



RESOLUTION

Variance from the Unified Development Ordinance or Sign Ordinance 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 Unified Development Ordinance or Sign Ordinance as described below and which is incorporated herein and made a part here of 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	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: 3/10/2020
Motion By: Neil Schaap
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. SITE TO BE LANDSCAPED IN ACCORDANCE WITH THE PROPOSAL FOR LABOR AND MATERIALS PRESENTED AT THE MARCH 10, 2020 ZONING BOARD OF APPEALS HEARING

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 3/10/2020



RESOLUTION

Variance from the Unified Development Ordinance or Sign Ordinance 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 Unified Development Ordinance or Sign Ordinance as described below and which is incorporated herein and made a part here of 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	Approve with Amended Conditions
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

Date of Action: 3/10/2020
Motion By: Jeff Timler
Seconded By: Matt Peevy
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. LANDSCAPE PLAN SHALL BE SUBMITTED TO THE DIRECTOR OF PLANNING AND DEVELOPMENT FOR REVIEW AND APPROVAL.
2. SIGNS SHALL BE MAXIMUM 10 FT HEIGHT AND LOCATED MINIMUM 5 FT SETBACK FROM RIGHT-OF-WAY

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 3/10/2020



RESOLUTION

Variance from the Unified Development Ordinance or Sign Ordinance 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 Unified Development Ordinance or Sign Ordinance as described below and which is incorporated herein and made a part here of 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	Deny
Matt Peevy	District 4	Present	Aye	
Jim Nash	Member at Large	Present	Aye	

Date of Action: 3/10/2020
Motion By: Jeff Timler
Seconded By: Matt Peevy
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 3/10/2020



RESOLUTION

Variance from the Unified Development Ordinance or Sign Ordinance of Gwinnett County

CASE NUMBER : ZVR2020-00021

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 or Sign Ordinance as described below and which is incorporated herein and made a part here of by reference:

Appeal Description: ALLOW ENCROACHMENT OF 19 FT 7 INCHES INTO THE 30 FT REAR BUILDING SETBACK

Applicant Name: INFINITY ENGINEERING GROUP, LLC

Development Type: Bank Facility

Ordinance: Rear Setback Encroachment

Code Section: UDO 230 - 10 SETBACK / YARD

Property Address: 3552 SATELLITE BLVD, DULUTH, GA 30096

Parcel #: 6232 015

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	Approve
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: 3/10/2020

Motion By: Paula Hastings

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: 3/10/2020



RESOLUTION

Variance from the Unified Development Ordinance or Sign Ordinance of Gwinnett County

CASE NUMBER : ZVR2020-00022

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 or Sign Ordinance as described below and which is incorporated herein and made a part here of by reference:

Appeal Description: INCREASE FRONT AND SIDE YARD PARKING PERCENTAGE TO MORE THAN 20% IN AN OVERLAY DISTRICT

Applicant Name: FENCE ROAD CENTER, LLC

Development Type: Convenience Store

Ordinance: Parking Percentage

Code Section: UDO 220.30.3. FRONT YARD PARKING PERCENT INCREASE

Property Address: 811 AUBURN RD, DACULA, GA 30019

Parcel #: 2001A130

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

Date of Action: 3/10/2020

Motion By: Jeff Timler

Seconded By: Neil Schaap

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

Action Taken: Approved

Action Certified by: **Cyndi Sloan**

Title: Development Review Manager

Date Certified: 3/10/2020



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 : ZVR2020-00023

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 ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2)
Applicant Name: MAAG USA, INC.
Development Type: Minor Subdivision
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 3609 EVERSON RD, SNELLVILLE, GA 30039
Parcel #: 6035 004

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: 3/10/2020
Motion By: Jeff Timler
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/14/2020

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 3/10/2020



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00024

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 100 FT TO 0 FT (LOT 2)
Applicant Name: MAAG USA, INC.
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 3609 EVERSON RD, SNELLVILLE, GA 30039
Parcel #: 6035 004

