

ZONING BOARD OF APPEALS

GWINNETT JUSTICE & ADMINISTRATION CENTER

75 Langley Drive, Lawrenceville, GA 30045

HEARING DATE: 4/13/2021

PUBLIC HEARING AT 6:30 P.M.

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	ZVR2021-00026
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 9 FT INTO THE 20 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

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 11 FT INTO THE 20 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 ZVR2021-00038
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

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

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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

CASE NUMBER ZVR2021-00048
APPLICANT BILLY SACHSE
LOCATION 2431 DOC HUGHES RD, BUFORD, GA 30519
ZONING RA200
PARCEL 1002 129
PROPOSED DEVELOPMENT Accessory Structure or Use
VARIANCE TYPE Accessory Structure or Use Yard Location
VARIANCE REQUEST ALLOW ACCESSORY DWELLING TO BE LOCATED IN A FRONT YARD
COMMISSION DISTRICT 3

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CASE NUMBER	ZVR2021-00049
APPLICANT	GORGE SALINAS
LOCATION	4524 BRUCE ST, DORAVILLE, GA 30340
ZONING	R75
PARCEL	6246A035
PROPOSED DEVELOPMENT	Single-Family Dwelling Addition
VARIANCE TYPE	Front Setback Encroachment
VARIANCE REQUEST	ALLOW ENCROACHMENT OF 27.2 FT INTO THE 30 FT FRONT BUILDING SETBACK
COMMISSION DISTRICT	2

CASE NUMBER	ZVR2021-00050
APPLICANT	ROBERT & STEPHANI MOSELEY
LOCATION	4061 SARDIS CHURCH RD, BUFORD, GA 30519
ZONING	RA200
PARCEL	1002 163
PROPOSED DEVELOPMENT	Accessory Structure
VARIANCE TYPE	Accessory Structure Setback Encroachment
VARIANCE REQUEST	ALLOW ENCROACHMENT OF 10.6 FT INTO THE 20 FT ACCESSORY STRUCTURE SETBACK
COMMISSION DISTRICT	3

CASE NUMBER	ZVR2021-00051
APPLICANT	ROBERT & STEPHANI MOSELEY
LOCATION	4061 SARDIS CHURCH RD, BUFORD, GA 30519
ZONING	RA200
PARCEL	1002 163
PROPOSED DEVELOPMENT	Accessory Structure or Use
VARIANCE TYPE	Accessory Structure or Use Yard Location
VARIANCE REQUEST	ALLOW ACCESSORY STRUCTURE CARPORT TO BE LOCATED IN A FRONT YARD
COMMISSION DISTRICT	3

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CASE NUMBER	ZVR2021-00052
APPLICANT	CHANAN MOSHE
LOCATION	5054 SINGLETON RD, NORCROSS, GA 30093
ZONING	OI
PARCEL	6186 013
PROPOSED DEVELOPMENT	Parking Surface
VARIANCE TYPE	Parking Quantity
VARIANCE REQUEST	DECREASE TOTAL NUMBER OF PARKING SPACES FROM 1,050 SPACES TO 420 SPACES (40%)
COMMISSION DISTRICT	2

CASE NUMBER	ZVR2021-00053
APPLICANT	SHAUN ADAMS, ESQ.
LOCATION	1500 WINDER HWY, DACULA, GA 30019
ZONING	M1
PARCEL	5239 038
PROPOSED DEVELOPMENT	Storage Facility
VARIANCE TYPE	Outdoor Storage
VARIANCE REQUEST	ALLOW OUTDOOR STORAGE TO BE LOCATED WITHIN A REQUIRED FRONT YARD BETWEEN THE FRONT OF THE PRINCIPAL STRUCTURE AND PUBLIC STREET AND ALLOW MATERIALS STORED OUTDOORS TO BE STACKED AT A HEIGHT EXCEEDING THAT OF THE SCREENING FENCE.
COMMISSION DISTRICT	4