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 3,600 SQUARE FEET FOR A TWO STORY AND 2,500 SQUARE FEET FOR A ONE STORY.
4. THE PRIVATE DRIVE SHALL BE PAVED TO A MINIMUM OF 20 FEET IN WIDTH.
5. EACH LOT SHALL BE GATED.

Action Certified by:

Title: Cyndi Sloan

Development Review Manager

Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00038

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 0 FT (LOT 2)
Applicant Name: BRET MUETZELFELD
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 701 BAILEY WOODS RD, DACULA, GA 30019
Parcel #: 2001 041

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Jeff Timler
Seconded By: Paula Hastings
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. AN EXEMPTION PLAT SHALL BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. DWELLINGS SHALL BE CONSTRUCTED WITH BOARD AND BATON EXTERIORS AND A 2 FOOT BRICK WATER TABLE ON ALL SIDES.
3. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 3,600 SQUARE FEET FOR A TWO STORY AND 2,500 SQUARE FEET FOR A ONE STORY.
4. THE PRIVATE DRIVE SHALL BE PAVED TO A MINIMUM OF 20 FEET IN WIDTH.
5. EACH LOT SHALL BE GATED.

Action Certified by:

Title: Cyndi Sloan

Development Review Manager

Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00039

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: BRET MUETZELFELD
Development Type: Minor Subdivision
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 701 BAILEY WOODS RD, DACULA, GA 30019
Parcel #: 2001 041

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Jeff Timler
Seconded By: Paula Hastings
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. AN EXEMPTION PLAT SHALL BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. DWELLINGS SHALL BE CONSTRUCTED WITH BOARD AND BATON EXTERIORS AND A 2 FOOT BRICK WATER TABLE ON ALL SIDES.
3. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 3,600 SQUARE FEET FOR A TWO STORY AND 2,500 SQUARE FEET FOR A ONE STORY.
4. THE PRIVATE DRIVE SHALL BE PAVED TO A MINIMUM OF 20 FEET IN WIDTH.
5. EACH LOT SHALL BE GATED.

Action Certified by:

Title: Cyndi Sloan

Development Review Manager

Date Certified: 3/12/2019



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 : ZVR2019-00040

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 0 FT (LOT 3)
Applicant Name: BRET MUETZELFELD
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 701 BAILEY WOODS RD, DACULA, GA 30019
Parcel #: 2001 041

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Jeff Timler
Seconded By: Paula Hastings
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. AN EXEMPTION PLAT SHALL BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. DWELLINGS SHALL BE CONSTRUCTED WITH BOARD AND BATON EXTERIORS AND A 2 FOOT BRICK WATER TABLE ON ALL SIDES.
3. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 3,600 SQUARE FEET FOR A TWO STORY AND 2,500 SQUARE FEET FOR A ONE STORY.
4. THE PRIVATE DRIVE SHALL BE PAVED TO A MINIMUM OF 20 FEET IN WIDTH.
5. EACH LOT SHALL BE GATED.

Action Certified by:

Title: Cyndi Sloan

Development Review Manager

Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00041

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 15 FT (LOT 4)
Applicant Name: BRET MUETZELFELD
Development Type: Minor Subdivision
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 701 BAILEY WOODS RD, DACULA, GA 30019
Parcel #: 2001 041

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Jeff Timler
Seconded By: Paula Hastings
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. AN EXEMPTION PLAT SHALL BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. DWELLINGS SHALL BE CONSTRUCTED WITH BOARD AND BATON EXTERIORS AND A 2 FOOT BRICK WATER TABLE ON ALL SIDES.
3. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 3,600 SQUARE FEET FOR A TWO STORY AND 2,500 SQUARE FEET FOR A ONE STORY.
4. THE PRIVATE DRIVE SHALL BE PAVED TO A MINIMUM OF 20 FEET IN WIDTH.
5. EACH LOT SHALL BE GATED.

Action Certified by:

Title: Cyndi Sloan

Development Review Manager

Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00042

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 15 FT (LOT 4)
Applicant Name: BRET MUETZELFELD
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 701 BAILEY WOODS RD, DACULA, GA 30019
Parcel #: 2001 041

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Jeff Timler
Seconded By: Paula Hastings
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. AN EXEMPTION PLAT SHALL BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. DWELLINGS SHALL BE CONSTRUCTED WITH BOARD AND BATON EXTERIORS AND A 2 FOOT BRICK WATER TABLE ON ALL SIDES.
3. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 3,600 SQUARE FEET FOR A TWO STORY AND 2,500 SQUARE FEET FOR A ONE STORY.
4. THE PRIVATE DRIVE SHALL BE PAVED TO A MINIMUM OF 20 FEET IN WIDTH.
5. EACH LOT SHALL BE GATED.

Action Certified by:

Title: Cyndi Sloan

Development Review Manager

Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00043

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: REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 15 FT (LOT 5)
Applicant Name: BRET MUETZELFELD
Development Type: Minor Subdivision
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 701 BAILEY WOODS RD, DACULA, GA 30019
Parcel #: 2001 041

Reading and Adoption

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

Date of Action: 3/12/2019
Motion By: Jeff Timler
Seconded By: Paula Hastings
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. AN EXEMPTION PLAT SHALL BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. DWELLINGS SHALL BE CONSTRUCTED WITH BOARD AND BATON EXTERIORS AND A 2 FOOT BRICK WATER TABLE ON ALL SIDES.
3. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 3,600 SQUARE FEET FOR A TWO STORY AND 2,500 SQUARE FEET FOR A ONE STORY.
4. THE PRIVATE DRIVE SHALL BE PAVED TO A MINIMUM OF 20 FEET IN WIDTH.
5. EACH LOT SHALL BE GATED.

Action Certified by:

Title: Cyndi Sloan

Development Review Manager

Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00044

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: REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 15 FT (LOT 5)
Applicant Name: BRET MUETZELFELD
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 701 BAILEY WOODS RD, DACULA, GA 30019
Parcel #: 2001 041

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
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: 3/12/2019
Motion By: Jeff Timler
Seconded By: Paula Hastings
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. AN EXEMPTION PLAT SHALL BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. DWELLINGS SHALL BE CONSTRUCTED WITH BOARD AND BATON EXTERIORS AND A 2 FOOT BRICK WATER TABLE ON ALL SIDES.
3. THE MINIMUM HEATED FLOOR AREA PER DWELLING UNIT SHALL BE 3,600 SQUARE FEET FOR A TWO STORY AND 2,500 SQUARE FEET FOR A ONE STORY.
4. THE PRIVATE DRIVE SHALL BE PAVED TO A MINIMUM OF 20 FEET IN WIDTH.
5. EACH LOT SHALL BE GATED.

Action Certified by:

Title: Cyndi Sloan

Development Review Manager

Date Certified: 3/12/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00045

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 ACCESSORY STRUCTURE (SWIMMING POOL) TO BE LOCATED IN SIDE YARD
Applicant Name: DARRIN NEFF
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:
Parcel #: 5283 040

Reading and Adoption

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

Date of Action: 3/12/2019

Motion By: Jeff Timler

Seconded By: Paula Hastings

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

Action Taken: Approved with Conditions

1. OBTAIN ALL NECESSARY BUILDING PERMITS. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES.

Action Certified by: **Cyndi Sloan**

Title: Development Review Manager

Date Certified: 3/12/2019