

**ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30046
HEARING DATE: November 10, 2015
PUBLIC HEARING AT 6:30 P.M.**

ATTENDANCE: ALEX SILVA, JIM NASH, TIM THORNBERRY, WAYNE KNOX, JOSEPH HUGHES

STAFF MEMBERS IN ATTENDANCE: KATHY HOLLAND, SUSAN OWEN, LAUREN TIDWELL

APPROVAL of Agenda:

Motion: Thornberry

Second: Hughes

Motion to: Approve

Action Taken/Vote: Approved / 5-0

APPROVAL of October 13, 2015 Minutes

Motion: Hughes

Second: Nash

Action Taken/Vote: Approved / 5-0

ANNOUNCEMENTS:

HAPPY BIRTHDAY TO THE MARINE CORP

OLD BUSINESS:

CASE NUMBER	ZVR2015-00083
APPLICANT	HEALING GRACE COUNSELING CENTER
LOCATION	2100 GRAVEL SPRINGS ROAD, BUFORD
ZIP CODE	30519
ZONING	OI
MRN (DIST, LL, PARCEL)	3001A101
PROPOSED DEVELOPMENT	PARKING LOT
VARIANCE TYPE	PARKING PERCENTAGE
VARIANCE REQUEST	INCREASE FRONT AND SIDE YARD PARKING PERCENTAGE TO MORE THAN 20% IN AN OVERLAY DISTRICT
COMMISSION DISTRICT	4 (HEARD)

Applicant Present: Yes

Opposition: No

Motion: Hughes

Second: Nash
Motion To: Approve
Action Taken/ Vote: Approved / 5-0

CASE NUMBER ZVR2015-00084
APPLICANT HEALING GRACE COUNSELING CENTER
LOCATION 2100 GRAVEL SPRINGS ROAD, BUFORD
ZIP CODE 30519
ZONING OI
MRN (DIST, LL, PARCEL) 3001A101
PROPOSED DEVELOPMENT PARKING LOT
VARIANCE TYPE PARKING
VARIANCE REQUEST ALLOW GRAVEL PARKING IN LIEU OF PAVED
PARKING IN AN OVERLAY DISTRICT
COMMISSION DISTRICT 4 (HEARD)

1. The gravel / porous paved parking shall be allowed only in the area indicated on the revised site plan submitted to Development Review on October 1, 2015

Applicant Present: Yes
Opposition: No
Motion: Hughes
Second: Nash
Motion To: Deny with Prejudice
Action Taken/ Vote: Denied with Prejudice / 5-0

CASE NUMBER ZVR2015-00095
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 1385 GRAYSON HIGHWAY, LAWRENCEVILLE
ZIP CODE 30045
ZONING C2
MRN (DIST, LL, PARCEL) 5138 010B
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE WALL SIGN AREA INCREASE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON FRONT
ELEVATION FROM 60 SQ FT TO 144.49 SQ FT
COMMISSION DISTRICT 4 (HEARD)

CASE NUMBER ZVR2015-00096
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 1385 GRAYSON HIGHWAY, LAWRENCEVILLE
ZIP CODE 30045
ZONING C2
MRN (DIST, LL, PARCEL) 5138 010B
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE WALL SIGN AREA INCREASE
VARIANCE REQUEST INCREASE ALLOWABLE WALL SIGN AREA ON

COMMISSION DISTRICT	LEFT SIDE ELEVATION FROM 60 SQ FT TO 63.29 SQ FT 4 (HEARD)
CASE NUMBER	ZVR2015-00098
APPLICANT	RACETRAC PETROLEUM, INC.
LOCATION	1385 GRAYSON HIGHWAY, LAWRENCEVILLE
ZIP CODE	30045
ZONING	C2
MRN (DIST, LL, PARCEL)	5138 010B
PROPOSED DEVELOPMENT	CONVENIENCE STORE
VARIANCE TYPE	WALL SIGN AGGREGATE AREA INCREASE
VARIANCE REQUEST	INCREASE AGGREGATE TOTAL FROM 120 SQ FT TO 249.83 SQ FT
COMMISSION DISTRICT	4 (HEARD)
CASE NUMBER	ZVR2015-00099
APPLICANT	RACETRAC PETROLEUM, INC.
LOCATION	1385 GRAYSON HIGHWAY, LAWRENCEVILLE
ZIP CODE	30045
ZONING	C2
MRN (DIST, LL, PARCEL)	5138 010B
PROPOSED DEVELOPMENT	CONVENIENCE STORE
VARIANCE TYPE	CANOPY SIGN AREA/SIZE
VARIANCE REQUEST	INCREASE ALLOWABLE CANOPY SIGN AREA FROM 8 SQ FT TO 55 SQ FT (FRONT)
COMMISSION DISTRICT	4 (HEARD)
CASE NUMBER	ZVR2015-00100
APPLICANT	RACETRAC PETROLEUM, INC.
LOCATION	1385 GRAYSON HIGHWAY, LAWRENCEVILLE
ZIP CODE	30045
ZONING	C2
MRN (DIST, LL, PARCEL)	5138 010B
PROPOSED DEVELOPMENT	CONVENIENCE STORE
VARIANCE TYPE	CANOPY SIGN AREA/SIZE
VARIANCE REQUEST	INCREASE ALLOWABLE CANOPY SIGN AREA FROM 8 SQ FT TO 55 SQ FT (LEFT SIDE)
COMMISSION DISTRICT	4 (HEARD)
CASE NUMBER	ZVR2015-00101
APPLICANT	RACETRAC PETROLEUM, INC.
LOCATION	1385 GRAYSON HIGHWAY, LAWRENCEVILLE
ZIP CODE	30045
ZONING	C2
MRN (DIST, LL, PARCEL)	5138 010B
PROPOSED DEVELOPMENT	CONVENIENCE STORE
VARIANCE TYPE	CANOPY SIGN AREA/SIZE
VARIANCE REQUEST	INCREASE ALLOWABLE CANOPY SIGN AREA FROM 8 SQ FT TO 54.55 SQ FT (RIGHT SIDE)

