

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

**ATTENDANCE: PAULA HASTINGS, JASON GRAHAM, JEFF TIMLER, MATT PEEVY, JIM NASH**

**STAFF MEMBERS IN ATTENDANCE: ADENA FULLARD, CHRIS HAYWARD, MARIA SERBAN,  
 TYLER LASSER, MICHELLE PHULPS**

**APPROVAL OF AGENDA**

<b>MOTION</b>	<b>2nd</b>	<b>ACTION TAKEN</b>	<b>VOTES</b>
TIMLER	PEEVEY	APPROVED AMENDED AGENDA TO TABLE ZVR2021-00021-00030 TO APRILE 13, 2021 PRIOR TO START OF HEARING	5-0

**APPROVAL OF PREVIOUS MONTH MEETING MINUTES**

<b>MOTION</b>	<b>2nd</b>	<b>ACTION TAKEN</b>	<b>VOTES</b>
PEEVEY	NASH	APPROVED	5-0

**ANNOUNCEMENTS: WELCOME TO JASON GRAHAM, DISTRICT 2 APOINTEE AND NEW DEPARTMENTAL STAFF**

**OLD BUSINESS:**

**CASE NUMBERS** ZVR2021-00011-ZVR2021-00018  
**APPLICANT** SCOTT PUCKETT  
**LOCATION** 2760 CAMP BRANCH ROAD  
**ZONING** RA200  
**MRN (DIST, LL, PARCEL)** 7141 03A  
**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 – REDUC 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. Plat shall include a 20-foot utility easement measured from the centerline of the proposed access easement for a total of 40 feet in width. Dwellings shall not encroach into utility easements.
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: NO**  
**MOTION: PEEVEY**  
**SECOND: TIMLER**  
**MOTION TO: DENY ZVR2021-00011 – ZVR2021-00018**  
**ACTION TAKEN / VOTES: DENIED / 3-0-2**

**CASE NUMBERS ZVR2021-00022**  
**APPLICANT PHILLIP GALBREATH**  
**LOCATION 3205 LOGANVILLE HIGHWAY**  
**ZONING C2**  
**MRN (DIST, LL, PARCEL) 5164 008**  
**PROPOSED DEVELOPMENT CONVENIENCE STORE**  
**VARIANCE REQUESTED:**  
**INCREASE FRONT AND SIDE YARD PARKING PERCENTAGE TO MORE THAN 20% IN AN**  
  
**OVERLAY DISTRICT 3 (WATKINS)**

**APPLICANT PRESENT: YES**  
**OPPOSITION: NO**  
**MOTION: TIMLER**  
**SECOND: PEEVEY**  
**MOTION TO: ABLE TO APRIL 13, 2021 ZONING OF BOARD OF APPEAL MEETING**  
**ACTION TAKEN / VOTES: TABLED TO APRIL 13, 20121 ZONING BOARD OF APPEALS MEETING / 5-0**

**CASE NUMBERS ZVR2021-00023**  
**APPLICANT MIKE HULL, P.E.**  
**LOCATION 20 CRESTRIDGE DRIVE**  
**ZONING M1**  
**MRN (DIST, LL, PARCEL) 7151 062**  
**PROPOSED DEVELOPMENT OFFICE/WAREHOUSE**  
**VARIANCE REQUESTED:**  
**INCREASE MAXIMUM ALLOWED NUMBER OF PARKING SPACES FROM 173 SPACES TO 311 SPACES**

**COMMISSION DISTRICT 1 (CARDEN)**

1. No driveway or parking area shall encroach into the required stream buffer or impervious surface setback without an approved stream buffer variance.

