

**ZONING BOARD OF APPEALS GWINNETT JUSTICE &
ADMINISTRATION CENTER**

**75 Langley Drive, Conference Room C, Lawrenceville,
GA 30046 HEARING DATE: January 8, 2019
PUBLIC HEARING AT 6:30 P.M.**

ATTENDANCE: MICHELLE WEST, JEFF TIMLER, JIM NASH

**STAFF MEMBERS IN ATTENDANCE: SHARON COOK, ADENA FULLARD, CYNDI
SLOAN, BRIAN JOHNSON**

AGENDA

APPROVAL of Agenda:

Motion: TIMLER

Second: NASH

Motion to: APPROVE

Action Taken / Votes: APPROVED / 3-0

APPROVAL of Minutes from the December Meeting

Motion: TIMLER

Second: NASH

Action Taken / Votes: APPROVED / 3-0

ANNOUNCEMENTS: NONE

OLD BUSINESS:

CASE NUMBER	ZVR2018-000164 - ZVR2018-00165
APPLICANT	MIHAI NICOARA
LOCATION	1484, 1490, 1492 HOOD ROAD
ZONING	R-100
MRN (DIST, LL, PARCEL)	7015 015 / 7015 025 / 7015 013
PROPOSED DEVELOPMENT	SINGLE FAMILY LOT
VARIANCE REQUEST	ZVR2018-00164 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 20 FT ZVR2018-00165 – REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 20 FT
COMMISSION DISTRICT	4 (FOSQUE)

- 1. An exemption plat shall be submitted for review and recorded prior to issuance of any building permits.**
- 2. Homes shall be constructed with exterior finish of brick and fiber-cement siding.**

Applicant Present: YES
Opposition: YES
Motion: NASH
Second: TIMLER
Motion To: APPROVE WITH STAFF RECOMMENDED CONDITIONS
Action Taken/ Vote: APPROVED WITH STAFF RECOMMENDED CONDITIONS / 3-0

CASE NUMBER	ZVR2018-000166
APPLICANT	JAIMEN RODRIGUEZ
LOCATION	176 HAUTEUR PLACE
ZONING	R-100
MRN (DIST, LL, PARCEL)	6120 331
PROPOSED DEVELOPMENT	SINGLE FAMILY LOT
VARIANCE REQUEST	REDUCE MINIMUM HEATED SQUARE FOOTAGE FROM 1,400 SQ FT TO 900 SQ FT
COMMISSION DISTRICT	2 (KU)

1. Homes shall be constructed with exterior finish of brick on the front and fiber-cement siding on the sides and rear.
2. The driveway shall be paved.

Applicant Present: YES
Opposition: YES
Motion: WEST
Second: TIMLER
Motion To: DENY
Action Taken/ Vote: DENIED / 3-0

NEW BUSINESS:

CASE NUMBER	ZVR2019-00002
APPLICANT	ROBIN NOE
LOCATION	1778 CUTLEAF CREEK ROAD
ZONING	R-100 CSO
MRN (DIST, LL, PARCEL)	5185 399
PROPOSED DEVELOPMENT	ACCESSORY BUILDING
VARIANCE REQUEST	INCREASE SIZE OF ACCESSORY STRUCTURE FROM 120 SQ FT TO 180 SQ FT
COMMISSION DISTRICT	3 (HUNTER)

1. The applicant shall obtain all necessary building permits, inspections and a Certificate of Completion upon approval.
2. The accessory building shall not be used for a commercial operation or human habitation.

