



RESOLUTION

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

CASE NUMBER : ZVR2021-00022

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: PHILLIP GALBREATH

Development Type: Convenience Store

Ordinance: Parking Percentage

Code Section: UDO 220.30.3. FRONT YARD PARKING PERCENT INCREASE

Property Address: 3205 LOGANVILLE HWY, LOGANVILLE, GA 30052

Parcel #: 5164 008

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	Approve with Conditions
Jason Graham	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: 4/13/2021

Motion By: Paula Hastings

Seconded By: Jim Nash

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

Action Taken: Approved with Conditions

1. Exterior needs to be in accordance with the rendering provided at the April 13, 2021 Zoning Board of Appeals Hearing.

Action Certified by: Maria Serban

Title: Development Review Manager

Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00026

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

Appeal Description: ALLOW ENCROACHMENT OF 9 FT INTO THE 20 FT SIDE BUILDING SETBACK (LOT 1)

Applicant Name: BEN AKRONG

Development Type: Multifamily Lot

Ordinance: Side Setback Encroachment

Code Section: UDO APPENDIX 5.0-210.1 MINIMUM YARD AND HEIGHT REQUIREMENTS

Property Address: 2395 HIGHPOINT RD, SNELLVILLE, GA 30078

Parcel #: 6051 331

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	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: 4/13/2021

Motion By: Jeff Timler

Seconded By: Jim Nash

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

Action Taken: Approved with Conditions

1. An exemption plat shall be submitted for review and recorded prior to issuance of any building permits.
2. An approved land disturbance permit (LDP) shall be required prior to issuance of any building permits.
3. Duplexes shall be constructed with a primarily brick or stone front façade with the remaining facades being a combination of brick stone or hardiplank siding.
4. Dwelling square footage needs to be a minimum of: One Lot = 1,850 sq ft, Two lots = 2,115 sq ft

Action Certified by: Maria Serban

Title: Development Review Manager

Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00027

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official news Organ of the County, for a variance from the Unified Development Ordinance 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 92.99 FT (LOT 2)
Applicant Name: BEN AKRONG
Development Type: Multifamily Lot
Ordinance: Lot Width
Code Section: UDO APPENDIX 5.0-210.1 MINIMUM YARD AND HEIGHT REQUIREMENTS
Property Address: 2395 HIGHPOINT RD, SNELLVILLE, GA 30078
Parcel #: 6051 331

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	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: 4/13/2021
Motion By: Jeff Timler
Seconded By: Jim Nash
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Approved with Conditions

1. An exemption plat shall be submitted for review and recorded prior to issuance of any building permits.
2. An approved land disturbance permit (LDP) shall be required prior to issuance of any building permits.
3. Duplexes shall be constructed with a primarily brick or stone front façade with the remaining facades being a combination of brick stone or hardiplank siding.
4. Dwelling square footage needs to be a minimum of: One Lot = 1,850 sq ft, Two lots = 2,115 sq ft

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00030

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

Appeal Description: ALLOW ENCROACHMENT OF 11 FT INTO THE 20 FT SIDE BUILDING SETBACK (LOT 3)

Applicant Name: BEN AKRONG

Development Type: Multifamily Lot

Ordinance: Side Setback Encroachment

Code Section: UDO APPENDIX 5.0-210.1 MINIMUM YARD AND HEIGHT REQUIREMENTS

Property Address: 2395 HIGHPOINT RD, SNELLVILLE, GA 30078

Parcel #: 6051 331

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	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: 4/13/2021

Motion By: Jeff Timler

Seconded By: Jim Nash

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

Action Taken: Approved with Conditions

1. An exemption plat shall be submitted for review and recorded prior to issuance of any building permits.
2. An approved land disturbance permit (LDP) shall be required prior to issuance of any building permits.
3. Duplexes shall be constructed with a primarily brick or stone front façade with the remaining facades being a combination of brick stone or hardiplank siding.
4. Dwelling square footage needs to be a minimum of: One Lot = 1,850 sq ft, Two lots = 2,115 sq ft

Action Certified by: Maria Serban

Title: Development Review Manager

Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00031

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: REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 138.89 FT (LOT 1)
Applicant Name: KEVIN RINGO
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
Parcel #: 1003 851

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Deny Without Prejudice
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/13/2021
Motion By: Matt Peevy
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00032

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: REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 191.69 FT (LOT 7)
Applicant Name: KEVIN RINGO
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
Parcel #: 1003 851