COMMISSION DISTRICT 4 (HEARD)

1. The wall sign area shall not exceed 144.49 sq. ft. on the front elevation.
2. The wall sign area shall not exceed 63.29 sq. ft. on the left side elevation.
3. The aggregate total wall sign area shall not exceed 249.83 sq. ft.
4. The canopy signage shall not exceed 55 sq. ft. per canopy elevation.

Applicant Present: Yes

Opposition: No

Motion: Hughes

Second: Thornberry

Motion To: Approve with Staff Recommended Conditions

Action Taken/ Vote: Approved with Staff Recommended Conditions / 5-0

CASE NUMBER ZVR2015-00102
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 2682 ROCK SPRINGS ROAD, BUFORD
ZIP CODE 30519
ZONING C2
MRN (DIST, LL, PARCEL) 7132 022
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE SIDE SETBACK ENCROACHMENT
VARIANCE REQUEST ALLOW ENCROACHMENT OF 10 FT INTO THE
10 FT SIDE BUILDING SETBACK
COMMISSION DISTRICT 1 (BROOKS)

CASE NUMBER ZVR2015-00103
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 2682 ROCK SPRINGS ROAD, BUFORD
ZIP CODE 30519
ZONING C2
MRN (DIST, LL, PARCEL) 7132 022
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE WALL SIGN AREA INCREASE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON FRONT
ELEVATION FROM 60 SQ FT TO 92.89 SQ FT
COMMISSION DISTRICT 1 (BROOKS)

1. The wall sign area shall not exceed 92.89 sq. ft. on the front elevation.

Applicant Present: Yes

Opposition: No

Motion: Thornberry

Second: Hughes

Motion To: Approve with Staff Recommended Conditions

Action Taken/ Vote: Approved with Staff Recommended Conditions / 5-0

CASE NUMBER ZVR2015-00105
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 3405 SUGARLOAF PARKWAY, LAWRENCEVILLE
ZIP CODE 30044
ZONING C2
MRN (DIST, LL, PARCEL) 5084 440
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE WALL SIGN AREA INCREASE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ FT TO 137.73 SQ FT
COMMISSION DISTRICT 4 (HEARD)

CASE NUMBER ZVR2015-00106
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 3405 SUGARLOAF PARKWAY, LAWRENCEVILLE
ZIP CODE 30044
ZONING C2
MRN (DIST, LL, PARCEL) 5084 440
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE WALL SIGN AGGREGATE AREA INCREASE
VARIANCE REQUEST INCREASE AGGREGATE TOTAL WALL SIGN AREA FROM 120 SQ FT TO 137.73 SQ FT
COMMISSION DISTRICT 4 (HEARD)

CASE NUMBER ZVR2015-00107
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 3405 SUGARLOAF PARKWAY, LAWRENCEVILLE
ZIP CODE 30044
ZONING C2
MRN (DIST, LL, PARCEL) 5084 440
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE CANOPY SIGN AREA/SIZE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON CANOPY FROM 8 SQ FT TO 55 SQ FT (FRONT)
COMMISSION DISTRICT 4 (HEARD)

CASE NUMBER ZVR2015-00108
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 3405 SUGARLOAF PARKWAY, LAWRENCEVILLE
ZIP CODE 30044
ZONING C2
MRN (DIST, LL, PARCEL) 5084 440
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE CANOPY SIGN AREA/SIZE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON CANOPY FROM 8 SQ FT TO 55 SQ FT (RIGHT SIDE)

