

**ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30046
HEARING DATE: September 13, 2016
PUBLIC HEARING AT 6:30 P.M.**

ATTENDANCE: WAYNE KNOX, JEFF TIMLER, JOSEPH HUGHES, JIM NASH

STAFF MEMBERS IN ATTENDANCE: ADENA FULLARD, CYNDI SLOAN, LAUREN TIDWELL

APPROVAL of Agenda:

Motion: Hughes

Second: Nash

Motion to: Amend agenda to move ZVR2016-00096 to be heard with ZVR2016-00071 & ZVR2016-00072

Action: Approved with Amendment to hear ZVR2016-00096 with ZVR2016-00071 & ZVR2016-00072 / 4-0

APPROVAL of Minutes from August 9, 2016

Motion: Hughes

Second: Nash

Action Taken/Vote: Approved / 4-0

ANNOUNCEMENTS: Wayne Knox welcomed Jeff Timler as new District 3 Board Member

OLD BUSINESS:

CASE NUMBER	ZVR2016-00071
APPLICANT	MAHAFFEY PICKENS TUCKER, LLC
LOCATION	2120 DULUTH HIGHWAY, DULUTH
ZIP CODE	30097
ZONING	C2
MRN (DIST, LL, PARCEL)	7116 034
PROPOSED DEVELOPMENT	CONVENIENCE STORE
VARIANCE TYPE	PARKING PERCENTAGE
VARIANCE REQUEST	INCREASE FRONT YARD PARKING TO MORE THAN 20% IN AN OVERLAY DISTRICT
COMMISSION DISTRICT	1 (BROOKS)

CASE NUMBER	ZVR2016-00072
APPLICANT	MAHAFFEY PICKENS TUCKER, LLP
LOCATION	2120 DULUTH HIGHWAY, DULUTH
ZIP CODE	30097

ZONING	C2
MRN (DIST, LL, PARCEL)	7116 034
PROPOSED DEVELOPMENT	CONVENIENCE STORE
VARIANCE TYPE	INTERIOR DRIVEWAY WIDTH INCREASE
VARIANCE REQUEST	INCREASE INTERIOR DRIVEWAY WIDTH SURROUNDING GASOLINE PUMPS FROM 40 FT TO 46.8 FT
COMMISSION DISTRICT	1 (BROOKS)

Applicant Present: Yes
Opposition: No
Motion: Nash
Second: Hughes
Motion To: Approve
Action Taken/ Vote: Approved / 4-0

CASE NUMBER	ZVR2016-00083
APPLICANT	AREENA LAKHANI / RAHEEL SOHANI
LOCATION	1176 LANFORD DRIVE, LILBURN
ZIP CODE	30047
ZONING	R100
MRN (DIST, LL, PARCEL)	6094 017C
PROPOSED DEVELOPMENT	ACCESSORY STRUCTURE OR USE
VARIANCE TYPE	ACCESSORY STRUCTURE OR USE YARD LOCATION
VARIANCE REQUEST	ALLOW AN ACCESSORY STRUCTURE (SOLAR PANELS) TO BE LOCATED IN A FRONT YARD
COMMISSION DISTRICT	2 (HOWARD)

CASE NUMBER	ZVR2016-00084
APPLICANT	AREENA LAKHANI / RAHEEL SOHANI
LOCATION	1176 LANFORD DRIVE, LILBURN
ZIP CODE	30047
ZONING	R100
MRN (DIST, LL, PARCEL)	6094 017C
PROPOSED DEVELOPMENT	ACCESSORY STRUCTURE OR USE
VARIANCE TYPE	ACCESSORY STRUCTURE SETBACK ENCROACHMENT
VARIANCE REQUEST	ALLOW ENCROACHMENT OF 2 FT INTO THE 5 FT ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT	2 (HOWARD)

1. The applicant shall obtain all required permits.
2. Current vegetative screen shall be maintained for as long as the solar panels are in place.
3. No additional solar panels or similar structures to be installed.

