

ZONING BOARD OF APPEALS

GWINNETT JUSTICE & ADMINISTRATION CENTER

75 Langley Drive, Lawrenceville, GA 30046

HEARING DATE: 10/8/2019

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER ZVR2019-00075
APPLICANT ALEX KIMBRELL
LOCATION 1083 OLD PEACHTREE RD, SUWANEE, GA 30024
ZONING C2
PARCEL 7124 093
PROPOSED DEVELOPMENT Storage Facility
VARIANCE TYPE Parking Quantity
VARIANCE REQUEST REDUCE THE MINIMUM ALLOWED NUMBER OF PARKING SPACES FROM 21 SPACES TO 13 SPACES
COMMISSION DISTRICT 1

CASE NUMBER ZVR2019-00082
APPLICANT DONTE JOYNER
LOCATION 743 LIONS TRL, STONE MOUNTAIN, GA 30087
ZONING R100
PARCEL 6098 183
PROPOSED DEVELOPMENT Accessory Structure
VARIANCE TYPE Accessory Structure Setback Encroachment
VARIANCE REQUEST ALLOW ENCROACHMENT OF 15 FT INTO THE 20 FT ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT 2

CASE NUMBER ZVR2019-00083
APPLICANT DONTE JOYNER
LOCATION 743 LIONS TRL, STONE MOUNTAIN, GA 30087
ZONING R100
PARCEL 6098 183
PROPOSED DEVELOPMENT Accessory Structure
VARIANCE TYPE Accessory Structure
VARIANCE REQUEST INCREASE SIZE OF ACCESSORY STRUCTURE FROM 500 SQ FT TO 700 SQ FT
COMMISSION DISTRICT 2

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CASE NUMBER ZVR2019-00084
APPLICANT 4RNJ2, LLC
LOCATION 6059 WILLIAMS RD, NORCROSS, GA 30093
ZONING R75
PARCEL 6164 005
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 75 FT TO 0 FT (LOT 2)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2019-00085
APPLICANT 4RNJ2, LLC
LOCATION 6059 WILLIAMS RD, NORCROSS, GA 30093
ZONING R75
PARCEL 6164 005
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2019-00086
APPLICANT 4RNJ2, LLC
LOCATION 6059 WILLIAMS RD, NORCROSS, GA 30093
ZONING R75
PARCEL 6164 005
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 75 FT TO 0 FT (LOT 3)
COMMISSION DISTRICT 2

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CASE NUMBER ZVR2019-00087
APPLICANT 4RNJ2, LLC
LOCATION 6059 WILLIAMS RD, NORCROSS, GA 30093
ZONING R75
PARCEL 6164 005
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2019-00088
APPLICANT 4RNJ2, LLC
LOCATION 6059 WILLIAMS RD, NORCROSS, GA 30093
ZONING R75
PARCEL 6164 005
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 75 FT TO 0 FT (LOT 4)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2019-00089
APPLICANT 4RNJ2, LLC
LOCATION 6059 WILLIAMS RD, NORCROSS, GA 30093
ZONING R75
PARCEL 6164 005
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 4)
COMMISSION DISTRICT 2

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CASE NUMBER ZVR2019-00090
APPLICANT 4RNJ2, LLC
LOCATION 6059 WILLIAMS RD, NORCROSS, GA 30093
ZONING R75
PARCEL 6164 005
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 75 FT TO 0 FT (LOT 5)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2019-00091
APPLICANT 4RNJ2, LLC
LOCATION 6059 WILLIAMS RD, NORCROSS, GA 30093
ZONING R75
PARCEL 6164 005
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 5)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2019-00092
APPLICANT 4RNJ2, LLC
LOCATION 6059 WILLIAMS RD, NORCROSS, GA 30093
ZONING R75
PARCEL 6164 005
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 75 FT TO 0 FT (LOT 6)
COMMISSION DISTRICT 2

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CASE NUMBER ZVR2019-00093
APPLICANT 4RNJ2, LLC
LOCATION 6059 WILLIAMS RD, NORCROSS, GA 30093
ZONING R75
PARCEL 6164 005
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 6)
COMMISSION DISTRICT 2

CASE NUMBER ZVR2019-00094
APPLICANT MIN JA HATCH
LOCATION 2601 MICHAEL CIR, DULUTH, GA 30096
ZONING R75
PARCEL 6235 099
PROPOSED DEVELOPMENT Fence
VARIANCE TYPE Fence Height Increase (Front/Side Front)
VARIANCE REQUEST INCREASE FENCE HEIGHT FROM 4 FT TO 6 FT IN A FRONT SETBACK
COMMISSION DISTRICT 1

CASE NUMBER ZVR2019-00095
APPLICANT MARK & MARILYN DREHER
LOCATION 3025 NORTHCLIFF DR, SUWANEE, GA 30024
ZONING R60
PARCEL 7169 076
PROPOSED DEVELOPMENT Single-Family Dwelling Addition
VARIANCE TYPE Side Setback Encroachment
VARIANCE REQUEST ALLOW ENCROACHMENT OF 5 FT INTO THE 7.5 FT SIDE BUILDING SETBACK
COMMISSION DISTRICT 1

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CASE NUMBER ZVR2019-00097
APPLICANT TONI CARNES
LOCATION 3405 CALEB RD, SNELLVILLE, GA 30039
ZONING R100
PARCEL 6002 015
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 27.52 FT
COMMISSION DISTRICT 3

CASE NUMBER ZVR2019-00098
APPLICANT TONI CARNES & CHARLIE CARNES
LOCATION 3405 CALEB RD, SNELLVILLE, GA 30039
ZONING R100
PARCEL 6002 015
PROPOSED DEVELOPMENT Minor Subdivision
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE REQUIRED ROAD FROM 40 TO 27.52 FT
COMMISSION DISTRICT 3