



# 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 : ZVR2020-00001

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:** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 16.56 FT (TRACT 1)  
**Applicant Name:** RONNIE RODRIGUEZ  
**Development Type:** Single-Family Subdivision  
**Ordinance:** Lot Area/Size Reduction  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 4131 TUGGLE RD, BUFORD, GA 30519  
**Parcel #:** 1002 027

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

**Date of Action:** 2/11/2020  
**Motion By:** Matt Peevy  
**Seconded By:** Jim Nash  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Amended Conditions

1. AN EXEMPTION PLAT IN COMPLIANCE WITH THE VARIANCE PLAN AND REVISED LETTER OF INTENT PRESENTED AT THE FEBRUARY 11, 2020 HEARING SHALL BE SUBMITTED FOR REVIEW AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. HOMES SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 3,500 SQUARE FEET.
3. HOMES SHALL BE CONSTRUCTED OF HARDI PLANK WITH BRICK, ROCK, STUCCO ACCENTS.

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager



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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00002

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 16.44 FT (TRACT 1)  
**Applicant Name:** RONNIE RODRIGUEZ  
**Development Type:** Single-Family Subdivision  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE  
**Property Address:** 4131 TUGGLE RD, BUFORD, GA 30519  
**Parcel #:** 1002 027

### 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	Approve with Amended Conditions
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 2/11/2020  
**Motion By:** Matt Peevy  
**Seconded By:** Jim Nash  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Amended Conditions

1. AN EXEMPTION PLAT IN COMPLIANCE WITH THE VARIANCE PLAN AND REVISED LETTER OF INTENT PRESENTED AT THE FEBRUARY 11, 2020 HEARING SHALL BE SUBMITTED FOR REVIEW AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. HOMES SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 3,500 SQUARE FEET.
3. HOMES SHALL BE CONSTRUCTED OF HARDI PLANK WITH BRICK, ROCK, OR STUCCO ACCENTS.

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager



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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00003

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 AREA FROM 40,000 SQ FT TO 32,311 SQ FT (TRACT 1)  
**Applicant Name:** RONNIE RODRIGUEZ  
**Development Type:** Single-Family Subdivision  
**Ordinance:** Lot Area/Size Reduction  
**Code Section:** UDO SECTION 230 - 10 LOT AREA  
**Property Address:** 4131 TUGGLE RD, BUFORD, GA 30519  
**Parcel #:** 1002 027

### 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	Approve with Amended Conditions
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 2/11/2020  
**Motion By:** Matt Peevy  
**Seconded By:** Jim Nash  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Amended Conditions

1. AN EXEMPTION PLAT IN COMPLIANCE WITH THE VARIANCE PLAN AND REVISED LETTER OF INTENT PRESENTED AT THE FEBRUARY 11, 2020 HEARING SHALL BE SUBMITTED FOR REVIEW AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. HOMES SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 3,500 SQUARE FEET.
3. HOMES SHALL BE CONSTRUCTED OF HARDI PLANK WITH BRICK, ROCK, OR STUCCO ACCENTS.

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00004

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 16.76 FT (TRACT 2)  
**Applicant Name:** RONNIE RODRIGUEZ  
**Development Type:** Single-Family Subdivision  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 4131 TUGGLE RD, BUFORD, GA 30519  
**Parcel #:** 1002 027

#### 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	Approve with Amended Conditions
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 2/11/2020  
**Motion By:** Matt Peevy  
**Seconded By:** Jim Nash  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Amended Conditions

1. AN EXEMPTION PLAT IN COMPLIANCE WITH THE VARIANCE PLAN AND REVISED LETTER OF INTENT PRESENTED AT THE FEBRUARY 11, 2020 HEARING SHALL BE SUBMITTED FOR REVIEW AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. HOMES SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 3,500 SQUARE FEET.
3. HOMES SHALL BE CONSTRUCTED OF HARDI PLANK WITH BRICK, ROCK, OR STUCCO ACCENTS.

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager



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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00005

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 16.76 FT (TRACT 2)  
**Applicant Name:** RONNIE RODRIGUEZ  
**Development Type:** Single-Family Subdivision  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE  
**Property Address:** 4131 TUGGLE RD, BUFORD, GA 30519  
**Parcel #:** 1002 027

### 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	Approve with Amended Conditions
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 2/11/2020  
**Motion By:** Matt Peevy  
**Seconded By:** Jim Nash  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Amended Conditions

1. AN EXEMPTION PLAT IN COMPLIANCE WITH THE VARIANCE PLAN AND REVISED LETTER OF INTENT PRESENTED AT THE FEBRUARY 11, 2020 HEARING SHALL BE SUBMITTED FOR REVIEW AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. HOMES SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 3,500 SQUARE FEET.
3. HOMES SHALL BE CONSTRUCTED OF HARDI PLANK WITH BRICK, ROCK, OR STUCCO ACCENTS.

