

**ZONING BOARD OF APPEALS
 GWINNETT JUSTICE & ADMINISTRATION CENTER
 75 LANGLEY DRIVE, AUDITORIUM, LAWRENCEVILLE, GA 30046
 HEARING DATE: FEBRUARY 9, 2021
 PUBLIC HEARING AT 6:30 P.M.**

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

STAFF MEMBERS IN ATTENDANCE: MARIA SERBAN, TYLER LASSER, ADENA FULLARD, MATTHEW DICKISON

APPROVAL OF AGENDA

MOTION	2 nd	ACTION TAKEN	VOTES
JT	NS	APPROVED	4-0

APPROVAL OF PREVIOUS MONTH MEETING MINUTES

MOTION	2 nd	ACTION TAKEN	VOTES
JT	NS	APPROVED	4-0

ANNOUNCEMENTS: ADENA FULLARD, DIVISION DIRECTOR, INTRODUCED MATT DICKISON AS THE NEW DEPUTY DIRECTOR OF PLANNING AND DEVELOPMENT.

OLD BUSINESS:

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: JT
MOTION TO: DENY
ACTION TAKEN / VOTES: DENIED / 4-0

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: APPROVE ZVR2021-00003 WITH STAFF RECOMMENDED CONDITIONS
ACTION TAKEN / VOTES: APPROVED ZVR2021-00003 WITH STAFF RECOMMENDED CONDITIONS / 4-0

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: NS
SECOND: JT
MOTION TO: DENY ZVR2021-00004 AND ZVR2021-00005
ACTION TAKEN / VOTES: DENIED / 4-0

NEW BUSINESS:

CASE NUMBERS ZVR2021-00009-ZVR2021-00010
APPLICANT KAREN WILSON
LOCATION 1630 PEACHTREE INDUSTRIAL BLVD
ZONING RM-24
MRN (DIST, LL, PARCEL) 7207 085
PROPOSED DEVELOPMENT WALL SIGN
VARIANCE REQUESTED ZVR2021-00009 – ALLOW A 58 SQ FT ILLUMINATED WALL SIGN IN A RESIDENTIAL ZONING DISTRICT
ZVR2021-00010 – ALLOW A WALL SIGN TO PROJECT MORE THAN 12 INCHES FROM THE OUTSIDEWALL AND TO BE INSTALLED OVER THE 2ND STORY OF A BUILDING

COMMISSION DISTRICT 1 (CARDEN)

1. Sign face must consist of diffusion vinyl.

APPLICANT PRESENT: YES

OPPOSITION: NO

MOTION: PH

SECOND: NS

MOTION TO: APPROVE WITH CONDITION

ACTION TAKEN / VOTES: APPROVED WITH CONDITION / 4-0

CASE NUMBERS ZVR2021-00011-ZVR2021-00018
APPLICANT SCOTT PUCKETT
LOCATION 2760 CAMP BRANCH ROAD
ZONING RA200
MRN (DIST, LL, PARCEL) 7141 003A
PROPOSED DEVELOPMENT SUBDIVIDING A LOT
VARIANCE REQUESTED ZVR2021-00011 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 2)
ZVR2021-00012 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2)
ZVR2021-00013 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 3)
ZVR2021-00014 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3)
ZVR2021-00015 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 4)
ZVR2021-00016 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 4)
ZVR2021-00017 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 5)
ZVR2021-00018 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 5)

COMMISSION DISTRICT 4 (FOSQUE)

1. A land disturbance permit (LDP) shall be required prior to issuance of the first building permit.

2. An exemption plat shall be submitted for review and recorded prior to issuance to any building permits.
3. Homes shall have a minimum heated floor area of 3,000 square feet for 1-story and 3,500 square feet for 2-story.
4. Each home shall have at least a two-car garage.
5. Homes shall be constructed of brick, stone, and/or hardiplank siding.
6. A modification shall be submitted to Planning and Development and approved for an increased number of lots from 5 lots to 6 lots.

APPLICANT PRESENT: YES

OPPOSITION: YES

MOTION: MP

SECOND: JT

MOTION TO: TABLE TO THE MARCH 9, 2021 ZONING BOARD OF APPEALS MEETING

ACTION TAKEN / VOTES: TABLED TO THE MARCH 9, 2021 ZONING BOARD OF APPEALS MEETING / 4-0

CASE NUMBERS	ZVR2021-00019-ZVR2021-00021
APPLICANT	ROBBIE CURRIE
LOCATION	2852 THOMPSON MILL ROAD
ZONING	RA200
MRN (DIST, LL, PARCEL)	1002A263
PROPOSED DEVELOPMENT	SINGLE-FAMILY DWELLING
VARIANCE REQUESTED	ZVR2021-00019 – LOT AREA REDUCTION FROM 40,000 SQ. FT. TO 25,583 SQ. FT. ZVR2021-00020 – ALLOW ENCROACHMENT OF 5.3 FT INTO THE 50 FT FRONT BUILDING SETBACK ZVR2021-00021 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 144.51 FT (LOT 3)
COMMISSION DISTRICT	4 (FOSQUE)

1. The applicant shall obtain a residential building permit and achieve satisfactory field inspections for issuance of a Certificate of Occupancy subsequent to permit issuance.
2. An exemption plat shall be submitted for review and recorded prior to issuance to any building permits.
3. Lot shall comply with the uses permitted in the R-100 zoning district only.

APPLICANT PRESENT: YES

OPPOSITION: NO

MOTION: MP

SECOND: JT

MOTION TO: APPROVE WITH AMENDED CONDITIONS

ACTION TAKEN / VOTES: APPROVED WITH AMENDED CONDITIONS / 4-0

MOTION TO ADJOURN	SECOND	ACTION / VOTES	TIME ADJOURNED
JT	NS	4-0	7:22