COMMISSION DISTRICT 4 (HEARD)
CASE NUMBER ZVR2015-00109
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 3405 SUGARLOAF PARKWAY, LAWRENCEVILLE
ZIP CODE 30044
ZONING C2
MRN (DIST, LL, PARCEL) 5084 440
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE CANOPY SIGN AREA/SIZE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON CANOPY FROM 8 SQ FT TO 55 SQ FT (LEFT SIDE)
COMMISSION DISTRICT 4 (HEARD)

1. The wall sign area shall not exceed 137.73 sq. ft. on the front elevation.
2. The aggregate total wall sign area shall not exceed 137.73 sq. ft.
3. The canopy signage shall not exceed 55 sq. ft. per canopy elevation.

Applicant Present: Yes

Opposition: No

Motion: Hughes

Second: Nash

Motion To: Approve with Staff Recommended Conditions

Action Taken/ Vote: Approved with Staff Recommended Conditions / 5-0

CASE NUMBER ZVR2015-00110
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 3840 STONE MOUNTAIN HIGHWAY, SNELLVILLE
ZIP CODE 30039
ZONING C2
MRN (DIST, LL, PARCEL) 6053 182
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE WALL SIGN AREA INCREASE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 60 SQ FT TO 188.38 SQ FT
COMMISSION DISTRICT 3 (HUNTER)

CASE NUMBER ZVR2015-00111
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 3840 STONE MOUNTAIN HIGHWAY, SNELLVILLE
ZIP CODE 30039
ZONING C2
MRN (DIST, LL, PARCEL) 6053 182
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE WALL SIGN AGGREGATE AREA INCREASE
VARIANCE REQUEST INCREASE AGGREGATE TOTAL WALL SIGN AREA

COMMISSION DISTRICT FROM 120 SQ FT TO 188.38 SQ FT
3 (HUNTER)

CASE NUMBER ZVR2015-00112
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 3840 STONE MOUNTAIN HIGHWAY, SNELLVILLE
ZIP CODE 30039
ZONING C2
MRN (DIST, LL, PARCEL) 6053 182
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE CANOPY SIGN AREA/SIZE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON CANOPY
FROM 8 SQ FT TO 55 SQ FT (FRONT)

COMMISSION DISTRICT 3 (HUNTER)

CASE NUMBER ZVR2015-00113
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 3840 STONE MOUNTAIN HIGHWAY, SNELLVILLE
ZIP CODE 30039
ZONING C2
MRN (DIST, LL, PARCEL) 6053 182
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE CANOPY SIGN AREA/SIZE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON CANOPY
FROM 8 SQ FT TO 55 SQ FT (RIGHT SIDE)

COMMISSION DISTRICT 3 (HUNTER)

CASE NUMBER ZVR2015-00114
APPLICANT RACETRAC PETROLEUM, INC.
LOCATION 3840 STONE MOUNTAIN HIGHWAY, SNELLVILLE
ZIP CODE 30039
ZONING C2
MRN (DIST, LL, PARCEL) 6053 182
PROPOSED DEVELOPMENT CONVENIENCE STORE
VARIANCE TYPE CANOPY SIGN AREA/SIZE
VARIANCE REQUEST INCREASE ALLOWABLE SIGN AREA ON CANOPY
FROM 8 SQ FT TO 55 SQ FT

COMMISSION DISTRICT 3 (HUNTER)

1. The wall sign area shall not exceed 188.38 sq. ft. on the front elevation.
2. The aggregate total wall sign area shall not exceed 188.38 sq. ft.
3. The canopy signage shall not exceed 55 sq. ft. per canopy elevation.

Applicant Present: Yes
Opposition: No
Motion: Silva
Second: Nash

Motion To: Approve with Staff Recommended Conditions
Action Taken/ Vote: Approved with Staff Recommended Conditions / 5-0

NEW BUSINESS:

CASE NUMBER ZVR2015-00115
APPLICANT POLINA TOLOKOVY
LOCATION 1731 FLOWERY BRANCH ROAD, AUBURN
ZIP CODE 30011
ZONING RA200
MRN (DIST, LL, PARCEL) 3003 018C
PROPOSED DEVELOPMENT SUBDIVIDING A LOT
VARIANCE TYPE LOT WIDTH
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 186 FT (LOT 1)
COMMISSION DISTRICT 3 (HUNTER)

- I. An exemption plat shall be submitted for review and recorded upon approval.

