

ZONING BOARD OF APPEALS

GWINNETT JUSTICE & ADMINISTRATION CENTER

75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE: 3/9/2021

PUBLIC HEARING AT 6:30 P.M.

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

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

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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

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

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CASE NUMBER	ZVR2021-00022
APPLICANT	PHILLIP GALBREATH
LOCATION	3205 LOGANVILLE HWY, LOGANVILLE, GA 30052
ZONING	C2
PARCEL	5164 008
PROPOSED DEVELOPMENT	Convenience Store
VARIANCE TYPE	Parking Percentage
VARIANCE REQUEST	INCREASE FRONT AND SIDE YARD PARKING PERCENTAGE TO MORE THAN 20% IN AN OVERLAY DISTRICT
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2021-00023
APPLICANT	MIKE HULL, P.E.
LOCATION	20 CRESTRIDGE DR, SUWANEE, GA 30024
ZONING	M1
PARCEL	7151 062
PROPOSED DEVELOPMENT	Office/Warehouse
VARIANCE TYPE	Parking Quantity
VARIANCE REQUEST	INCREASE MAXIMUM ALLOWED NUMBER OF PARKING SPACES FROM 173 SPACES TO 311 SPACES
COMMISSION DISTRICT	1

CASE NUMBER	ZVR2021-00024
APPLICANT	TYLER PIERRE
LOCATION	1942 OLD PEACHTREE RD, LAWRENCEVILLE, GA 30043
ZONING	C2
PARCEL	7094 273
PROPOSED DEVELOPMENT	Wall Sign
VARIANCE TYPE	Wall Sign Area Increase
VARIANCE REQUEST	INCREASE ALLOWABLE WALL SIGN AREA ON A FRONT ELEVATION FROM 100 SQ FT TO 128.4 SQ FT
COMMISSION DISTRICT	4

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CASE NUMBER	ZVR2021-00025
APPLICANT	TYLER PIERRE
LOCATION	1942 OLD PEACHTREE RD, LAWRENCEVILLE, GA 30043
ZONING	C2
PARCEL	7094 273
PROPOSED DEVELOPMENT	Wall Sign
VARIANCE TYPE	Wall Sign Aggregate Area Increase
VARIANCE REQUEST	INCREASE AGGREGATE TOTAL OF WALL SIGN AREA FROM 200 SQ FT TO 256.8 SQ FT
COMMISSION DISTRICT	4

CASE NUMBER	ZVR2021-00026
APPLICANT	BEN AKRONG
LOCATION	2395 HIGHPOINT RD, SNELLVILLE, GA 30078
ZONING	RM
PARCEL	6051 331
PROPOSED DEVELOPMENT	Multifamily Lot
VARIANCE TYPE	Side Setback Encroachment
VARIANCE REQUEST	ALLOW ENCROACHMENT OF 13 FT INTO THE 24 FT SIDE BUILDING SETBACK (LOT 1)
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2021-00027
APPLICANT	BEN AKRONG
LOCATION	2395 HIGHPOINT RD, SNELLVILLE, GA 30078
ZONING	RM
PARCEL	6051 331
PROPOSED DEVELOPMENT	Multifamily Lot
VARIANCE TYPE	Lot Width
VARIANCE REQUEST	REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 92.99 FT (LOT 2)
COMMISSION DISTRICT	3

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CASE NUMBER ZVR2021-00028
APPLICANT BEN AKRONG
LOCATION 2395 HIGHPOINT RD, SNELLVILLE, GA 30078
ZONING RM
PARCEL 6051 331
PROPOSED DEVELOPMENT Multifamily Lot
VARIANCE TYPE Side Setback Encroachment
VARIANCE REQUEST ALLOW ENCROACHMENT OF 3 FT INTO THE 24 FT SIDE BUILDING SETBACK (LOT 2)
COMMISSION DISTRICT 3

CASE NUMBER ZVR2021-00029
APPLICANT BEN AKRONG
LOCATION 2395 HIGHPOINT RD, SNELLVILLE, GA 30078
ZONING RM
PARCEL 6051 331
PROPOSED DEVELOPMENT Multifamily Lot
VARIANCE TYPE Side Setback Encroachment
VARIANCE REQUEST ALLOW ENCROACHMENT OF 5 FT INTO THE 24 FT SIDE BUILDING SETBACK (LOT 2)
COMMISSION DISTRICT 3

CASE NUMBER ZVR2021-00030
APPLICANT BEN AKRONG
LOCATION 2395 HIGHPOINT RD, SNELLVILLE, GA 30078
ZONING RM
PARCEL 6051 331
PROPOSED DEVELOPMENT Multifamily Lot
VARIANCE TYPE Side Setback Encroachment
VARIANCE REQUEST ALLOW ENCROACHMENT OF 5 FT INTO THE 24 FT SIDE BUILDING SETBACK (LOT 3)
COMMISSION DISTRICT 3

