



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 AGGREGATE 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	Present	Aye	
Neil Schaap	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: 4/9/2019
Motion By: Neil Schaap
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 5/14/2019

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 4/9/2019



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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	Present	Aye	
Neil Schaap	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: 4/9/2019

Motion By: Neil Schaap

Seconded By: Jim Nash

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

Action Taken: Tabled

Action Certified by: **Cyndi Sloan**

Title: Development Review Manager

Date Certified: 4/9/2019



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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 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 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	
Neil Schaap	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	Deny
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/9/2019
Motion By: Jeff Timler
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 4/9/2019



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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 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 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	
Neil Schaap	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: 4/9/2019
Motion By: Matt Peevy
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 4/9/2019



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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 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 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	
Neil Schaap	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: 4/9/2019
Motion By: Matt Peevy
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 4/9/2019



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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	
Neil Schaap	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: 4/9/2019
Motion By: Matt Peevy
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 4/9/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00046

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 9.5 FT INTO THE 15 FT ACCESSORY STRUCTURE SETBACK
Applicant Name: GRISELDA GOMORA
Development Type: Accessory Structure
Ordinance: Accessory Structure Setback Encroachment
Code Section: UDO 230-120.8 ACCESSORY STRUCTURE SETBACK
Property Address: 1130 OLD TUCKER RD, STONE MOUNTAIN, GA 30087
Parcel #: 6095 192

Reading and Adoption

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

Date of Action: 4/9/2019
Motion By: Neil Schaap
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. The applicant shall obtain a building permit for the accessory structure within 30 days of variance approval, and achieve satisfactory field inspections for issuance of a Certificate of Completion.
2. Exterior finish of the accessory building shall be painted to match the principal building. Material, color and pitch of the accessory building roof shall be consistent with the roof of the principal building.
3. The building height shall not exceed 12 feet as measured from grade to the average height of the pitched roof.
4. The accessory building shall not be used for any commercial operation or for human habitation.
5. No heating, air conditioning or plumbing to be installed in accessory structure.

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 4/9/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00047

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 FENCE HEIGHT FROM 4 FT TO 6 FT IN A FRONT SETBACK
Applicant Name: RONNIE RIPPY, HARREL HALL
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: UDO 230 - 80.1 FENCE AND WALLS HEIGHT - FRONT YARD
Property Address: 995 EVANGELINE WAY, NORCROSS, GA 30093
Parcel #: 6175 194

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	Table
Neil Schaap	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: 4/9/2019
Motion By: Paula Hastings
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 5/14/2019

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 4/9/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00048

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 9 FT INTO THE 20 FT ACCESSORY STRUCTURE SETBACK
Applicant Name: DAN AND KELLY LIGHTCAP
Development Type: Accessory Structure
Ordinance: Accessory Structure Setback Encroachment
Code Section: UDO 230-120.8 ACCESSORY STRUCTURE SETBACK
Property Address: 3955 MINNOW CT, LOGANVILLE, GA 30052
Parcel #: 5063 061

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Neil Schaap	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: 4/9/2019
Motion By: Jeff Timler
Seconded By: Matt Peevy
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. The applicant shall obtain a residential building permit for the detached garage, and achieve satisfactory field inspections for issuance of a Certificate of Completion.
2. Exterior finish materials and colors of the detached garage shall be consistent with the principal building. Materials, color, and pitch of the detached garage roof shall be consistent with the roof of the principal building.
3. The building height shall not exceed 12 feet as measured from grade of the average height of the pitched roof.
4. The accessory building shall not be used for any commercial operation or for human habitation.

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 4/9/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00049

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 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: VIET LE
Development Type: Fence
Ordinance: Fence Height Increase (Front/Side Front)
Code Section: UDO 230 - 80.1 FENCE AND WALLS HEIGHT - FRONT YARD
Property Address: 1729 KILLIAN HILL RD, LILBURN, GA 30047
Parcel #: 6072 049

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Neil Schaap	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: 4/9/2019
Motion By: Neil Schaap
Seconded By: Matt Peevy
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. Provide a 2 FT landscape strip between the fence and Right-of-Way planted with shrubs and evergreens Landscape Plan to be approved by the Director of Planning and Development.

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 4/9/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00050

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

Appeal Description: ALLOW ENCROACHMENT OF 8 FT INTO THE 20 FT ACCESSORY STRUCTURE SETBACK
Applicant Name: CARLOS FERRANS / SUSANNA FERRANS
Development Type: Accessory Structure
Ordinance: Accessory Structure Setback Encroachment
Code Section: UDO 230-120.8 ACCESSORY STRUCTURE SETBACK
Property Address: 740 ROSA DR, LAWRENCEVILLE, GA 30044
Parcel #: 5021 326

Reading and Adoption

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

Date of Action: 4/9/2019
Motion By: Neil Schaap
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

- The applicant shall obtain a residential building permit for accessory building within 30 days of variance approval, and achieve satisfactory field inspections for issuance of a Certificate of Completion.
2. Exterior finish materials and colors of the accessory building shall be consistent with the principal building. Materials, color and pitch of the accessory building roof shall be consistent with the roof of the principal building.
 3. The building height shall not exceed 12 feet, measured to mid-point of the roof truss.
 4. The accessory building shall not be used for any commercial operation or for human habitation.
 5. Construction to be completed within 6 months of permit issuance date.

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 4/9/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00051

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: INCREASE SIZE OF ACCESSORY STRUCTURE FROM 500 SQ FT TO 576 SQ FT
Applicant Name: CARLOS FERRANS / SUSANNA FERRANS
Development Type: Accessory Structure
Ordinance: Accessory Structure
Code Section: UDO 230-120.8 ACCESSORY STRUCTURE OR USE
Property Address: 740 ROSA DR, LAWRENCEVILLE, GA 30044
Parcel #: 5021 326

Reading and Adoption

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

Date of Action: 4/9/2019
Motion By: Neil Schaap
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. The applicant shall obtain a residential building permit for accessory building within 30 days of variance approval, and achieve satisfactory field inspections for issuance of a Certificate of Completion.
2. Exterior finish materials and colors of the accessory building shall be consistent with the principal building. Materials, color and pitch of the accessory building roof shall be consistent with the roof of the principal building.
3. The building height shall not exceed 12 feet, measured to mid-point of the roof truss.
4. The accessory building shall not be used for any commercial operation or for human habitation.
5. Construction to be completed within 6 months of permit issuance date.

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 4/9/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00052

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 75 FT TO 50 FT (LOT 4)
Applicant Name: METIN KOK - ENCORE ASSETS, LLC
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 435 MIMOSA DR, TUCKER, GA 30084
Parcel #: 6144 517

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Neil Schaap	District 2	Present	Aye	Deny
Jeff Timler	District 3	Present	No	
Matt Peevy	District 4	Present	No	
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/9/2019
Motion By: Neil Schaap
Seconded By: Jim Nash
Voting Carried: 3 Aye(s), 2 No(s)
Action Taken: Denied

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 4/9/2019



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2019-00053

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: REDUCE REQUIRED LOT WIDTH FROM 75 FT TO 50 FT (LOT 3)
Applicant Name: METIN KOK - ENCORE ASSETS, LLC
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 435 MIMOSA DR, TUCKER, GA 30084
Parcel #: 6144 517

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Neil Schaap	District 2	Present	Aye	Deny
Jeff Timler	District 3	Present	No	
Matt Peevy	District 4	Present	No	
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/9/2019
Motion By: Neil Schaap
Seconded By: Jim Nash
Voting Carried: 3 Aye(s), 2 No(s)
Action Taken: Denied

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 4/9/2019