

**ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 LANGLEY DRIVE, AUDITORIUM, LAWRENCEVILLE, GA 30046
HEARING DATE: June 11, 2019
PUBLIC HEARING AT 6:30 P.M.**

ATTENDANCE: PAULA HASTINGS, NEIL SCHAAP, MATT PEEVY, JIM NASH

STAFF MEMBERS IN ATTENDANCE: SHARON COOK, KATHY HOLLAND, CYNDI SLOAN, TYLER LASSER

APPROVAL OF AGENDA:

MOTION: PEEVY

SECOND: NASH

MOTION TO: APPROVE

ACTION TAKEN / VOTES: APPROVED / 4-0

APPROVAL OF MINUTES FROM MAY MEETING

MOTION: PEEVY

SECOND: NASH

MOTION TO: APPROVE

ACTION TAKEN / VOTES: APPROVED / 4-0

OLD BUSINESS:

CASE NUMBER	ZVR2019-00054
APPLICANT	MESERET NUNE
LOCATION	750 HUNTINGTON WAY
ZONING	R-75
MRN (DIST, LL, PARCEL)	6157 347
PROPOSED DEVELOPMENT	ACCESSORY STRUCTURE
VARIANCE REQUEST	ALLOW ENCROACHMENT OF 12.1 FT INTO A 15 FT ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT	1 (BROOKS)

APPLICANT PRESENT: YES

OPPOSITION: NO

MOTION: HASTINGS

SECOND: PEEVY

MOTION TO: TABLE TO JULY 9, 2019

ACTION TAKEN / VOTES: TABLED TO JULY 9, 2019 / 4-0

NEW BUSINESS:

CASE NUMBERS	ZVR2019-00055, ZVR2019-00056, ZVR2019-00057, ZVR2019-00059, ZVR2019-00060, ZVR2019-00061 ZVR2019-00062, ZVR2019-00063
APPLICANT	ADRIAN MIHETIU
LOCATION	2956 OLD PEACHTREE ROAD
ZONING	RA-200
MRN (DIST, LL, PARCEL)	7018 019
PROPOSED DEVELOPMENT	MINOR SUBDIVISION
VARIANCE REQUESTS	ZVR2019-00055 - REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 2) ZVR2019-00056 - REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2) ZVR2019-00057 - REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 3) ZVR2019-00058 - REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3) ZVR2019-00059 - REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 30 FT (LOT 4) ZVR2019-00060 - REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 5) ZVR2019-00061 - REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 5) ZVR2019-00062 - REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 6) ZVR2019-00063 - REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 6)
COMMISSION DISTRICT	3 (HUNTER)

1. An exemption plat shall be submitted for review and recorded prior to issuance of any building permits.
2. A Residential Drainage Plan (RDP) is required prior to issuance of a building permit for each lot.
3. No more than one building permit shall be issued at a time. Subsequent building permits shall be held until all disturbed area on the lot associated with the previously issued building permit, has been stabilized.
4. Homes shall be constructed in general accordance with the elevations submitted at the Zoning Board of Appeals hearing on June 11, 2019 and are to be approved by the Director of Planning and Development.
5. The minimum heated floor area per dwelling unit shall be 2,000 square feet.
6. All dwellings shall have at least a two-car garage.
7. All lots shall be accessed by a private drive, minimum 20' in width, located within a recorded access easement. The driveway shall be paved within 18 months of variance approval or prior to issuance of the final certificate of occupancy whichever comes first. Maintenance of the driveway shall be addressed in recorded covenants.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: NASH
SECOND: PEEVY
MOTION TO: APPROVE WITH AMENDED STAFF RECOMMENDED CONDITIONS
ACTION TAKEN / VOTES: APPROVED WITH AMENDED STAFF RECOMMENDED CONDITIONS / 4-0

