



## RESOLUTION

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

CASE NUMBER : ZVR2020-00155

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 ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 4)  
**Applicant Name:** BRET MUETZELFELD  
**Development Type:** Subdividing a Lot  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE  
**Property Address:** 1591 AZALEA DR, LAWRENCEVILLE, GA 30043  
**Parcel #:** 7064 091

### 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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Matt Peevy  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Denied

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



## RESOLUTION

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

CASE NUMBER : ZVR2020-00156

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 100 FT TO 0 FT (LOT 4)  
**Applicant Name:** BRET MUETZELFELD  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 1591 AZALEA DR, LAWRENCEVILLE, GA 30043  
**Parcel #:** 7064 091

### 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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Matt Peevy  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Denied

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



## RESOLUTION

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

CASE NUMBER : ZVR2020-00157

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 100 FT TO 0 FT (LOT 3)  
**Applicant Name:** BRET MUETZELFELD  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 1591 AZALEA DR, LAWRENCEVILLE, GA 30043  
**Parcel #:** 7064 091

### 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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Matt Peevy  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Denied

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



## RESOLUTION

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

CASE NUMBER : ZVR2020-00158

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 ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3)  
**Applicant Name:** BRET MUETZELFELD  
**Development Type:** Subdividing a Lot  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE  
**Property Address:** 1591 AZALEA DR, LAWRENCEVILLE, GA 30043  
**Parcel #:** 7064 091

### 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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Matt Peevy  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Denied

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



## RESOLUTION

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

CASE NUMBER : ZVR2020-00159

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 100 FT TO 33.14 FT (LOT 2)  
**Applicant Name:** BRET MUETZELFELD  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** 1591 AZALEA DR, LAWRENCEVILLE, GA 30043  
**Parcel #:** 7064 091

### 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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Matt Peevy  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Denied

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



## RESOLUTION

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

CASE NUMBER : ZVR2021-00003

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 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 28.63 FT (LOT 3)  
**Applicant Name:** VALERIE KYIAMAHA  
**Development Type:** Subdividing a Lot  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE-  
**Property Address:** ROCKBRIDGE ROAD (660 BLOCK), LILBURN, GA 30047  
**Parcel #:** 6162 260

#### 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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Neil Schaap  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Approved with Conditions

1. An exemption plat shall be submitted for review and recorded prior to issuance to any building permits.
2. A residential drainage plan (RDP) shall be required prior to issuance of a building permit for each lot.
3. Homes shall have a minimum heated floor area of 2,400 square feet.
4. Homes shall be constructed of brick, stone and/or hardiplank siding.
5. Homes shall each have a two-car garage.

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



## RESOLUTION

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

CASE NUMBER : ZVR2021-00004

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 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 (LOT 4)  
**Applicant Name:** VALERIE KYIAMAH  
**Development Type:** Subdividing a Lot  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE  
**Property Address:** ROCKBRIDGE RD (BLOCK 660), LILBURN, GA 30047  
**Parcel #:** 6162 260

### 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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Neil Schaap  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Denied

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



## RESOLUTION

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

CASE NUMBER : ZVR2021-00005

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 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 75 FT TO 0 FT (LOT 4)  
**Applicant Name:** VALERIE KYIAMAHA  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 -10.1 LOT WIDTH  
**Property Address:** ROCKBRIDGE RD (BLOCK 660), LILBURN, GA 30047  
**Parcel #:** 6162 260

### 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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Neil Schaap  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Denied

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021





## RESOLUTION

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

CASE NUMBER : ZVR2021-00009

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

**Appeal Description:** ALLOW A 58 SQ FT ILLUMINATED WALL SIGN IN A RESIDENTIAL ZONING DISTRICT

**Applicant Name:** KAREN WILSON

**Development Type:** Wall Sign

**Ordinance:** Wall Sign

**Code Section:** SO86-114A RESIDENTIAL WALL SIGN

**Property Address:** 1630 PEACHTREE INDUSTRIAL BLVD, SUWANEE, GA 30024

**Parcel #:** 7207 085

### 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	Absent	Absent	

**Date of Action:** 2/9/2021

**Motion By:** Paula Hastings

**Seconded By:** Neil Schaap

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

**Action Taken:** Approved with Conditions

1. Sign face must consist of diffusion vinyl.

**Action Certified by:** Maria Serban

**Title:** Development Review Manager

**Date Certified:** 2/9/2021



## RESOLUTION

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

CASE NUMBER : ZVR2021-00010

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

**Appeal Description:** ALLOW A WALL SIGN TO PROJECT MORE THAN 12 INCHES FROM THE OUTSIDE WALL AND TO BE INSTALLED OVER THE 2ND STORY OF A BUILDING