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: 3/10/2020
Motion By: Jeff Timler
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/14/2020

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 3/10/2020



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00025

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: REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3)
Applicant Name: MAAG USA, INC.
Development Type: Minor Subdivision
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 3609 EVERSON RD, SNELLVILLE, GA 30039
Parcel #: 6035 004

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: 3/10/2020
Motion By: Jeff Timler
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/14/2020

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 3/10/2020



GWINNETT COUNTY

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00026

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 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: MAAG USA, INC.
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 3609 EVERSON RD, SNELLVILLE, GA 30039
Parcel #: 6035 004

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: 3/10/2020
Motion By: Jeff Timler
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/14/2020

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 3/10/2020



GWINNETT COUNTY

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00027

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 the Unified Development Code, 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 4)
Applicant Name: MAAG USA, INC.
Development Type: Minor Subdivision
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 3609 EVERSON RD, SNELLVILLE, GA 30039
Parcel #: 6035 004

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: 3/10/2020
Motion By: Jeff Timler
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/14/2020

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 3/10/2020



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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00028

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 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 4)
Applicant Name: MAAG USA, INC.
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 3609 EVERSON RD, SNELLVILLE, GA 30039
Parcel #: 6035 004

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: 3/10/2020
Motion By: Jeff Timler
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/14/2020

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 3/10/2020



GWINNETT COUNTY

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00029

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: REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 5)
Applicant Name: MAAG USA, INC.
Development Type: Minor Subdivision
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 3609 EVERSON RD, SNELLVILLE, GA 30039
Parcel #: 6035 004

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: 3/10/2020
Motion By: Jeff Timler
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/14/2020

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 3/10/2020



GWINNETT COUNTY

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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00030

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 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 5)
Applicant Name: MAAG USA, INC.
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 3609 EVERSON RD, SNELLVILLE, GA 30039
Parcel #: 6035 004

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: 3/10/2020
Motion By: Jeff Timler
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/14/2020

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 3/10/2020



RESOLUTION

Variance from the Unified Development Ordinance or Sign Ordinance of Gwinnett County

CASE NUMBER : ZVR2020-00031

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 or Sign Ordinance as described below and which is incorporated herein and made a part here of 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 Surfaces
Code Section: UDO 240 - 10.3B PARKING SURFACES
Property Address: 2076 WEST PARK PLACE BLVD, STONE MOUNTAIN, GA 30087
Parcel #: 6060 076

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

Date of Action: 3/10/2020
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: 3/10/2020



RESOLUTION

Variance from the Unified Development Ordinance or Sign Ordinance of Gwinnett County

CASE NUMBER : ZVR2020-00032

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 or Sign Ordinance as described below and which is incorporated herein and made a part here of by reference:

Appeal Description: ALLOW ACCESSORY STRUCTURE (DUMPSTER) TO BE LOCATED IN A FRONT YARD

Applicant Name: JOHN TUCKER

Development Type: Convenience Store

Ordinance: Accessory Structure or Use Yard Location

Code Section: UDO 230-120.14 DUMPSTERS

Property Address: 4090 FIVE FORKS TRICKUM RD, LILBURN, GA 30047

Parcel #: 6090 105

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Neil Schaap	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: 3/10/2020

Motion By: Neil Schaap

Seconded By: Jeff Timler

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

Action Taken: Approved

Action Certified by: **Cyndi Sloan**

Title: Development Review Manager

Date Certified: 3/10/2020



RESOLUTION

Variance from the Unified Development Ordinance or Sign Ordinance of Gwinnett County

CASE NUMBER : ZVR2020-00033

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 or Sign Ordinance as described below and which is incorporated herein and made a part here of by reference:

Appeal Description: REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (TRACT 2)
Applicant Name: NAKEISHA PEARSON
Development Type: Minor Subdivision
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 2896 LANGLEY RD, LOGANVILLE, GA 30052
Parcel #: 5124 038

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

Date of Action: 3/10/2020
Motion By: Jeff Timler
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. AN EXEMPTION PLAT SHALL BE SUBMITTED FOR REVIEW AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. HOMES SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 2,700 SQUARE FEET.
3. HOMES SHALL BE CONSTRUCTED OF BRICK, STONE, OR HARDI-PLANK SIDING.