CASE NUMBERS ZVR2019-00064, ZVR2019-00065
APPLICANT TAMARA M. HAASE
LOCATION 2283 WINDLAND DRIVE
ZONING R-100
MRN (DIST, LL, PARCEL) 5044 282
PROPOSED DEVELOPMENT ACCESSORY STRUCTURE
VARIANCE REQUESTS ZVR2019-00064 - ALLOW ENCROACHMENT OF 10 FT INTO
THE 20 FT ACCESSORY STRUCTURE
SETBACK
ZVR2019-00065 - INCREASE SIZE OF ACCESSORY
STRUCTURE FROM 500 SQ FT TO
768 SQ FT
COMMISSION DISTRICT 2 (KU)

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: SCHAAP
SECOND: NASH
MOTION TO: TABLE TO JULY 9, 2019
ACTION TAKEN / VOTES: TABLED TO JULY 9, 2019 / 4-0

CASE NUMBERS ZVR2019-00066, ZVR2019-00067
APPLICANT PATTI HUXFORD / SERENA JOHNSTON
LOCATION 2530 SEVER ROAD
ZONING O-1
MRN (DIST, LL, PARCEL) 7123 056
PROPOSED DEVELOPMENT GROUND SIGN
VARIANCE REQUESTS ZVR2019-00066 - ALLOW THREE (3) GROUND SIGNS ON
A SINGLE ROAD FRONTAGE (NORTH
ENTRANCE)
ZVR2019-00067 - ALLOW THREE (3) GROUND SIGNS ON
A SINGLE ROAD FRONTAGE (SOUTH
ENTRANCE)
COMMISSION DISTRICT 1 (BROOKS)

1. TWO ADDITIONAL GROUND SIGNS SHALL BE DUPLICATES OF THE EXISTING GROUND SIGN.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: HASTINGS
SECOND: NASH
MOTION TO: APPROVE TO ADD CONDITION
ACTION TAKEN / VOTES: APPROVED TO ADD CONDITION / 4-0

CASE NUMBERS ZVR2019-00068, ZVR2019-00069
APPLICANT STEPHANIE MARTIN
LOCATION 4975 JIMMY CARTER BOULEVARD
ZONING C2
MRN (DIST, LL, PARCEL) 6169 135
PROPOSED DEVELOPMENT WALL SIGN
VARIANCE REQUESTS ZVR2019-00068 – INCREASE ALLOWABLE SIGN AREA
ON FRONT ELEVATION FROM
200 SQ FT TO 590.75 SQ FT
ZVR2019-00069 – INCREASE AGGREGATE TOTAL OF
WALL SIGNAGE FROM 400 SQ FT TO
590.75 SQ FT
COMMISSION DISTRICT 2 (KU)

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: SCHAAP
SECOND: PEEVY
MOTION TO: APPROVE
ACTION TAKEN / VOTES: APPROVED / 4-0

CASE NUMBER ZVR2019-00071
APPLICANT BRENDA J. AREVALO
LOCATION 1484 IDA LANE
ZONING R-TH
MRN (DIST, LL, PARCEL) 7045 470
PROPOSED DEVELOPMENT ACCESSORY
VARIANCE REQUEST INCREASE SIZE OF ACCESSORY STRUCTURE FROM
500 SQ FT TO 900 SQ FT
COMMISSION DISTRICT 1 (BROOKS)

1. The applicant shall obtain a residential building permit for the accessory structure within 30 days of variance approval, and achieve satisfactory field inspections for issuance of a Certificate of Completion.
2. Access easement agreement from the adjacent property (PID 7045 012) shall be recorded prior to issuance of a building permit for the construction of the accessory structure.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: HASTINGS
SECOND: NASH
MOTION TO: TABLE TO JULY 9, 2019
ACTION TAKEN / VOTES: TABLED TO JULY 9, 2019 / 4-0

MOTION TO ADJOURN:
MOTION: NASH
SECOND: PEEVY
ACTION TAKEN / VOTES: ADJOURNED / 4-0
MEETING TIME: 7:10

