

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

HEARING DATE: 2/9/2021
PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER ZVR2020-00155
APPLICANT BRET MUETZELFELD
LOCATION 1591 AZALEA DR, LAWRENCEVILLE, GA 30043
ZONING R100
PARCEL 7064 083
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

CASE NUMBER ZVR2020-00156
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 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 083
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 083
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

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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

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

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CASE NUMBER	ZVR2021-00009
APPLICANT	KAREN WILSON
LOCATION	1630 PEACHTREE INDUSTRIAL BLVD, SUWANEE, GA 30024
ZONING	RM-24
PARCEL	7207 085
PROPOSED DEVELOPMENT	Wall Sign
VARIANCE TYPE	Wall Sign
VARIANCE REQUEST	ALLOW A 58 SQ FT ILLUMINATED WALL SIGN IN A RESIDENTIAL ZONING DISTRICT
COMMISSION DISTRICT	1

CASE NUMBER	ZVR2021-00010
APPLICANT	KAREN WILSON
LOCATION	1630 PEACHTREE INDUSTRIAL BLVD, SUWANEE, GA 30024
ZONING	RM-24
PARCEL	7207 085
PROPOSED DEVELOPMENT	Wall Sign
VARIANCE TYPE	Wall Sign
VARIANCE REQUEST	ALLOW A WALL SIGN TO PROJECT MORE THAN 12 INCHES FROM THE OUTSIDE WALL AND TO BE INSTALLED OVER THE 2ND STORY OF A BUILDING
COMMISSION DISTRICT	1

CASE NUMBER	ZVR2021-00011
APPLICANT	SCOTT PUCKETT
LOCATION	2760 CAMP BRANCH RD, BUFORD, GA 30519
ZONING	RA200
PARCEL	7141 003A
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	4

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CASE NUMBER ZVR2021-00012
APPLICANT SCOTT PUCKETT
LOCATION 2760 CAMP BRANCH RD, BUFORD, GA 30519
ZONING RA200
PARCEL 7141 003A
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2)
COMMISSION DISTRICT 4

CASE NUMBER ZVR2021-00013
APPLICANT SCOTT PUCKETT
LOCATION 2760 CAMP BRANCH RD, BUFORD, GA 30519
ZONING RA200
PARCEL 7141 003A
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 3)
COMMISSION DISTRICT 4

CASE NUMBER ZVR2021-00014
APPLICANT SCOTT PUCKETT
LOCATION 2760 CAMP BRANCH RD, BUFORD, GA 30519
ZONING RA200
PARCEL 7141 003A
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3)
COMMISSION DISTRICT 4

CASE NUMBER ZVR2021-00015
APPLICANT SCOTT PUCKETT
LOCATION 2760 CAMP BRANCH RD, BUFORD, GA 30519
ZONING RA200
PARCEL 7141 003A
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 4

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CASE NUMBER ZVR2021-00016
APPLICANT SCOTT PUCKETT
LOCATION 2760 CAMP BRANCH RD, BUFORD, GA 30519
ZONING RA200
PARCEL 7141 003A
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 4)
COMMISSION DISTRICT 4

CASE NUMBER ZVR2021-00017
APPLICANT SCOTT PUCKETT
LOCATION 2760 CAMP BRANCH RD, BUFORD, GA 30519
ZONING RA200
PARCEL 7141 003A
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 5)
COMMISSION DISTRICT 4

CASE NUMBER ZVR2021-00018
APPLICANT SCOTT PUCKETT
LOCATION 2760 CAMP BRANCH RD, BUFORD, GA 30519
ZONING RA200
PARCEL 7141 003A
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 5)
COMMISSION DISTRICT 4

CASE NUMBER ZVR2021-00019
APPLICANT ROBBIE CURRIE
LOCATION 2852 THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1002A263
PROPOSED DEVELOPMENT Single-Family Dwelling
VARIANCE TYPE Lot Area/Size Reduction
VARIANCE REQUEST LOT AREA REDUCTION FROM 40,000 SQ. FT. TO 25,583 SQ. FT.
COMMISSION DISTRICT 4

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CASE NUMBER ZVR2021-00020
APPLICANT ROBBIE CURRIE
LOCATION 2852 THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1002A263
PROPOSED DEVELOPMENT Single-Family Dwelling
VARIANCE TYPE Front Setback Encroachment
VARIANCE REQUEST ALLOW ENCROACHMENT OF 5.3 FT INTO THE 50 FT FRONT BUILDING SETBACK
COMMISSION DISTRICT 4

CASE NUMBER ZVR2021-00021
APPLICANT ROBBIE CURRIE
LOCATION 2852 THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1002A263
PROPOSED DEVELOPMENT Single-Family Dwelling
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 144.51 FT
COMMISSION DISTRICT 4