**APPLICANT PRESENT: YES**  
**OPPOSITION: NO**  
**MOTION: HASTINGS**  
**SECOND: PEEVEY**  
**MOTION TO: APPROVE WITH STAFF RECOMMENDED CONDITIONS**  
**ACTION TAKEN / VOTES: APPROVED WITH STAFF RECOMMENDED CONDITIONS / 5-0**

**CASE NUMBERS ZVR2021-00024-ZVR2021-00025**  
**APPLICANT TYLER PIERRE**  
**LOCATION 1942 OLD PEACHTREE ROAD**  
**ZONING C2**  
**MRN (DIST, LL, PARCEL) 7094 273**  
**PROPOSED DEVELOPMENT WALL SIGN**  
**VARIANCE REQUESTED:**  
**ZVR2021-00024 – INCREASE ALLOWABLE WALL SIGN AREA ON FRONT ELEVATION FROM 100 SQ FT TO 128.4 SQ FT**  
**ZVR2021-00025 – INCREASE AGGREGATE TOTAL OF WALL SIGN AREA FROM 200 SQ FT TO 256.8 SQ FT**

**COMMISSION DISTRICT 4 (FOSQUE)**

**APPLICANT PRESENT: YES**  
**OPPOSITION: NO**  
**MOTION: PEEVEY**  
**SECOND: TIMLER**  
**MOTION TO: APPROVE**  
**ACTION TAKEN / VOTES: APPROVED / 5-0**

**CASE NUMBERS ZVR2021-00026-ZVR2021-00030**  
**APPLICANT BEN AKRONG**  
**LOCATION 2395 HIGHPOINT ROAD**  
**ZONING RM**  
**MRN (DIST, LL, PARCEL) 6051 331**  
**PROPOSED DEVELOPMENT MULTIFAMILY LOT**  
**VARIANCE REQUESTED:**  
**ZVR2021-00026 – ALLOW ENCROACHMENT OF 13 FT INTO THE 24 FT SIDE BUILDING SETBACK (LOT 1)**  
**ZVR2021-00027 – REDUCE REQUIRED LOT WIDTH FROM 100 FT TO 92.99 FT (LOT 2)**  
**ZVR2021-00028 – ALLOW ENCROACHMENT OF 3 FT INTO THE 24 FT SIDE BUILDING SETBACK (LOT 2)**  
**ZVR2021-00029 – ALLOW ENCROACHMENT OF 5 FT INTO THE 24 FT SIDE BUILDING (LOT 2)**  
**ZVR2021-00030 – ALLOW ENCROACHMENT OF 5 FT INTO THE 24 FT SIDE BUILDING SETBACK (LOT 3)**

**COMMISSION DISTRICT 3 (WATKINS)**

1. An exemption plat shall be submitted for review and recorded prior to issuance of any building permits.
2. Duplexes shall be constructed of brick, stone, and/or hardiplank siding. An approved land disturbance permit (LDP) shall be required prior to issuance of any building permits.

**APPLICANT PRESENT: YES**

**OPPOSITION: NO**

**MOTION: TIMLER**

**SECOND: PEEVEY**

**MOTION TO: TABLE TO APRIL 13, 2021 ONING BOARD OF APPEALS MEETING**

**ACTION TAKEN / VOTES: TABLED TO APRIL 13, 20121 ZONING BOARD OF APPEALS MEETING / 5-0**

<b>CASE NUMBERS</b>	<b>ZVR2021-00031-ZVR2021-00042</b>
<b>APPLICANT</b>	<b>KEVIN RINGO</b>
<b>LOCATION</b>	<b>3300 OLD THOMPSON MILL ROAD</b>
<b>ZONING</b>	<b>RA200</b>
<b>MRN (DIST, LL, PARCEL)</b>	<b>1003 851</b>
<b>PROPOSED DEVELOPMENT</b>	<b>SUBDIVIDING A LOT</b>
<b>VARIANCE REQUESTED:</b>	
	<b>ZVR2021-00031 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 138.89 FT (LOT 1)</b>
	<b>ZVR2021-00032 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 191.69 FT (LOT 7)</b>
	<b>ZVR2021-00033 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 2)</b>
	<b>ZVR2021-00034 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 3)</b>
	<b>ZVR2021-00035 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 4)</b>
	<b>ZVR2021-00036 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 5)</b>
	<b>ZVR2021-00037 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 6)</b>
	<b>ZVR2021-00038 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2)</b>
	<b>ZVR2021-00039 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3)</b>
	<b>ZVR2021-00040 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 5)</b>
	<b>ZVR2021-00041 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 4)</b>
	<b>VR2021-00042 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 6)</b>

