

OFFICIAL MINUTES

**ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER AUDITORIUM
75 LANGLEY DRIVE LAWRENCEVILLE, GA 30046
HEARING DATE: JUNE 8, 2021
PUBLIC HEARING AT 6:30 P.M.**

ATTENDANCE: PAULA HASTINGS, MATT PEEVY, JIM NASH, JASON GRAHAM (ARRIVED 6:40PM)

**STAFF MEMBERS IN ATTENDANCE: MATT DICKISON, CYNDI SLOAN, CATHERINE LONG.
SOLEEN KARIM, DAVID SCHLIFKA, GABRIELLE CAZEAU
MICHELLE PHULPS**

APPROVAL OF AGENDA:

MOTION	2nd	ACTION TAKEN	VOTES
PEEVY	NASH	APPROVED	3-0

APPROVAL OF PREVIOUS MONTH MEETING MINUTES:

MOTION	2nd	ACTION TAKEN	VOTES
PEEVY	NASH	APPROVED	3-0

OLD BUSINESS:

1. CASE NUMBERS: **ZVR2021-00059**
APPLICANT: VERRIA HAIRSTON
LOCATION: 4704 AMANDA LOUISA CT
ZONING: R100
MRN (DIST, LL, PARCEL): R4301 104
PROPOSED DEVELOPMENT: FENCE
VARIANCE REQUESTED: INCREASE FENCE HEIGHT FROM 4 FT TO 8 FT IN A FRONT
SETBACK
COMMISSION DISTRICT: 3 (WATKINS)

(NO CONDITIONS RECOMMENDED)

**APPLICANT PRESENT: PUBLIC HEARING HELD MAY 18, 2021
OPPOSITION: N/A
MOTION: NASH
SECOND: PEEVY
MOTION TO: DENY
ACTION TAKEN / VOTES: 3-0**

NEW BUSINESS:

1. CASE NUMBER: **ZVR2021-00060**
APPLICANT/CONTACT: TAKESHI YAMAZAKI
PHONE NUMBER: 678.790.5201
ZONING: R75 CSO
LOCATION: 4207 ROVELLO WAY
MRN (DIST, LL, PARCEL): R1002A227
PROPOSED DEVELOPMENT: FENCE
VARIANCE REQUESTED: INCREASE FENCE HEIGHT FROM 4 FT TO 6 FT IN A FRONT SETBACK
COMMISSION DISTRICT: 3 (WATKINS)

CONDITIONS

1. The fence shall be located as shown on Exhibit B: Site Plan.
2. The fence shall be limited to a maximum height of 6 feet where located in the required front yard setback.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: NASH
SECOND: PEEVY
MOTION TO: APPROVE WITH STAFF RECOMMENDED CONDITIONS
ACTION TAKEN / VOTES: 3-0-1 (JASON GRAHAM ABSTAINED)

2. CASE NUMBER: **ZVR2021-00061**
APPLICANT/CONTACT: EDWARD KESSLER & MISUN HONG
PHONE NUMBER: 202.798.9607
ZONING: RS100
LOCATION: 5612 O'ROUKE ROAD
MRN (DIST, LL, PARCEL): R 7321 213
PROPOSED DEVELOPMENT: FENCE
VARIANCES REQUESTED: INCREASE FENCE HEIGHT FROM 4 FT TO 10 FT IN A FRONT SETBACK
COMMISSION DISTRICT: 1 (CARDEN)

CONDITIONS

1. The fence shall be located as shown on Exhibit B: Site Plan.
2. The fence shall be limited to a maximum height of 10/11 feet where located in the required front yard setback as currently constructed.

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

3. CASE NUMBER: **ZVR2021-00063**
APPLICANT/CONTACT: BHUPINDER SHARMA
PHONE NUMBER: 678.431.4177
ZONING: R75 CSO
LOCATION: 2146 HAMILTON LAKE PKWY.
MRN (DIST, LL, PARCEL): R 3002A426
PROPOSED DEVELOPMENT: FENCE
VARIANCE REQUESTED: INCREASE FENCE HEIGHT FROM 4 FT TO 6 FT IN A FRONT SETBACK
COMMISSION DISTRICT: 3 (WATKINS)

CONDITIONS

1. **The fence shall be located as shown on Exhibit B: Site Plan.**
2. **The fence shall be limited to a maximum height of 6 feet where located in the required front yard setback.**

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

4. CASE NUMBER: **ZVR2021-00064**
APPLICANT/CONTACT: FABIOLA MARTINEZ
PHONE NUMBER: 404.849.6215
ZONING: R100
LOCATION: 1580 LAKE LUCERNE ROAD
MRN (DIST, LL, PARCEL): R6074 006A
PROPOSED DEVELOPMENT: FENCE
VARIANCE REQUESTED: INCREASE FENCE HEIGHT FROM 4 FT TO 6 FT IN A FRONT SETBACK
COMMISSION DISTRICT: 2 (KU)

CONDITIONS

1. **The fence shall be located as shown on Exhibit B: Site Plan.**
2. **The fence shall be limited to a maximum height of 6 feet where located in the required front yard setback.**
3. **No portion of the proposed vehicular gate shall exceed 6 feet.**
4. **Any portion of the existing fence located within the public right-of-way shall be removed within 60 days at the expense of the property owner.**

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

5. CASE NUMBER: **ZVR2021-00065**
 APPLICANT: TPA RESIDENTIAL, LLC
 CONTACT: EVAN SHAW
 PHONE NUMBER: 678.306.4237
 ZONING: R-TH
 LOCATION: 550 WEBB GIN HOUSE ROAD
 MRN (DIST, LL, PARCEL): R5138 014
 PROPOSED DEVELOPMENT: TOWNHOUSE
 VARIANCE REQUESTED: ALLOW ENCROACHMENT OF 15 FT INTO THE 20 FT SIDE YARD SETBACK
 COMMISSION DISTRICT: 3 (WATKINS)

CONDITION

1. **The development shall be in substantial conformity with submitted Site Plan.**

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: NASH
SECOND: GRAHAM
MOTION TO: APPROVE WITH AMENDED STAFF RECOMMENDED CONDITION
ACTION TAKEN / VOTES: 4-0

6. CASE NUMBER: **ZVR2021-00066**
 APPLICANT: PHILLIPS EDISON & COMPANY
 CONTACT: JIM BRUCKNER
 PHONE NUMBER: 513.746.2579
 ZONING: C2
 LOCATION: 3320 HAMILTON MILL ROAD
 MRN (DIST, LL, PARCEL): R7182 113
 PROPOSED DEVELOPMENT: RETAIL BUSINESS
 VARIANCE REQUESTED: INCREASE FRONT AND SIDE YARD PARKING PERCENTAGE TO MORE THAN 20% IN AN OVERLAY DISTRICT
 COMMISSION DISTRICT: 4 (FOSQUE)

CONDITION

1. **The development shall be in substantial conformity with Exhibit B: Site Plan**

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: PEEVY
SECOND: NASH
MOTION TO: APPROVE WITH STAFF RECOMMENDED CONDITION
ACTION TAKEN / VOTES: 4-0

ADJOURN:

MOTION TO ADJOURN	SECOND	ACTION / VOTES	TIME ADJOURNED
GRAHAM	NASH	4-0	7:32 pm