Applicant Present: Yes
Opposition: No
Motion: Silva
Second: Hughes
Motion To: Approve with Staff Recommended Conditions
Action Taken/ Vote: Approved with Staff Recommended Conditions / 5-0

CASE NUMBER ZVR2015-00116
APPLICANT POLINA TOLOKOVY
LOCATION 1731 FLOWERY BRANCH ROAD, AUBURN
ZIP CODE 30011
ZONING RA200
MRN (DIST, LL, PARCEL) 3003 018C
PROPOSED DEVELOPMENT SUBDIVIDING A LOT
VARIANCE TYPE LOT WIDTH
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 183 FT (LOT 2)
COMMISSION DISTRICT 3 (HUNTER)

- I. An exemption plat shall be submitted for review and recorded upon approval.

Applicant Present: Yes
Opposition: No
Motion: Silva

Second: Hughes

Motion To: Approve with Staff Recommended Conditions

Action Taken/ Vote: Approved with Staff Recommended Conditions / 5-0

CASE NUMBER ZVR2015-00117
APPLICANT CHAD DAY
LOCATION 3618 BOB WHITE LANE, LOGANVILLE
ZIP CODE 30052
ZONING R100
MRN (DIST, LL, PARCEL) 5127 118
PROPOSED DEVELOPMENT ACCESSORY STRUCTURE OR USE
VARIANCE TYPE ACCESSORY STRUCTURE OR USE YARD LOCATION
VARIANCE REQUEST ALLOW AN ACCESSORY STRUCTURE (SHED) TO BE
LOCATED IN A FRONT YARD
COMMISSION DISTRICT 3 (HUNTER)

1. The applicant shall obtain all required permits.
2. The architectural treatment and color shall be consistent with the existing dwelling.

Applicant Present: Yes

Opposition: Yes

Motion: Silva

Second: Nash

Motion To: Deny

Action Taken/ Vote: Denied / 5-0

CASE NUMBER ZVR2015-00118
APPLICANT RACHEL MAGLOTT
LOCATION 2037 PROSPECT ROAD, LAWRENCEVILLE
ZIP CODE 30043
ZONING R100
MRN (DIST, LL, PARCEL) 7092 008
PROPOSED DEVELOPMENT SUBDIVIDING A LOT
VARIANCE TYPE ROAD FRONTAGE REDUCTION
VARIANCE REQUEST REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO
0 FT (TRACT 1)
COMMISSION DISTRICT 4 (HEARD)

CASE NUMBER ZVR2015-00119
APPLICANT RACHEL MAGLOTT
LOCATION 2037 PROSPECT ROAD, LAWRENCEVILLE
ZIP CODE 30043
ZONING R100
MRN (DIST, LL, PARCEL) 7092 008
PROPOSED DEVELOPMENT SUBDIVIDING A LOT

VARIANCE TYPE	LOT WIDTH
VARIANCE REQUEST	REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 0 FT (TRACT 1)
COMMISSION DISTRICT	4 (HEARD)

I. The applicant shall obtain all required permits.

Applicant Present: Yes
Opposition: No
Motion: Hughes
Second: Nash
Motion To: Approve with Staff Recommended Conditions
Action Taken/ Vote: Approved with Staff Recommended Conditions / 5-0

CASE NUMBER	ZVR2015-00120
APPLICANT	CHIN V. TRINH
LOCATION	445 SUNNYSIDE DRIVE, LAWRENCEVILLE
ZIP CODE	30044
ZONING	R60
MRN (DIST, LL, PARCEL)	6152 241
PROPOSED DEVELOPMENT	SINGLE FAMILY DWELLING ADDITION
VARIANCE TYPE	REAR SETBACK ENCROACHMENT
VARIANCE REQUEST	ALLOW ENCROACHMENT OF 13 FT INTO THE 30 FT REAR BUILDING SETBACK
COMMISSION DISTRICT	4 (HEARD)

1. The applicant shall obtain all required permits.

Applicant Present: Yes
Opposition: No
Motion: Hughes
Second: Nash
Motion To: Approve with Staff Recommended Conditions
Action Taken/ Vote: Approved with Staff Recommended Conditions / 5-0

CASE NUMBER	ZVR2015-00121
APPLICANT	AL-FALAH ACADEMY, INC.
LOCATION	3565 GREENVIEW DRIVE, LAWRENCEVILLE
ZIP CODE	30044
ZONING	C2
MRN (DIST, LL, PARCEL)	6181 039
PROPOSED DEVELOPMENT	SCHOOL
VARIANCE TYPE	REAR SETBACK ENCROACHMENT
VARIANCE REQUEST	ALLOW ENCROACHMENT OF 7.5 FT INTO THE 30 FT REAR BUILDING SETBACK
COMMISSION DISTRICT	1 (BROOKS)

Applicant Present: Yes
Opposition: No
Motion: Thornberry
Second: Hughes
Motion To: Approve
Action Taken/ Vote: Approved / 5-0

MOTION TO ADJOURN:
Motion: Hughes
Second: Thornberry
Action Taken/Vote: Adjourned / 5-0
Meeting Adjourned at 7:40