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Deny Without Prejudice
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/13/2021
Motion By: Matt Peevy
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00033

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 LOT WIDTH FROM 200 FT TO 0 FT (LOT 2)
Applicant Name: KEVIN RINGO
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
Parcel #: 1003 851

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Deny Without Prejudice
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/13/2021
Motion By: Matt Peevy
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00034

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 (LOT 3)
Applicant Name: KEVIN RINGO
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
Parcel #: 1003 851

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Deny Without Prejudice
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/13/2021
Motion By: Matt Peevy
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00035

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 LOT WIDTH FROM 200 FT TO 0 FT (LOT 4)
Applicant Name: KEVIN RINGO
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
Parcel #: 1003 851

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Deny Without Prejudice
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/13/2021
Motion By: Matt Peevy
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00036

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 (LOT 5)
Applicant Name: KEVIN RINGO
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
Parcel #: 1003 851

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Deny Without Prejudice
Jim Nash	Member at Large			

Date of Action: 4/13/2021
Motion By: Matt Peevy
Seconded By: Jeff Timler
Voting Carried: 4 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00037

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official news Organ of the County, for a variance from the Unified Development Ordinance 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 (LOT 6)
Applicant Name: KEVIN RINGO
Development Type: Subdividing a Lot
Ordinance: Lot Width
Code Section: UDO 230 -10.1 LOT WIDTH
Property Address: 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
Parcel #: 1003 851

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Deny Without Prejudice
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/13/2021
Motion By: Matt Peevy
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00038

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official news Organ of the County, for a variance from the Unified Development Ordinance 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 2)
Applicant Name: KEVIN RINGO
Development Type: Subdividing a Lot
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
Parcel #: 1003 851

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	District 2	Absent	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Deny Without Prejudice
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/13/2021
Motion By: Matt Peevy
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00039

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official news Organ of the County, for a variance from the Unified Development Ordinance 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 3)
Applicant Name: KEVIN RINGO
Development Type: Subdividing a Lot
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
Parcel #: 1003 851

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Deny Without Prejudice
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/13/2021
Motion By: Matt Peevy
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00040

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official news Organ of the County, for a variance from the Unified Development Ordinance 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 5)
Applicant Name: KEVIN RINGO
Development Type: Subdividing a Lot
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
Parcel #: 1003 851

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Deny Without Prejudice
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/13/2021
Motion By: Matt Peevy
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00041

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official news Organ of the County, for a variance from the Unified Development Ordinance 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: KEVIN RINGO
Development Type: Subdividing a Lot
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
Parcel #: 1003 851

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Deny Without Prejudice
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/13/2021
Motion By: Matt Peevy
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00042

WHEREAS, the Gwinnett County Zoning Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official news Organ of the County, for a variance from the Unified Development Ordinance 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 6)
Applicant Name: KEVIN RINGO
Development Type: Subdividing a Lot
Ordinance: Road Frontage Reduction
Code Section: UDO 230 - 70.1 ROAD FRONTAGE
Property Address: 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
Parcel #: 1003 851

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	District 2	Present	Aye	
Jeff Timler	District 3	Present	Aye	
Matt Peevy	District 4	Present	Aye	Deny Without Prejudice
Jim Nash	Member at Large	Present	Aye	

Date of Action: 4/13/2021
Motion By: Matt Peevy
Seconded By: Jeff Timler
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Denied without Prejudice

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



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 : ZVR2021-00048

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

Appeal Description: ALLOW ACCESSORY DWELLING TO BE LOCATED IN A FRONT YARD
Applicant Name: BILLY SACHSE
Development Type: Accessory Structure or Use
Ordinance: Accessory Structure or Use Yard Location
Code Section: UDO 230 - 120.3 ACCESSORY STRUCTURES OR USES
Property Address: 2431 DOC HUGHES RD, BUFORD, GA 30519
Parcel #: 1002 129

Reading and Adoption

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

Date of Action: 4/13/2021
Motion By: Jeff Timler
Seconded By: Matt Peevy
Voting Carried: 5 Aye(s), 0 No(s)
Action Taken: Tabled Until 5/11/2021

Action Certified by: Maria Serban
Title: Development Review Manager
Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00049

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

Appeal Description: ALLOW ENCROACHMENT OF 27.2 FT INTO THE 30 FT FRONT BUILDING SETBACK

Applicant Name: GORGE SALINAS

Development Type: Single-Family Dwelling Addition

Ordinance: Front Setback Encroachment

Code Section: UDO 230 - 10 SETBACK / YARD

Property Address: 4524 BRUCE ST, DORAVILLE, GA 30340

Parcel #: 6246A035

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	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: 4/13/2021

Motion By: Jason Graham

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 and achieve satisfactory inspections for issuance of a Certificate of Occupancy.
2. Must have attached siding and roofing materials consistent with the existing residence, as shown on the detail sheets provided on April 11, 2021 Zoning Board of Appeals Hearing.