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00006

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 16.76 FT (TRACT 3)  
**Applicant Name:** RONNIE RODRIGUEZ  
**Development Type:** Single-Family Subdivision  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 4131 TUGGLE RD, BUFORD, GA 30519  
**Parcel #:** 1002 027

#### *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:** 2/11/2020  
**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:** 2/11/2020



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00007

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 16.76 FT (TRACT 3)  
**Applicant Name:** RONNIE RODRIGUEZ  
**Development Type:** Single-Family Subdivision  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE  
**Property Address:** 4131 TUGGLE RD, BUFORD, GA 30519  
**Parcel #:** 1002 027

#### 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:** 2/11/2020  
**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:** 2/11/2020



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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00009

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 ACCESSORY STRUCTURE SIZE FROM 500 SQ FT TO 840 SQ FT  
**Applicant Name:** STEPHANIE FARROW  
**Development Type:** Accessory Structure  
**Ordinance:** Accessory Structure  
**Code Section:** UDO 230-120.13 ACCESSORY STRUCTURE OR USES  
**Property Address:** 6436 BIRCH GLEN DR, NORCROSS, GA 30093  
**Parcel #:** 6194 036

### 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:** 2/11/2020  
**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 AND ACHIEVE SATISFACTORY FIELD INSPECTIONS FOR ISSUANCE OF A CERTIFICATE OF COMPLETION WITHIN THREE MONTHS OF PERMIT ISSUANCE.
2. ACCESS TO THIS LOT IS LIMITED TO ONE DRIVEWAY.

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager  
**Date Certified:** 2/11/2020





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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00010

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 AND ROOF TO BE METAL MATERIAL  
**Applicant Name:** STEPHANIE FARROW  
**Development Type:** Accessory Structure  
**Ordinance:** Accessory Structure  
**Code Section:** UDO 230-120.13 ACCESSORY STRUCTURE OR USES  
**Property Address:** 6436 BIRCH GLEN DR, NORCROSS, GA 30093  
**Parcel #:** 6194 036

### 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:** 2/11/2020  
**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 AND ACHIEVE SATISFACTORY FIELD INSPECTIONS FOR ISSUANCE OF A CERTIFICATE OF COMPLETION WITHIN THREE MONTHS OF PERMIT ISSUANCE.
2. ACCESS TO THIS LOT IS LIMITED TO ONE DRIVEWAY.

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager  
**Date Certified:** 2/11/2020



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**RESOLUTION**

Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2020-00011**

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 14 FT INTO THE 20 FT ACCESSORY STRUCTURE SETBACK  
**Applicant Name:** STEPHANIE FARROW  
**Development Type:** Accessory Structure  
**Ordinance:** Accessory Structure Setback Encroachment  
**Code Section:** UDO 230-120.9 - ACCESSORY STRUCTURE SETBACK  
**Property Address:** 6436 BIRCH GLEN DR, NORCROSS, GA 30093  
**Parcel #:** 6194 036

**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:** 2/11/2020  
**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 AND ACHIEVE SATISFACTORY FIELD INSPECTIONS FOR ISSUANCE OF A CERTIFICATE OF COMPLETION WITHIN THREE MONTHS OF PERMIT ISSUANCE.
2. ACCESS TO THIS LOT IS LIMITED TO ONE DRIVEWAY.

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager  
**Date Certified:** 2/11/2020



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00012

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 TOTAL FRONT / REAR SET BACK FROM 75 FT TO 63.4 FT  
**Applicant Name:** JESUS VISOSO  
**Development Type:** Townhouse  
**Ordinance:** Combined Side Yard Setback Reduction  
**Code Section:** UDO 230 - 10 SETBACK / YARD  
**Property Address:** 861 HERITAGE VALLEY RD, NORCROSS, GA 30093  
**Parcel #:** 6176B162

#### *Reading and Adoption*

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	Approve with Conditions
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:** 2/11/2020  
**Motion By:** Paula Hastings  
**Seconded By:** Jeff Timler  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. THE APPLICANT SHALL OBTAIN A RESIDENTIAL BUILDING PERMIT WITHIN TWO WEEKS OF VARIANCE APPROVAL AND ACHIEVE SATISFACTORY FIELD INSPECTIONS FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

2. EXTERIOR MATERIALS FOR ADDITION SHALL MATCH THE EXISTING STRUCTURE.

3. THE EXTERIOR WALL, WHERE APPLICABLE, SHALL BE ONE (1) HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR EXPOSURE FROM BOTH SIDES AS REQUIRED BY TABLE R302.1(1) OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.

4. OPENINGS (DOORS, WINDOWS, ETC.) IN THE EXTERIOR WALL SHALL NOT BE ALLOWED FOR WALLS LOCATED WITHIN THREE (3) FEET OF THE PROPERTY LINE AND SHALL BE LIMITED TO 25% OF THE WALL AREA FOR WALLS LOCATED FROM THREE (3) FEET TO LESS THAN FIVE (5) FEET FROM THE PROPERTY LINE.

5. ROOFING MATERIALS INSTALLED WITHIN 3 FEET OF A PROPERTY LINE SHALL CONFORM TO CLASS A, B, OR C AS TESTED IN ACCORDANCE WITH UL790 OR ASTM E 108.

