

**ZONING BOARD OF APPEALS
 GWINNETT JUSTICE & ADMINISTRATION CENTER
 75 LANGLEY DRIVE, AUDITORIUM, LAWRENCEVILLE, GA 30046
 HEARING DATE: JANUARY 12, 2021
 PUBLIC HEARING AT 6:30 P.M.**

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

STAFF MEMBERS IN ATTENDANCE: MARIA SERBAN, TYLER LASSER, SUSAN CANON, ADENA FULLARD

APPROVAL OF AGENDA

MOTION	2 nd	ACTION TAKEN	VOTES
MP	JN	APPROVED	5-0

APPROVAL OF PREVIOUS MONTH MEETING MINUTES

MOTION	2 nd	ACTION TAKEN	VOTES
JN	MP	APPROVED	5-0

ANNOUNCEMENTS: ADENA FULLARD, DIVISION DIRECTOR, INTRODUCED SUSAN CANON AS DIRECTOR OF PLANNING AND DEVELOPMENT.

OLD BUSINESS:

CASE NUMBERS ZVR2020-00147 - ZVR2020-00149
APPLICANT DELPHINE BRYANT
LOCATION 4578 HOG MOUNTAIN ROAD
ZONING RA-200
MRN (DIST, LL, PARCEL) 3003 203
PROPOSED DEVELOPMENT SUBDIVIDING A LOT
VARIANCE REQUESTED ZVR2020-00147 – REDUCE ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2)
 ZVR2020-00148 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 117.14 FT (LOT 1)
 ZVR2020-00149 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 2)
COMMISSION DISTRICT 3 (WATKINS)

1. An exemption plat shall be submitted for review and recorded prior to issuance to any building permits.
2. A residential drainage plan (RDP) shall be required prior to issuance of a building permit for each lot.
3. Homes shall have a minimum heated floor area of 3,000 square feet.
4. Homes shall be constructed of brick, stone and/or hardiplank siding.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: JT
SECOND: MP
MOTION TO: APPROVE WITH AMENDED STAFF RECOMMENDED CONDITIONS
ACTION TAKEN / VOTES: APPROVED WITH AMENDED STAFF RECOMMENDED
CONDITIONS / 5-0

CASE NUMBERS	ZVR2020-00155-ZVR2020-00159
APPLICANT	BRET MUETZELFELD
LOCATION	1591 AZALEA DRIVE
ZONING	R-100
MRN (DIST, LL, PARCEL)	7064 083
PROPOSED DEVELOPMENT	SUBDIVIDING A LOT
VARIANCE REQUESTED	ZVR2020-00155 – REDUCE ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 4)
	ZVR2020-00156 – REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 0 FT (LOT 4)
	ZVR2020-00157 – REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 0 FT (LOT 3)
	ZVR2020-00158 – REDUCE FRONTAGE FROM 40 FT TO 0 FT (LOT 3)
	ZVR2020-00159 – REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 33.14 FT (LOT 2)
COMMISSION DISTRICT	4 (FOSQUE)

1. An exemption plat shall be submitted for review and recorded prior to issuance to any building permits.
2. Homes shall have a minimum heated floor area of 3,000 square feet for 1-story and 3,500 square feet for 2-story.
3. Each home shall have at least a two-car garage.
4. Homes shall be constructed of brick, stone, and/or hardiplank siding.
5. A residential drainage plan (RDP) shall be required prior to issuance of a building permit for each lot.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: MP
SECOND: JN
MOTION TO: TABLE TO THE FEBRUARY 9, 2021 ZONING BOARD OF APPEALS MEETING
ACTION TAKEN / VOTES: TABLED TO THE FEBRUARY 9, 2021 ZONING BOARD OF
APPEALS MEETING / 5-0

CASE NUMBERS	ZVR2020-00160
APPLICANT	SHANE LANHAM
LOCATION	2710 MEADOW CHURCH ROAD
ZONING	MU-R
MRN (DIST, LL, PARCEL)	7156 011
PROPOSED DEVELOPMENT	MIXED-USED DEVELOPMENT
VARIANCE REQUESTED	REDUCE DWELLING UNIT FLOOR AREA FROM 750 SQ FT

COMMISSION DISTRICT TO 600 SQ FT FOR 1-BEDROOM UNITS AND 1,000 SQ FT
TO 996 SQ FT FOR 2-BEDROOM UNITS
1 (CARDEN)

APPLICANT PRESENT: NO
OPPOSITION: YES
MOTION: PH
SECOND: JT
MOTION TO: DENY WITHOUT PREJUDICE
ACTION TAKEN / VOTES: DENIED WITHOUT PREJUDICE / 4-0-1

