

**ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER AUDITORIUM,
75 LANGLEY DRIVE LAWRENCEVILLE, GA 30046
HEARING DATE: APRIL 13, 2021
PUBLIC HEARING AT 6:30 P.M.
OFFICIAL MINUTES**

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

STAFF MEMBERS IN ATTENDANCE: SUSAN CANON, MATT DICKISON, CYNDI SLOAN, MARIA SERBAN, TYLER LASSER, MICHELLE PHULPS

APPROVAL OF AGENDA:

MOTION	2nd	ACTION TAKEN	VOTES
MP	JN	APPROVED	5-0

APPROVAL OF PREVIOUS MONTH MEETING MINUTES:

MOTION	2nd	ACTION TAKEN	VOTES
MP	JN	APPROVED	4-0-1

ANNOUNCEMENTS: NO ANNOUNCEMENTS

OLD BUSINESS:

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

COMMISSION DISTRICT: 3 (WATKINS)

1. Exterior needs to be in accordance with the rendering provided at the April 13, 2021 Zoning Board of Appeals Hearing.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: TIMLER
SECOND: NASH
MOTION TO: APPROVE WITH CONDITIONS
ACTION TAKEN/VOTES: 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

VARIANCES REQUESTED:

ZVR2021-00026 – ALLOW ENCROACHMENT OF 9 FT INTO THE
20 FT SIDE BUILDING SETBACK (LOT 1)

ZVR2021-00027 – REDUCE REQUIRED LOT WIDTH FROM 100 FT
TO 92.99 FT (LOT 2)

ZVR2021-00030 – ALLOW ENCROACHMENT OF 11 FT INTO THE
20 FT SIDE BUILDING SETBACK (LOT 3)

COMMISSION DISTRICT: 3 (WATKINS)

APPLICANT PRESENT: YES

OPPOSITION: NO

MOTION: TIMLER

SECOND: NASH

MOTION TO: APPROVE WITH CONDITIONS

ACTION TAKEN/VOTES: 5-0

CASE NUMBERS: ZVR2021-00031-ZVR2021-00042
APPLICANT: KEVIN RINGO
LOCATION: 3300 OLD THOMPSON MILL ROAD
ZONING: RA200
MRN (DIST, LL, PARCEL): 1003 851
PROPOSED DEVELOPMENT: SUBDIVIDING A LOT
VARIANCES REQUESTED:

- ZVR2021-00031 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 138.89 FT (LOT 1)
- ZVR2021-00032 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 191.69 FT (LOT 7)
- ZVR2021-00033 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 2)
- ZVR2021-00034 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 3)
- ZVR2021-00035 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 4)
- ZVR2021-00036 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 5)
- ZVR2021-00037 – REDUCE REQUIRED LOT WIDTH FROM 200 FT TO 0 FT (LOT 6)
- ZVR2021-00038 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 2)
- ZVR2021-00039 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 3)
- ZVR2021-00040 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 5)
- ZVR2021-00041 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 4)
- ZVR2021-00042 – REDUCE REQUIRED ROAD FRONTAGE FROM 40 FT TO 0 FT (LOT 6)

COMMISSION DISTRICT: 4 (FOSQUE)

APPLICANT PRESENT: NO
OPPOSITION: NO
MOTION: PEEVY
SECOND: TIMLER
MOTION TO: DENY WITHOUT PREJUDICE
ACTION TAKEN/VOTES: 5-0

NEW BUSINESS:

CASE NUMBERS: ZVR2021-00048
APPLICANT: BILLY SACHSE
LOCATION: 2431 DOC HUGHES ROAD
ZONING: RA200
MRN (DIST, LL, PARCEL): 1002 129
PROPOSED DEVELOPMENT: ACCESSORY STRUCTURE OR USE
VARIANCE REQUESTED: ALLOW ACCESSORY DWELLING TO BE LOCATED IN A FRONT YARD

COMMISSION DISTRICT: 3 (WATKINS)

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

APPLICANT PRESENT: YES
OPPOSITION: YES
MOTION: TIMLER
SECOND: PEEVY
MOTION TO: TABLE TO THE MAY 11, 2021, ZONING BOARD OF APPEALS MEETING
ACTION TAKEN/VOTES: 5-0

CASE NUMBERS: ZVR2021-00049
APPLICANT: GORGE SALINAS
LOCATION: 4524 BRUCE ST
ZONING: R75
MRN (DIST, LL, PARCEL): 6246A035
PROPOSED DEVELOPMENT: SINGLE-FAMILY DWELLING ADDITION
VARIANCE REQUESTED: ALLOW ENCROACHMENT OF 27.2 FT INTO THE 30 FT FRONT BUILDING SETBACK

COMMISSION DISTRICT: 2 (KU)

1. The applicant shall obtain a residential building permit and achieve satisfactory inspections for issuance of a Certificate of Occupancy.
2. Must have attached siding and roofing materials consistent with the existing residence, as shown on the detail sheets provided on April 11, 2021 Zoning Board of Appeals Hearing.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: GRAHAM
SECOND: TIMLER
MOTION TO: APPROVED WITH CONDITIONS
ACTION TAKEN/VOTES: 5-0

CASE NUMBERS: ZVR2021-00050, ZVR2021-00051
APPLICANT: ROBERT & STEPHANI MOSELEY
LOCATION: 4061 SARDIS CHURCH RD
ZONING: RA200
MRN (DIST, LL, PARCEL): 1002 163
PROPOSED DEVELOPMENT: ACCESSORY STRUCTURE OR USE
VARIANCES REQUESTED:

ZVR2021-00050 ALLOW ENCROACHMENT OF 10.6 FT INTO THE 20 FT ACCESSORY STRUCTURE SETBACK
ZVR2021-00051 ALLOW ACCESSORY STRUCTURE CARPORT TO BE LOCATED IN A FRONT YARD

COMMISSION DISTRICT: 3 (WATKINS)

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: TIMLER
SECOND: PEEVY
MOTION TO: APPROVE WITH CONDITIONS
ACTION TAKEN/VOTES: 5-0

CASE NUMBERS: ZVR2021-00052
APPLICANT: CHANAN MOSHE
LOCATION: 5054 SINGLETON RD
ZONING: OI
MRN (DIST, LL, PARCEL): 6186 013
PROPOSED DEVELOPMENT: PARKING SURFACE
VARIANCE REQUESTED: DECREASE TOTAL NUMBER OF PARKING SPACES FROM 1,050 SPACES TO 420 SPACES (40%)

COMMISSION DISTRICT: 2 (KU)

(NO CONDITIONS)

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

CASE NUMBERS: ZVR2021-00053
APPLICANT: SHAUN ADAMS, ESQ
LOCATION: 1500 WINDER HWY
ZONING: M1
MRN (DIST, LL, PARCEL): 5239 038
PROPOSED DEVELOPMENT: STORAGE FACILITY
VARIANCE REQUESTED: 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 (FOSQUE)

1. Fencing along the first 300 feet of the western property line from the southern corner of the property and all fencing adjacent to Winder Highway shall have slats or black mesh fabric installed.
2. All outdoor storage located within 150 feet of the Winder Highway right-of-way shall be stacked at height no greater than 15 feet.
3. Supplemental plantings shall be provided where sparsely vegetated along Winder Highway to provide year-round screening.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: PEEVY
SECOND: GRAHAM
MOTION TO: APPROVE WITH CONDITIONS
ACTION TAKEN / VOTES: 5-0

ADJOURN:

MOTION TO ADJOURN	SECOND	ACTION / VOTES	TIME ADJOURNED
PEEVY	NASH	5-0	7:56