6. PROJECTIONS (SUCH AS A ROOF OVERHANG) SHALL BE NOT BE ALLOWED WITHIN TWO (2) FEET FROM THE PROPERTY LINE AND SHALL BE ONE (1) HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE UNDERSIDE WHEN LOCATED FROM TWO (2) FEET TO LESS THAN FIVE (5) FEET FROM THE PROPERTY LINE.

7. APPLICANT SHALL SUBMIT DETAILED DRAWINGS INDICATING THE ONE HOUR FIRE-RESISTANCE RATED EXTERIOR WALLS TO BUILDING PLAN REVIEW.

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager  
**Date Certified:** 2/11/2020



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**RESOLUTION**

Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER : ZVR2020-00013**

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 GRAVEL PARKING IN LIEU OF PAVED PARKING  
**Applicant Name:** CREEKSIDE VILLAS TOWNHOMES HOA  
**Development Type:** Townhouse  
**Ordinance:** Parking Surfaces  
**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
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:** 2/11/2020  
**Motion By:** Neil Schaap  
**Seconded By:** Jeff Timler  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 3/10/2020

**Action Certified by:** Cyndi Sloan  
**Title:** Development Review Manager  
**Date Certified:** 2/11/2020



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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00017

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:** REDUCE GROUND SIGN SETBACK FROM 12.75 FT TO 0 FT  
**Applicant Name:** 3695 BRASELTON HIGHWAY, LLC C/O MAHAFFEY PICKENS TUCKER, LLP  
**Development Type:** Ground Sign  
**Ordinance:** Ground Sign Location  
**Code Section:** SO86-114A NON-RESIDENTIAL GROUND SIGN HEIGHT  
**Property Address:** 3695 BRASELTON HWY, BUFORD, GA 30519  
**Parcel #:** 3002B495

#### 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	Table
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 2/11/2020  
**Motion By:** Jeff Timler  
**Seconded By:** Jim Nash  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 3/10/2020

**Action Certified by:** Cyndi Sloan  
**Title:** Development Review Manager  
**Date Certified:** 2/11/2020



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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00018

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

**Appeal Description:** REDUCE GROUND SIGN SETBACK FROM 12.75 FT TO 0 FT  
**Applicant Name:** 3695 BRASELTON HIGHWAY, LLC C/O MAHAFFEY PICKENS TUCKER, LLP  
**Development Type:** Ground Sign  
**Ordinance:** Ground Sign Location  
**Code Section:** SO86-114A NON-RESIDENTIAL GROUND SIGN HEIGHT  
**Property Address:** 3695 BRASELTON HWY, BUFORD, GA 30519  
**Parcel #:** 3002B495

### 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	Table
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 2/11/2020  
**Motion By:** Jeff Timler  
**Seconded By:** Jim Nash  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 3/10/2020

**Action Certified by:** Cyndi Sloan  
**Title:** Development Review Manager  
**Date Certified:** 2/11/2020



**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 : ZVR2020-00019**

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:** ALLOW ENCROACHMENT OF 12.3 FT INTO THE 15 FT ACCESSORY STRUCTURE SETBACK  
**Applicant Name:** DENIS FERRER  
**Development Type:** Accessory Structure  
**Ordinance:** Accessory Structure Setback Encroachment  
**Code Section:** UDO 230-120.9 - ACCESSORY STRUCTURE SETBACK  
**Property Address:** 4217 CENTENNIAL TRL, DULUTH, GA 30096  
**Parcel #:** 6238 264

**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	Aye	
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

**Date of Action:** 2/11/2020  
**Motion By:** Neil Schaap  
**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:** 2/11/2020





# GWINNETT COUNTY

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## RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00020

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 ENCROACHMENT OF 6 FT INTO THE 10 FT ACCESSORY STRUCTURE SETBACK  
**Applicant Name:** BIMBO QSR  
**Development Type:** Accessory Structure  
**Ordinance:** Accessory Structure  
**Code Section:** UDO 230-120.9 - ACCESSORY STRUCTURE SETBACK  
**Property Address:** 2336 PLEASANT HILL RD, DULUTH, GA 30096  
**Parcel #:** 6232 094

### Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	Approve with Amended Conditions
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:** 2/11/2020  
**Motion By:** Paula Hastings  
**Seconded By:** Matt Peevy  
**Voting Carried:** 5 Aye(s), 0 No(s)  
**Action Taken:** Approved with Amended Conditions

1. THE APPLICANT SHALL OBTAIN A BUILDING PERMIT AND ACHIEVE SATISFACTORY FIELD INSPECTIONS FOR ISSUANCE OF A CERTIFICATE OF COMPLETION WITHIN THREE MONTHS OF PERMIT ISSUANCE.
2. THE PROPERTY OWNER SHALL REPAINT OR REPAIR ANY GRAFFITI OR VANDALISM THAT OCCURS ON THE PROPERTY WITHIN 72 HOURS.

**Action Certified by:** **Cyndi Sloan**  
**Title:** Development Review Manager  
**Date Certified:** 2/11/2020