**Applicant Name:** KAREN WILSON

**Development Type:** Wall Sign

**Ordinance:** Wall Sign

**Code Section:** SO86-114A RESIDENTIAL WALL SIGN

**Property Address:** 1630 PEACHTREE INDUSTRIAL BLVD, SUWANEE, GA 30024

**Parcel #:** 7207 085

### 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	Absent	Absent	

**Date of Action:** 2/9/2021

**Motion By:** Paula Hastings

**Seconded By:** Neil Schaap

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

**Action Taken:** Approved with Conditions

1. Sign face must consist of diffusion vinyl.

**Action Certified by:** Maria Serban

**Title:** Development Review Manager

**Date Certified:** 2/9/2021



## 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 : ZVR2021-00011

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

**Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 2)  
**Applicant Name:** SCOTT PUCKETT  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 - 10 SETBACK / YARD  
**Property Address:** 2760 CAMP BRANCH RD, BUFORD, GA 30519  
**Parcel #:** 7141 003A

#### *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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Matt Peevy  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 3/9/2021

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



## GWINNETT COUNTY

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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2021-00012

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 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:** SCOTT PUCKETT  
**Development Type:** Subdividing a Lot  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE  
**Property Address:** 2760 CAMP BRANCH RD, BUFORD, GA 30519  
**Parcel #:** 7141 003A

#### *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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Matt Peevy  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 3/9/2021

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



## GWINNETT COUNTY

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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2021-00013

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:** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 3)  
**Applicant Name:** SCOTT PUCKETT  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 - 10 SETBACK / YARD  
**Property Address:** 2760 CAMP BRANCH RD, BUFORD, GA 30519  
**Parcel #:** 7141 003A

#### *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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Matt Peevy  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 3/9/2021

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



## GWINNETT COUNTY

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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2021-00014

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:** SCOTT PUCKETT  
**Development Type:** Subdividing a Lot  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE  
**Property Address:** 2760 CAMP BRANCH RD, BUFORD, GA 30519  
**Parcel #:** 7141 003A

#### *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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Matt Peevy  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 3/9/2021

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



## GWINNETT COUNTY

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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2021-00015

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:** SCOTT PUCKETT  
**Development Type:** Subdividing a Lot  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE  
**Property Address:** 2760 CAMP BRANCH RD, BUFORD, GA 30519  
**Parcel #:** 7141 003A

#### *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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Matt Peevy  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 3/9/2021

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



## GWINNETT COUNTY

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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2021-00016

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official news Organ of the County, for a variance from the the Unified Development Code, as described below and which is incorporated herein and made a part hereof by reference:

**Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 4)  
**Applicant Name:** SCOTT PUCKETT  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 - 10 SETBACK / YARD  
**Property Address:** 2760 CAMP BRANCH RD, BUFORD, GA 30519  
**Parcel #:** 7141 003A

#### *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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Matt Peevy  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 3/9/2021

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021





## GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT  
ONE JUSTICE SQUARE

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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2021-00017

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 REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 5)  
**Applicant Name:** SCOTT PUCKETT  
**Development Type:** Subdividing a Lot  
**Ordinance:** Lot Width  
**Code Section:** UDO 230 - 10 SETBACK / YARD  
**Property Address:** 2760 CAMP BRANCH RD, BUFORD, GA 30519  
**Parcel #:** 7141 003A

#### *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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Matt Peevy  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 3/9/2021