**COMMISSION DISTRICT 4 (FOSQUE)**

1. A land disturbance permit (LDP) shall be required prior to issuance of any building permits.
2. An exemption plat shall be submitted for review and recorded prior to issuance to any building permits. Plat shall include a 20-foot utility easement measured from the centerline of the proposed access easement for a total of 40 feet in width. Dwellings shall not encroach into utility easements.
3. A modification shall be submitted to Planning and Development and approved for an increased number of lots from 5 lots to 7 lots
4. Each home shall have at least a two-car garage.
5. Homes shall be constructed of brick, stone, and/or hardiplank siding.

**APPLICANT PRESENT: YES**  
**OPPOSITION: NO**  
**MOTION: PEEVEY**  
**SECOND: NASH**  
**MOTION TO: TABLE TO APRIL 13, 20121 ZONING BOARD OF APPEAL MEETING**  
**ACTION TAKEN / VOTES: TABLED TO APRIL 13, 20121 ZONING BOARD OF APPEALS MEETING / 5-0**

<b>CASE NUMBERS</b>	<b>ZVR2021-00043-ZVR2021-00044</b>
<b>APPLICANT</b>	<b>ALEX POPHAM</b>
<b>LOCATION</b>	<b>769 CRESCENT RIVER PASS</b>
<b>ZONING</b>	<b>R100</b>
<b>MRN (DIST, LL, PARCEL)</b>	<b>7283 013</b>
<b>PROPOSED DEVELOPMENT</b>	<b>ACCESSORY STRUCTURE</b>
<b>VARIANCE REQUESTED:</b>	<b>ZVR2021-00043 – INCREASE HEIGHT OF AN ACCESSORY STRUCTURE FROM 12 FT TO 20 FT</b> <b>ZVR2021-00044 – INCREASE SIZE OF AN ACCESSORY STRUCTURE FROM 500 SQ FT TO 997 SQ FT</b>

**COMMISSION DISTRICT 1 (CARDEN)**

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

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

**CASE NUMBERS** ZVR2021-00045-ZVR2021-00047  
**APPLICANT** ANTHONY AISQUITH  
**LOCATION** 4695 WHITESTONE WAY  
**ZONING** R100  
**MRN (DIST, LL, PARCEL)** 7285 114  
**PROPOSED DEVELOPMENT** ACCESSORY STRUCTURE  
**VARIANCE REQUESTED:**  
 ZVR2021-00045 – INCREASE SIZE OF AN ACCESSORY STRUCTURE  
 FROM 650 SQ FT TO 999.33 SQ FT  
 ZVR2021-00046 – INCREASE HEIGHT OF AN ACCESSORY  
 STRUCTURE FROM 12 FT TO 30 FT  
 ZVR2021-00047 – ALLOW ACCESSORY STRUCTURE TO BE  
 LOCATED IN A SIDE YARD

**COMMISSION DISTRICT** 1 (CARDEN)

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

**APPLICANT PRESENT: YES**  
**OPPOSITION: NO**  
**MOTION: HASTINGS**  
**SECOND: NASH**  
**MOTION TO: APPROVE WITH STAFF RECOMMENDED CONDITIONS**  
**ACTION TAKEN / VOTES: APPROVED WITH STAFF RECOMMENDED CONDITIONS / 4-0-1**

MOTION TO ADJOURN	SECOND	ACTION / VOTES	TIME ADJOURNED
TIMLER	GRAHAM	5-0	7:02