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 3/10/2020



RESOLUTION

Variance from the Unified Development Ordinance or Sign Ordinance of Gwinnett County

CASE NUMBER : ZVR2020-00034

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 or Sign Ordinance as described below and which is incorporated herein and made a part here of by reference:

Appeal Description: REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (TRACT 2)
Applicant Name: NAKEISHA PEARSON
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 2896 LANGLEY RD, LOGANVILLE, GA 30052
Parcel #: 5124 038

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

Date of Action: 3/10/2020

Motion By: Jeff Timler

Seconded By: Jim Nash

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

Action Taken: Approved with Amended Conditions

1. AN EXEMPTION PLAT SHALL BE SUBMITTED FOR REVIEW AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. HOMES SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 2,700 SQUARE FEET.
3. HOMES SHALL BE CONSTRUCTED OF BRICK, STONE, OR HARDI-PLANK SIDING.

Action Certified by: **Cyndi Sloan**

Title: Development Review Manager

Date Certified: 3/10/2020



RESOLUTION

Variance from the Unified Development Ordinance or Sign Ordinance of Gwinnett County

CASE NUMBER : ZVR2020-00035

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 or Sign Ordinance as described below and which is incorporated herein and made a part here of by reference:

Appeal Description: REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (TRACT 3)
Applicant Name: NAKEISHA PEARSON
Development Type: Minor Subdivision
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 2896 LANGLEY RD, LOGANVILLE, GA 30052
Parcel #: 5124 038

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

Date of Action: 3/10/2020
Motion By: Jeff Timler
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. AN EXEMPTION PLAT SHALL BE SUBMITTED FOR REVIEW AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. HOMES SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 2,700 SQUARE FEET.
3. HOMES SHALL BE CONSTRUCTED OF BRICK, STONE, OR HARDI-PLANK SIDING.

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 3/10/2020



RESOLUTION

Variance from the Unified Development Ordinance or Sign Ordinance of Gwinnett County

CASE NUMBER : ZVR2020-00036

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 or Sign Ordinance as described below and which is incorporated herein and made a part here of by reference:

Appeal Description: REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (TRACT 3)
Applicant Name: NAKEISHA PEARSON
Development Type: Minor Subdivision
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 2896 LANGLEY RD, LOGANVILLE, GA 30052
Parcel #: 5124 038

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

Date of Action: 3/10/2020
Motion By: Jeff Timler
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Amended Conditions

1. AN EXEMPTION PLAT SHALL BE SUBMITTED FOR REVIEW AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
2. HOMES SHALL HAVE A MINIMUM HEATED FLOOR AREA OF 2,700 SQUARE FEET.
3. HOMES SHALL BE CONSTRUCTED OF BRICK, STONE, OR HARDI-PLANK SIDING.

Action Certified by: **Cyndi Sloan**
Title: Development Review Manager
Date Certified: 3/10/2020



GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT
ONE JUSTICE SQUARE

446 West Crogan Street, Lawrenceville, Georgia 30045
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RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2020-00037

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

Appeal Description: ALLOW ENCROACHMENT OF 23.8 FT INTO THE 50 FT FRONT BUILDING SETBACK
Applicant Name: MARISELA ZAVALA
Development Type: Single-Family Dwelling
Ordinance: Front Setback Encroachment
Code Section: UDO 230 - 10 SETBACK / YARD
Property Address: 5572 LITTLE MILL RD, BUFORD, GA 30518
Parcel #: 7325 009

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	Table
Jim Nash	Member at Large	Present	Aye	

Date of Action: 3/10/2020
Motion By: Matt Peevy
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 4/14/2020

Action Certified by: Cyndi Sloan
Title: Development Review Manager
Date Certified: 3/10/2020