Applicant Present: YES
Opposition: NO
Motion: TIMLER
Second: WEST
Motion To: APPROVE WITH STAFF RECOMMENDED CONDITIONS
Action Taken/ Vote: APPROVED WITH STAFF RECOMMENDED CONDITIONS / 3-0

CASE NUMBER	ZVR2019-00003 - ZVR2019-00004
APPLICANT	CLINT DIXON
LOCATION	2503 CAMMIE WAGES ROAD
ZONING	RA-200
MRN (DIST, LL, PARCEL)	5295 019
PROPOSED DEVELOPMENT	SINGLE FAMILY LOT
VARIANCE REQUEST	ZVR2019-00003 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (TRACT 3) ZVR2019-00004 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (TRACT 3)
COMMISSION DISTRICT	3 (HUNTER)

1. An exemption plat shall be submitted for review and recorded prior to issuance of any building permits.
2. Dwellings shall be a minimum 2,500 heated square feet with exterior finish of primarily brick front and the remaining sides to be fiber-cement siding.
3. A “Hold Harmless Agreement” shall be signed and recorded for each lot at time of approval of the exemption plat.

Applicant Present: YES

Opposition: NO

Motion: TIMLER

Second: NASH

Motion To: APPROVE WITH STAFF RECOMMENDED CONDITIONS

Action Taken/ Vote: APPROVED WITH STAFF RECOMMENDED CONDITIONS / 3-0

CASE NUMBER	ZVR2019-00005 - ZVR2019-00006
APPLICANT	A&W SIGN COMPANY
LOCATION	3180 SATELLITE BOULEVARD, N.W.
ZONING	C-3
MRN (DIST, LL, PARCEL)	6206 019
PROPOSED DEVELOPMENT	SIGNAGE
VARIANCE REQUEST	ZVR2019-00005 – INCREASE AGGREGATE TOTAL WALL SIGN AREA FROM 200 SQ FT TO 293.97 SQ FT ZVR2019-00006 – INCREASE ALLOWABLE SIGN AREA ON FRONT ELEVATION FROM 100 SQ FT TO 113.88 SQ FT
COMMISSION DISTRICT	1 (BROOKS)

1. The wall signage on the front elevation shall not exceed 113.88 sq ft and the aggregate total shall not exceed 293.97 sq ft.
2. The applicant shall obtain all necessary sign permits.

Applicant Present: YES

Opposition: NO

Motion: TIMLER

Second: WEST

Motion To: APPROVE WITH STAFF RECOMMENDED CONDITIONS

Action Taken/ Vote: APPROVED WITH STAFF RECOMMENDED CONDITIONS / 3-0

CASE NUMBER	ZVR2019-00007 - ZVR2019-00012
APPLICANT	4RNJ2, INC.
LOCATION	BRITT ROAD
ZONING	R-75
MRN (DIST, LL, PARCEL)	6165 159
PROPOSED DEVELOPMENT	ROAD FRONTAGE REDUCTION / LOT WIDTH
VARIANCE REQUEST	ZVR2019-00007 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 1)
	ZVR2019-00008 – REDUCE REQUIRED LOT WIDTH FROM 75 FT TO 0 FT (LOT 1)
	ZVR2019-00009 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2)
	ZVR2019-00010 – REDUCE REQUIRED LOT WIDTH FROM 75 FT TO 0 FT (LOT 2)
	ZVR2019-00011 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3)
	ZVR2019-00012 – REDUCE REQUIRED LOT WIDTH FROM 75 FT TO 0 FT (LOT 3)
COMMISSION DISTRICT	2 (KU)

1. An exemption plat shall be submitted for review and recorded prior to issuance of any building permits.
2. Homes shall be constructed with architectural balance of brick, fiber-cement siding and shake.
3. Homes to be a minimum of 2,400 heated square feet.
4. A “Hold Harmless Agreement” shall be signed and recorded for each lot at time of approval of exemption plat.
5. Maintain a 50 foot building setback along Britt Road.
6. Provide five foot wide sidewalks across property frontage as allowed by floodplain.