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



## GWINNETT COUNTY

DEPARTMENT OF PLANNING AND DEVELOPMENT  
ONE JUSTICE SQUARE

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### RESOLUTION

Variance from the Zoning Regulations of Gwinnett County

CASE NUMBER : ZVR2021-00018

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 REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 5)  
**Applicant Name:** SCOTT PUCKETT  
**Development Type:** Subdividing a Lot  
**Ordinance:** Road Frontage Reduction  
**Code Section:** UDO 230 - 70.1 ROAD FRONTAGE  
**Property Address:** 2760 CAMP BRANCH RD, BUFORD, GA 30519  
**Parcel #:** 7141 003A

#### *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	Absent	Absent	

**Date of Action:** 2/9/2021  
**Motion By:** Matt Peevy  
**Seconded By:** Jeff Timler  
**Voting Carried:** 4 Aye(s), 0 No(s)  
**Action Taken:** Tabled Until 3/9/2021

**Action Certified by:** Maria Serban  
**Title:** Development Review Manager  
**Date Certified:** 2/9/2021



**RESOLUTION**

Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER: ZVR2021-00019**

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

- Appeal Description:** LOT AREA REDUCTION FROM 40,000 SQ. FT. TO 25,583 SQ. FT.
- Applicant Name:** ROBBIE CURRIE
- Development Type:** Single-Family Dwelling
- Ordinance:** Lot Area/Size Reduction
- Code Section:** UDO 230 – 10 LOT SIZE
- Property Address:** 3852 THOMPSON MILL ROAD, BUFORD, GA 30519
- Parcel #:** 1002A263

**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	Absent	Absent	

- Date of Action:** 2/09/2021
- Motion By:** Matt Peevy
- Seconded By:** Jeff Timler
- Voting Carried:** 4 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 Occupancy subsequent to permit issuance.



**Gwinnett**

GWINNETT COUNTY  
DEPARTMENT OF PLANNING AND DEVELOPMENT

446 West Crogan Street, Suite 150 | Lawrenceville, GA 30046-2440

678.518.6000

[www.gwinnettcounty.com](http://www.gwinnettcounty.com)

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2. An exemption plat shall be submitted for review and recorded prior to issuance to any building permits.
3. Lot shall comply with the uses permitted in the R-100 zoning district only.

***Action Certified by:*** Maria Serban

***Title:*** Development Review Manager

***Date Certified:*** 2/09/2021



**RESOLUTION**

Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER: ZVR2021-00020**

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

- Appeal Description:** ALLOW ENCROACHMENT OF 5.3 FT INTO THE 50 FT FRONT BUILDING SETBACK
- Applicant Name:** ROBBIE CURRIE
- Development Type:** Single-Family Dwelling
- Ordinance:** Front Setback Encroachment
- Code Section:** UDO 230 – 10 SETBACK/YARD
- Property Address:** 3852 THOMPSON MILL ROAD, BUFORD, GA 30519
- Parcel #:** 1002A263

**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	Absent	Absent	

- Date of Action:** 2/09/2021
- Motion By:** Matt Peevy
- Seconded By:** Jeff Timler
- Voting Carried:** 4 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 Occupancy subsequent to permit issuance.



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2. An exemption plat shall be submitted for review and recorded prior to issuance to any building permits.
3. Lot shall comply with the uses permitted in the R-100 zoning district only.

***Action Certified by:*** Maria Serban

***Title:*** Development Review Manager

***Date Certified:*** 2/09/2021



**RESOLUTION**

Variance from the Zoning Regulations of Gwinnett County

**CASE NUMBER: ZVR2021-00021**

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

- Appeal Description:** REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 144.51 FT (LOT 3)
- Applicant Name:** ROBBIE CURRIE
- Development Type:** Single-Family Dwelling
- Ordinance:** Lot Width
- Code Section:** UDO 230 – 10 LOT WIDTH
- Property Address:** 3852 THOMPSON MILL ROAD, BUFORD, GA 30519
- Parcel #:** 1002A263

**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	Absent	Absent	

- Date of Action:** 2/09/2021
- Motion By:** Matt Peevy
- Seconded By:** Jeff Timler
- Voting Carried:** 4 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 Occupancy subsequent to permit issuance.



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2. An exemption plat shall be submitted for review and recorded prior to issuance to any building permits.
3. Lot shall comply with the uses permitted in the R-100 zoning district only.

***Action Certified by:*** Maria Serban

***Title:*** Development Review Manager

***Date Certified:*** 2/09/2021