Action Certified by: Maria Serban

Title: Development Review Manager

Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00050

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

Appeal Description: ALLOW ENCROACHMENT OF 10.6 FT INTO THE 20 FT ACCESSORY STRUCTURE SETBACK

Applicant Name: ROBERT & STEPHANI MOSELEY

Development Type: Accessory Structure

Ordinance: Accessory Structure Setback Encroachment

Code Section: UDO 230-120.9 - ACCESSORY STRUCTURE SETBACK

Property Address: 4061 SARDIS CHURCH RD, BUFORD, GA 30519

Parcel #: 1002 163

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	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: 4/13/2021

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 and achieve satisfactory field inspections for issuance of a Certificate of Completion.

Action Certified by: Maria Serban

Title: Development Review Manager

Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00051

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

- Appeal Description:** ALLOW ACCESSORY STRUCTURE CARPORT TO BE LOCATED IN A FRONT YARD
- Applicant Name:** ROBERT & STEPHANI MOSELEY
- Development Type:** Accessory Structure or Use
- Ordinance:** Accessory Structure or Use Yard Location
- Code Section:** UDO 230 - 120.3 ACCESSORY STRUCTURES OR USES
- Property Address:** 4061 SARDIS CHURCH RD, BUFORD, GA 30519
- Parcel #:** 1002 163

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	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:** 4/13/2021
- 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 and achieve satisfactory field inspections for issuance of a Certificate of Completion.

- Action Certified by:** Maria Serban
- Title:** Development Review Manager
- Date Certified:** 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00052

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

Appeal Description: DECREASE TOTAL NUMBER OF PARKING SPACES FROM 1,050 SPACES TO 420 SPACES (40%)

Applicant Name: CHANAN MOSHE

Development Type: Parking Surface

Ordinance: Parking Quantity

Code Section: UDO 240-20.1 PARKING SPACE QUANTITY

Property Address: 5054 SINGLETON RD, NORCROSS, GA 30093

Parcel #: 6186 013

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Paula Hastings	District 1	Present	Aye	
Jason Graham	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: 4/13/2021

Motion By: Jason Graham

Seconded By: Jeff Timler

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

Action Taken: Approved

Action Certified by: Maria Serban

Title: Development Review Manager

Date Certified: 4/13/2021



RESOLUTION

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

CASE NUMBER : ZVR2021-00053

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

- Appeal Description:** ALLOW OUTDOOR STORAGE TO BE LOCATED WITHIN A REQUIRED FRONT YARD BETWEEN THE FRONT OF THE PRINCIPAL STRUCTURE AND PUBLIC STREET AND ALLOW MATERIALS STORED OUTDOORS TO BE STACKED AT A HEIGHT EXCEEDING THAT OF THE SCREENING FENCE.
- Applicant Name:** SHAUN ADAMS, ESQ.
- Development Type:** Storage Facility
- Ordinance:** Outdoor Storage
- Code Section:** UDO 230-130.4 G
- Property Address:** 1500 WINDER HWY, DACULA, GA 30019
- Parcel #:** 5239 038

Reading and Adoption

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

- Date of Action:** 4/13/2021
- Motion By:** Matt Peevy
- Seconded By:** Jim Nash
- Voting Carried:** 5 Aye(s), 0 No(s)
- Action Taken:** Approved with Conditions

1. Fencing along the first 300 feet of the western property line from the southern corner of the property and all fencing adjacent to Winder Highway shall have slats or black mesh fabric installed.
2. All outdoor storage located within 150 feet of the Winder Highway right-of-way shall be stacked at height no greater than 15 feet.
3. Supplemental plantings shall be provided where sparsely vegetated along Winder Highway to provide year-round screening.

- Action Certified by:** Maria Serban
- Title:** Development Review Manager
- Date Certified:** 4/13/2021