Applicant Present: YES

Opposition: NO

Motion: WEST

Second: TIMLER

Motion To: APPROVE WITH AMENDED STAFF RECOMMENDED CONDITIONS

Action Taken/ Vote: APPROVED WITH AMENDED STAFF RECOMMENDED CONDITIONS / 3-0

CASE NUMBER	ZVR2019-00013 - ZVR2019-00016
APPLICANT	SKYLINE DEVELOPMENT
LOCATION	3048 THOMPSON MILL ROAD
ZONING	RA-200
MRN (DIST, LL, PARCEL)	1002 015
PROPOSED DEVELOPMENT	ROAD FRONTAGE REDUCTION / LOT WIDTH
VARIANCE REQUEST	ZVR2019-00013 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT
	ZVR2019-00014 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 2)
	ZVR2019-00015 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3)

ZVR2019-00016 – REDUCE REQUIRED LOT WIDTH

FROM 200 FT TO 0 FT (LOT 3)

COMMISSION DISTRICT 4 (FOSQUE)

1. An exemption plat shall be submitted for review and recorded prior to issuance of any building permits.
2. Homes shall be constructed with exterior finish with a mixture of brick, stone, shake and fiber-cement siding.
3. Homes to be a minimum of 2,000 heated square foot.
4. A “Hold Harmless Agreement” shall be signed and recorded for each lot at time of approval of the exemption plat.

Applicant Present: YES

Opposition: YES

Motion: NASH

Second: TIMLER

Motion To: TABLE TO FEBRUARY 12, 2019

Action Taken/ Vote: TABLED TO FEBRUARY 12, 2019 / 3-0

CASE NUMBER	ZVR2019-00017 - ZVR2019-00018
APPLICANT	JULIUS MAYS
LOCATION	3636 JUHAN ROAD
ZONING	R-100
MRN (DIST, LL, PARCEL)	6010 052
PROPOSED DEVELOPMENT	ACCESSORY STRUCTURE
VARIANCE REQUEST	ZVR2019-00017 – INCREASE HEIGHT OF ACCESSORY STRUCTURE FROM 12 FT TO 29 FT ZVR2019-00018 – ALLOW ACCESSORY STRUCTURE TO BE LOCATED IN A FRONT YARD
COMMISSION DISTRICT	3 (HUNTER)

1. The applicant shall obtain all necessary building permits, inspections and a Certificate of Completion upon approval.
2. The accessory building shall not be used for commercial operation or human habitation.

Applicant Present: YES

Opposition: YES

Motion: TIMLER

Second: NASH

Motion To: APPROVE WITH STAFF RECOMMENDED CONDITIONS

Action Taken/ Vote: APPROVED WITH STAFF RECOMMENDED CONDITIONS / 3-0

CASE NUMBER	ZVR2019-00019 - ZVR2019-00020
APPLICANT	BEVERLY J. SEARLES FOUNDATION C/O MAHAFFEY PICKENS TUCKER, LLP
LOCATION	2736 HAMILTON MILL ROAD
ZONING	O-I
MRN (DIST, LL, PARCEL)	1001 032
PROPOSED DEVELOPMENT	RETIREMENT FACILITY / PARKING QUANTITY
VARIANCE REQUEST	ZVR2019-00019 – REDUCE MINIMUM REQUIRED

PARKING SPACES FROM 1.5 SPACES TO 0.8

SPACES

ZVR2019-00020 – ALLOW BUILDING FAÇADE AND FRONT ENTRANCE OF A BUILDING EXCEEDING 7,500 SQ FT WITHIN AN OVERLAY DISTRICT TO BE LOCATED GREATER THAN 70 FT FROM RIGHT-OF-WAY

COMMISSION DISTRICT

4 (FOSQUE)

Applicant Present: YES

Opposition: NO

Motion: NASH

Second: TIMLER

Motion To: APPROVE

Action Taken/ Vote: APPROVED / 3-0

MOTION TO ADJOURN:

Motion: TIMLER

Second: NASH

Action Taken/Vote: ADJOURNED / 3-0

Meeting Time: 8:05

