

ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE: 1/12/2021

PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER ZVR2020-00147
APPLICANT DELPHINE BRYANT
LOCATION 4578 HOG MOUNTAIN RD, HOSCHTON, GA 30548
ZONING RA200
PARCEL 3003 203
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2)
COMMISSION DISTRICT 3

CASE NUMBER ZVR2020-00148
APPLICANT DELPHINE BRYANT
LOCATION 4578 HOG MOUNTAIN RD, HOSCHTON, GA 30548
ZONING RA200
PARCEL 3003 203
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 117.14 FT (LOT 1)
COMMISSION DISTRICT 3

CASE NUMBER ZVR2020-00149
APPLICANT DELPHINE BRYANT
LOCATION 4578 HOG MOUNTAIN RD, HOSCHTON, GA 30548
ZONING RA200
PARCEL 3003 203
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 2)
COMMISSION DISTRICT 3

CASE NUMBER ZVR2020-00155
APPLICANT BRET MUETZELFELD
LOCATION 1591 AZALEA DR, LAWRENCEVILLE, GA 30043
ZONING R100
PARCEL 7064 091
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 4)
COMMISSION DISTRICT 4

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CASE NUMBER	ZVR2020-00156
APPLICANT	BRET MUETZELFELD
LOCATION	1591 AZALEA DR, LAWRENCEVILLE, GA 30043
ZONING	R100
PARCEL	7064 091
PROPOSED DEVELOPMENT	Subdividing a Lot
VARIANCE TYPE	Lot Width
VARIANCE REQUEST	REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 0 FT (LOT 4)
COMMISSION DISTRICT	4

CASE NUMBER	ZVR2020-00157
APPLICANT	BRET MUETZELFELD
LOCATION	1591 AZALEA DR, LAWRENCEVILLE, GA 30043
ZONING	R100
PARCEL	7064 091
PROPOSED DEVELOPMENT	Subdividing a Lot
VARIANCE TYPE	Lot Width
VARIANCE REQUEST	REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 0 FT (LOT 3)
COMMISSION DISTRICT	4

CASE NUMBER	ZVR2020-00158
APPLICANT	BRET MUETZELFELD
LOCATION	1591 AZALEA DR, LAWRENCEVILLE, GA 30043
ZONING	R100
PARCEL	7064 091
PROPOSED DEVELOPMENT	Subdividing a Lot
VARIANCE TYPE	Road Frontage Reduction
VARIANCE REQUEST	REDUCE ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3)
COMMISSION DISTRICT	4

CASE NUMBER	ZVR2020-00159
APPLICANT	BRET MUETZELFELD
LOCATION	1591 AZALEA DR, LAWRENCEVILLE, GA 30043
ZONING	R100
PARCEL	7064 083
PROPOSED DEVELOPMENT	Subdividing a Lot
VARIANCE TYPE	Lot Width
VARIANCE REQUEST	REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 33.14 FT (LOT 2)
COMMISSION DISTRICT	4

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CASE NUMBER	ZVR2020-00160
APPLICANT	SHANE LANHAM
LOCATION	2710 MEADOW CHURCH RD, DULUTH, GA 30097
ZONING	MUR
PARCEL	7156 011
PROPOSED DEVELOPMENT	Multifamily
VARIANCE TYPE	Dwelling Unit Floor Area
VARIANCE REQUEST	REDUCE DWELLING UNIT FLOOR AREA FROM 750 SQ FT TO 600 SQ FT FOR 1-BEDROOM UNITS AND 1,000 SQ FT TO 996 SQ FT FOR 2-BEDROOM UNITS
COMMISSION DISTRICT	1

CASE NUMBER	ZVR2021-00001
APPLICANT	LESLIE CARROLL
LOCATION	1551 EMBER CIR, SNELLVILLE, GA 30078
ZONING	R100
PARCEL	6069 004
PROPOSED DEVELOPMENT	Single-Family Lot
VARIANCE TYPE	Road Frontage Reduction
VARIANCE REQUEST	REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 21 FT
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2021-00002
APPLICANT	SABRINA LICK
LOCATION	6191 LAKEVIEW DR, BUFORD, GA 30518
ZONING	RL
PARCEL	7352 138
PROPOSED DEVELOPMENT	Single-Family Dwelling Addition
VARIANCE TYPE	Rear Setback Encroachment
VARIANCE REQUEST	ALLOW ENCROACHMENT OF 25 FT INTO THE 40 FT REAR BUILDING SETBACK
COMMISSION DISTRICT	4

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CASE NUMBER	ZVR2021-00003
APPLICANT	VALERIE KYIAMAH
LOCATION	ROCKBRIDGE RD (660 BLOCK), LILBURN, GA 30047
ZONING	R75
PARCEL	6162 260
PROPOSED DEVELOPMENT	Subdividing a Lot
VARIANCE TYPE	Road Frontage Reduction
VARIANCE REQUEST	REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 28.63 FT (LOT 3)
COMMISSION DISTRICT	2

CASE NUMBER	ZVR2021-00004
APPLICANT	VALERIE KYIAMAH
LOCATION	ROCKBRIDGE RD (660 BLOCK), LILBURN, GA 30047
ZONING	R75
PARCEL	6162 260
PROPOSED DEVELOPMENT	Subdividing a Lot
VARIANCE TYPE	Road Frontage Reduction
VARIANCE REQUEST	REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 4)
COMMISSION DISTRICT	2

CASE NUMBER	ZVR2021-00005
APPLICANT	VALERIE KYIAMAH
LOCATION	ROCKBRIDGE RD (660 BLOCK), LILBURN, GA 30047
ZONING	R75
PARCEL	6162 260
PROPOSED DEVELOPMENT	Subdividing a Lot
VARIANCE TYPE	Lot Width
VARIANCE REQUEST	REDUCE REQUIRED LOT WIDTH FROM 75 FT TO 0 FT (LOT 4)
COMMISSION DISTRICT	2

CASE NUMBER	ZVR2021-00006
APPLICANT	GEORGE BOZA C/O MITCH PEEVY
LOCATION	2420 ASHTON BROOKE TRL, BUFORD, GA 30519
ZONING	R100
PARCEL	3001A072
PROPOSED DEVELOPMENT	Accessory Structure
VARIANCE TYPE	Accessory Structure Size Increase
VARIANCE REQUEST	INCREASE SIZE OF ACCESSORY STRUCTURE FROM 500 SQ FT TO 851.4 SQ FT

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CASE NUMBER ZVR2021-00007
APPLICANT GEORGE BOZA C/O MITCH PEEVY
LOCATION 2420 ASHTON BROOKE TRL, BUFORD, GA 30519
ZONING R100
PARCEL 3001A072
PROPOSED DEVELOPMENT Accessory Structure
VARIANCE TYPE Accessory Structure Setback Encroachment
VARIANCE REQUEST ALLOW ENCROACHMENT OF 9.08 FT INTO THE 20 FT ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT 4

CASE NUMBER ZVR2021-00008
APPLICANT GEORGE BOZA C/O MITCH PEEVY
LOCATION 2420 ASHTON BROOKE TRL, BUFORD, GA 30519
ZONING R100
PARCEL 3001A072
PROPOSED DEVELOPMENT Accessory Structure
VARIANCE TYPE Accessory Structure Height Increase
VARIANCE REQUEST INCREASE HEIGHT OF ACCESSORY STRUCTURE FROM 12 FT TO 21 FT
COMMISSION DISTRICT 4