Applicant Present: Yes
Opposition: Yes
Motion: Knox
Second: Hughes
Motion To: Table
Action Taken/ Vote: Tabled to October 11, 2016 meeting / 4-0

NEW BUSINESS:

CASE NUMBER	ZVR2016-00087
APPLICANT	STEFAN IOSIF LUPANCU
LOCATION	BRASELTON HIGHWAY, DACULA
ZIP CODE	30019
ZONING	RA200
MRN (DIST, LL, PARCEL)	7098 009
PROPOSED DEVELOPMENT	SUBDIVIDING A LOT
VARIANCE TYPE	LOT WIDTH
VARIANCE REQUEST	REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 171.23 FT (LOT 1)
COMMISSION DISTRICT	4 (HEARD)

CASE NUMBER	ZVR2016-00088
APPLICANT	STEFAN IOSIF LUPANCU
LOCATION	BRASELTON HIGHWAY, DACULA
ZIP CODE	30019
ZONING	RA200
MRN (DIST, LL, PARCEL)	7098 009
PROPOSED DEVELOPMENT	SUBDIVIDING A LOT
VARIANCE TYPE	LOT WIDTH
VARIANCE REQUEST	REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 171.23 FT (LOT 2)
COMMISSION DISTRICT	4 (HEARD)

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

Applicant Present: Yes
Opposition: No
Motion: Hughes
Second: Nash
Motion To: Approve with Staff Recommended Conditions
Action Taken/ Vote: Approved with Staff Recommended Conditions / 4-0

CASE NUMBER	ZVR2016-00089
APPLICANT	CARNETT'S PROPERTIES, LLC
LOCATION	988 DULUTH HIGHWAY, LAWRENCEVILLE

ZIP CODE	30043
ZONING	C2
MRN (DIST, LL, PARCEL)	7032 002B
PROPOSED DEVELOPMENT	AUTOMOTIVE CAR WASH
VARIANCE TYPE	ACCESSORY STRUCTURE OR USE YARD LOCATION
VARIANCE REQUEST	ALLOW AN ACCESSORY STRUCTURE (PAY STATIONS WITH CANOPIES) TO BE LOCATED IN A FRONT YARD
COMMISSION DISTRICT	1 (BROOKS)

Applicant Present: Yes

Opposition: No

Motion: Nash

Second: Hughes

Motion To: Approve

Action Taken/ Vote: Approved / 4-0

CASE NUMBER	ZVR2016-00092
APPLICANT	INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC.
LOCATION	2370 BUFORD DRIVE, LAWRENCEVILLE
ZIP CODE	30043
ZONING	C2
MRN (DIST, LL, PARCEL)	7105 176
PROPOSED DEVELOPMENT	RESTAURANT
VARIANCE TYPE	INTERIOR DRIVEWAY WIDTH INCREASE
VARIANCE REQUEST	INCREASE INTERIOR DRIVEWAY WIDTH FROM 14 FT TO 22 FT
COMMISSION DISTRICT	1 (BROOKS)

CASE NUMBER	ZVR2016-00093
APPLICANT	INTEGRITY ENGINEERING & DEVELOPMENT SERVICES, INC.
LOCATION	2370 BUFORD DRIVE, LAWRENCEVILLE
ZIP CODE	30043
ZONING	C2
MRN (DIST, LL, PARCEL)	7105 176
PROPOSED DEVELOPMENT	RESTAURANT
VARIANCE TYPE	PARKING PERCENTAGE
VARIANCE REQUEST	INCREASE FRONT AND SIDE YARD PARKING TO MORE THAN 20% IN AN OVERLAY DISTRICT
COMMISSION DISTRICT	1 (BROOKS)

Applicant Present: Yes

Opposition: No

Motion: Nash

Second: Hughes

Motion To: Approve

Action Taken/ Vote: Approved / 4-0

CASE NUMBER	ZVR2016-00096
APPLICANT	MAHAFFEY PICKENS TUCKER, LLP
LOCATION	2120 DULUTH HIGHWAY, DULUTH
ZIP CODE	30097
ZONING	C2
MRN (DIST, LL, PARCEL)	7116 034
PROPOSED DEVELOPMENT	CONVENIENCE STORE
VARIANCE TYPE	REAR SETBACK ENCROACHMENT
VARIANCE REQUEST	ALLOW ENCROACHMENT OF 25 FT INTO THE 30 FT REAR BUILDING SETBACK
COMMISSION DISTRICT	1 (BROOKS)

Applicant Present: Yes
Opposition: No
Motion: Nash
Second: Hughes
Motion To: Approve
Action Taken/ Vote: Approved / 4-0

MOTION TO ADJOURN:
Motion: Hughes
Second: Nash
Action Taken/Vote: Adjourned / 4-0
Meeting Adjourned at 8:01