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CASE NUMBER ZVR2021-00031
APPLICANT KEVIN RINGO
LOCATION 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1003 851
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 138.89 FT (LOT 1)
COMMISSION DISTRICT 4

CASE NUMBER ZVR2021-00032
APPLICANT KEVIN RINGO
LOCATION 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1003 851
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 191.69 FT (LOT 7)
COMMISSION DISTRICT 4

CASE NUMBER ZVR2021-00033
APPLICANT KEVIN RINGO
LOCATION 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1003 851
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

CASE NUMBER ZVR2021-00034
APPLICANT KEVIN RINGO
LOCATION 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1003 851
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

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CASE NUMBER ZVR2021-00035
APPLICANT KEVIN RINGO
LOCATION 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1003 851
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 ZVR2021-00036
APPLICANT KEVIN RINGO
LOCATION 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1003 851
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 ZVR2021-00037
APPLICANT KEVIN RINGO
LOCATION 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1003 851
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Lot Width
VARIANCE REQUEST REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 6)
COMMISSION DISTRICT 4

CASE NUMBER ZVR2021-00038
APPLICANT KEVIN RINGO
LOCATION 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1003 851
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

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CASE NUMBER ZVR2021-00039
APPLICANT KEVIN RINGO
LOCATION 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1003 851
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 ZVR2021-00040
APPLICANT KEVIN RINGO
LOCATION 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1003 851
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 ZVR2021-00041
APPLICANT KEVIN RINGO
LOCATION 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1003 851
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

CASE NUMBER ZVR2021-00042
APPLICANT KEVIN RINGO
LOCATION 3300 OLD THOMPSON MILL RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1003 851
PROPOSED DEVELOPMENT Subdividing a Lot
VARIANCE TYPE Road Frontage Reduction
VARIANCE REQUEST REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 6)
COMMISSION DISTRICT 4

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CASE NUMBER	ZVR2021-00043
APPLICANT	ALEX POPHAM
LOCATION	769 CRESCENT RIVER PASS, SUWANEE, GA 30024
ZONING	R100
PARCEL	7283 013
PROPOSED DEVELOPMENT	Accessory Structure
VARIANCE TYPE	Accessory Structure
VARIANCE REQUEST	INCREASE HEIGHT OF AN ACCESSORY STRUCTURE FROM 12 FT TO 20 FT
COMMISSION DISTRICT	1

CASE NUMBER	ZVR2021-00044
APPLICANT	ALEX POPHAM
LOCATION	769 CRESCENT RIVER PASS, SUWANEE, GA 30024
ZONING	R100
PARCEL	7283 013
PROPOSED DEVELOPMENT	Accessory Structure
VARIANCE TYPE	Accessory Structure
VARIANCE REQUEST	INCREASE SIZE OF ACCESSORY STRUCTURE FROM 500 SQ FT TO 997 SQ FT
COMMISSION DISTRICT	1

CASE NUMBER	ZVR2021-00045
APPLICANT	ANTHONY AISQUITH
LOCATION	4695 WHITESTONE WAY, SUWANEE, GA 30024
ZONING	R100
PARCEL	7285 114
PROPOSED DEVELOPMENT	Accessory Structure
VARIANCE TYPE	Accessory Structure
VARIANCE REQUEST	INCREASE SIZE OF AN ACCESSORY STRUCTURE FROM 650 SQ FT TO 999.33 SQ FT
COMMISSION DISTRICT	1

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CASE NUMBER	ZVR2021-00046
APPLICANT	ANTHONY AISQUITH
LOCATION	4695 WHITESTONE WAY, SUWANEE, GA 30024
ZONING	R100
PARCEL	7285 114
PROPOSED DEVELOPMENT	Accessory Structure
VARIANCE TYPE	Accessory Structure
VARIANCE REQUEST	INCREASE HEIGHT OF AN ACCESSORY STRUCTURE FROM 12 FT TO 30 FT
COMMISSION DISTRICT	1

CASE NUMBER	ZVR2021-00047
APPLICANT	ANTHONY AISQUITH
LOCATION	4695 WHITESTONE WAY, SUWANEE, GA 30024
ZONING	R100
PARCEL	7285 114
PROPOSED DEVELOPMENT	Accessory Structure
VARIANCE TYPE	Accessory Structure
VARIANCE REQUEST	ALLOW ACCESSORY STRUCTURE TO BE LOCATED IN A SIDE YARD
COMMISSION DISTRICT	1