

ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER
75 Langley Drive, Lawrenceville, GA 30045
HEARING DATE: 6/8/2021
PUBLIC HEARING AT 6:30 P.M.

CASE NUMBER ZVR2021-00060
APPLICANT TAKESHI YAMAZAKI
LOCATION 4207 ROVELLO WAY, BUFORD, GA 30519
ZONING R75 CSO
PARCEL 1002A227
PROPOSED DEVELOPMENT Fence
VARIANCE TYPE Fence Height Increase (Front/Side Front)
VARIANCE REQUEST INCREASE FENCE HEIGHT FROM 4 FT TO 6 FT IN A FRONT SETBACK
COMMISSION DISTRICT 3

CASE NUMBER ZVR2021-00061
APPLICANT EDWARD KESSLER & MISUN HONG
LOCATION 5612 O'ROUKE RD, BUFORD, GA 30518
ZONING RS100
PARCEL 7321 213
PROPOSED DEVELOPMENT Fence
VARIANCE TYPE Fence Height Increase (Front/Side Front)
VARIANCE REQUEST INCREASE FENCE HEIGHT FROM 4 FT TO 10 FT IN A FRONT SETBACK.
COMMISSION DISTRICT 1

CASE NUMBER ZVR2021-00062
APPLICANT SUSAN ROMAINE
LOCATION 2957 JOSEPH MARION CT, SNELLVILLE, GA 30039
ZONING R100
PARCEL 4301 140
PROPOSED DEVELOPMENT Porch
VARIANCE TYPE Rear Setback Encroachment
VARIANCE REQUEST ALLOW ENCROACHMENT OF 15 FT INTO 50 FT REAR BUILDING SETBACK.
COMMISSION DISTRICT 3

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CASE NUMBER ZVR2021-00063
APPLICANT BHUPINDER SHARMA
LOCATION 2146 HAMILTON LAKE PKWY, BUFORD, GA 30519
ZONING R75CSO
PARCEL 3002A426
PROPOSED DEVELOPMENT Fence
VARIANCE TYPE Fence Height Increase (Front/Side Front)
VARIANCE REQUEST INCREASE FENCE HEIGHT FROM 4 FT TO 6 FT IN A FRONT SETBACK
COMMISSION DISTRICT 3

CASE NUMBER ZVR2021-00064
APPLICANT FABIOLA MARTINEZ
LOCATION 1580 LAKE LUCERNE RD, LILBURN, GA 30047
ZONING R100
PARCEL 6074 006A
PROPOSED DEVELOPMENT Fence
VARIANCE TYPE Fence Height Increase (Front/Side Front)
VARIANCE REQUEST INCREASE FENCE HEIGHT FROM 4 FT TO 6 FT IN FRONT SETBACK
COMMISSION DISTRICT 2

CASE NUMBER ZVR2021-00065
APPLICANT TPA RESIDENTIAL, LLC
LOCATION 550 WEBB GIN HOUSE ROAD, LAWRENCEVILLE, GA 300045
ZONING C2
PARCEL 5138 014
PROPOSED DEVELOPMENT Townhouse
VARIANCE TYPE Side Setback Encroachment
VARIANCE REQUEST ALLOW ENCROCHMENT OF 15 FT INTO THE 20 FT SIDE YARD SETBACK
COMMISSION DISTRICT 3

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| CASE NUMBER | ZVR2021-00066 |
| APPLICANT | PHILLIPS EDISON & COMPANY |
| LOCATION | 3320 HAMILTON MILL RD, BUFORD, GA 30519 |
| ZONING | C2 |
| PARCEL | 7182 113 |
| PROPOSED DEVELOPMENT | Retail Business |
| VARIANCE TYPE | Parking Percentage |
| VARIANCE REQUEST | INCREASE FRONT AND SIDE YARD PARKING PERCENTAGE TO MORE THAN 20% IN AN OVERLAY DISTRICT |
| COMMISSION DISTRICT | 4 |