NEW BUSINESS:

CASE NUMBERS ZVR2021-00001
APPLICANT LESLIE CARROLL
LOCATION 1551 EMBER CIR, SNELLVILLE, GA 30078
ZONING R100
MRN (DIST, LL, PARCEL) 6069 004
PROPOSED DEVELOPMENT SINGLE-FAMILY LOT
VARIANCE REQUESTED REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT
TO 21 FT
COMMISSION DISTRICT 3 (WATKINS)

1. Home shall be constructed of brick, stone, and/or hardiplank siding.
2. Driveway shall not encroach into neighboring property without a signed encroachment agreement.
3. Home shall have a minimum heated floor area of 2,000 square feet.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: JT
SECOND: JN
MOTION TO: APPROVE WITH AMENDED STAFF RECOMMENDED CONDITIONS
ACTION TAKEN / VOTES: APPROVED WITH AMENDED STAFF RECOMMENDED
CONDITIONS / 5-0

CASE NUMBERS ZVR2021-00002
APPLICANT SABRINA LICK
LOCATION 6191 LAKEVIEW DR, BUFORD, GA 30518
ZONING RL
MRN (DIST, LL, PARCEL) 7352 138
PROPOSED DEVELOPMENT SINGLE-FAMILY DWELLING ADDITION
VARIANCE REQUESTED ALLOW ENCROACHMENT OF 25 FT INTO THE 40 FT REAR
BUILDING SETBACK
COMMISSION DISTRICT 4 (FOSQUE)

APPLICANT PRESENT: YES
OPPOSITION: NO

MOTION: MP
SECOND: JN
MOTION TO: APPROVE
ACTION TAKEN / VOTES: APPROVED / 5-0

CASE NUMBERS ZVR2021-00003-ZVR2021-00005
APPLICANT VALERIE KYIAMAH
LOCATION ROCKBRIDGE RD (660 BLOCK)
ZONING R75
MRN (DIST, LL, PARCEL) 6162 260
PROPOSED DEVELOPMENT SUBDIVIDING A LOT
VARIANCE REQUESTED ZVR2021-00003 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 28.63 FT (LOT 3)
ZVR2021-00004 - REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 4)
ZVR2021-00005 - REDUCE REQUIRED LOT WIDTH FROM 75 FT TO 0 FT (LOT 4)
COMMISSION DISTRICT 2 (KU)

1. An exemption plat shall be submitted for review and recorded prior to issuance to any building permits.
2. A residential drainage plan (RDP) shall be required prior to issuance of a building permit for each lot.
3. Homes shall have a minimum heated floor area of 2,400 square feet.
4. Homes shall be constructed of brick, stone and/or hardiplank siding.
5. Homes shall each have a two-car garage.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: NS
SECOND: JT
MOTION TO: TABLE TO THE FEBRUARY 9, 2021 ZONING BOARD OF APPEALS MEETING
ACTION TAKEN / VOTES: TABLED TO THE FEBRUARY 9, 2021 ZONING BOARD OF APPEALS MEETING / 5-0

CASE NUMBERS ZVR2021-00006-ZVR2021-00008
APPLICANT GEORGE BOZA C/O MITCH PEEVY
LOCATION 2420 ASHTON BROOKE TRL, BUFORD, GA 30519
ZONING R100
MRN (DIST, LL, PARCEL) 3001A072
PROPOSED DEVELOPMENT ACCESSORY STRUCTURE
VARIANCE REQUESTED ZVR2021-00006 – INCREASE SIZE OF ACCESSORY STRUCTURE FROM 500 SQ FT TO 851.4 SQ FT
ZVR2021-00007 – ALLOW ENCROACHMENT OF 9.08 FT INTO THE 20 FT ACCESSORY
ZVR2021-00008 - INCREASE HEIGHT OF ACCESSORY STRUCTURE FROM 12 FT TO 21 FT
COMMISSION DISTRICT 4 (FOSQUE)

1. The applicant shall obtain a residential building permit and achieve satisfactory field inspections for issuance of a Certificate of Completion within three months of permit issuance.

APPLICANT PRESENT: YES

OPPOSITION: NO

MOTION: JN

SECOND: JT

MOTION TO: APPROVE WITH STAFF RECOMMENDED CONDITION

ACTION TAKEN / VOTES: APPROVED WITH STAFF RECOMMENDED CONDITION / 4-0-1

MOTION TO ADJOURN	SECOND	ACTION / VOTES	TIME ADJOURNED
JN	MP	ADJOURNED / 5-0	7:00