

OFFICIAL MINUTES
ZONING BOARD OF APPEALS
GWINNETT JUSTICE & ADMINISTRATION CENTER AUDITORIUM,
75 LANGLEY DRIVE LAWRENCEVILLE, GA 30046
HEARING DATE: AUGUST 10, 2021
PUBLIC HEARING AT 6:30 P.M.

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

**STAFF MEMBERS IN ATTENDANCE: SUSAN CANON, CYNDI SLOAN, CATHERINE LONG,
 DAVID SCHLIFKA**

APPROVAL TO AMEND AGENDA:

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

APPROVAL OF AMENDED AGENDA:

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

APPROVAL OF JULY 13, 2021, MEETING MINUTES:

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

ANNOUNCEMENTS: NONE

NEW BUSINESS:

- (ITEM ADDED BY AMENDMENT TO AGENDA) Approval / authorization to sign Certiorari Bond of Giacomina Roberts & Daughdrill, LLC as surety for CG Overlook Owner, LLC, Mesa Development, LLC and Velocis Sugarloaf, LP.

PRESENTED BY THE LAW DEPARTMENT

OPPOSITION: NONE

MOTION: JG

SECOND: JT

MOTION TO: APPROVE THE BOND WITH THE ADDED LANGUAGE "ALL SUMS SOUGHT AS AN AWARD TO BE RECOVERED"

ACTION TAKEN / VOTES: APPROVED THE BOND WITH THE ADDED LANGUAGE "ALL SUMS SOUGHT AS AN AWARD TO BE RECOVERED" /5-0

2. CASE NUMBER: **ZVR2021-00073**
APPLICANT/CONTACT: ALLA KARCHA
PHONE NUMBER: 413-519-1331
ZONING: RA-200
LOCATION: 940 EWING CHAPEL ROAD
MRN (DIST, LL, PARCEL): R5278 005
PROPOSED DEVELOPMENT: ACCESSORY STRUCTURE
VARIANCE REQUESTED: ALLOW ACCESSORY STRUCTURE
IN SIDE YARD
COMMISSION DISTRICT: 3 (WATKINS)

CONDITIONS

- 1. The accessory structure shall be located in general conformance with Exhibit B: Site Plan.**

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

3. CASE NUMBER: **ZVR2021-00074**
APPLICANT/CONTACT: MELLES AMEDIE
PHONE NUMBER: 770-540-7736
ZONING: R-75 CSO
LOCATION: 4202 ROVELLO WAY
MRN (DIST, LL, PARCEL): R1002A 217
PROPOSED DEVELOPMENT: FENCE
VARIANCES REQUESTED: FENCE HEIGHT INCREASE IN
FRONT YARD
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: JT
SECOND: JN
MOTION TO: APPROVE WITH STAFF RECOMMENDED CONDITIONS
ACTION TAKEN / VOTES: APPROVED WITH STAFF RECOMMENDED CONDITIONS / 5-0

4. CASE NUMBER: **ZVR2021-00077**
APPLICANT/CONTACT: DIRK HEYNS
PHONE NUMBER: 610-202-1728
ZONING: R-100
LOCATION: 2231 LAKEWAY DRIVE
MRN (DIST, LL, PARCEL): R3002A 101
PROPOSED DEVELOPMENT: RECREATIONAL VEHICLE PARKING
AREA
VARIANCE REQUESTED: RECREATIONAL VEHICLE PARKING
IN SIDE YARD
COMMISSION DISTRICT: 3 (WATKINS)

CONDITIONS

- 1. The recreational vehicle shall be parked on a porous or grassed paving system in the side yard, a minimum of 10 feet from the side property line.**
- 2. Provide vegetative screening to buffer view of vehicle from adjoining lot to the east and from the right-of-way. Screening plan to be submitted within 30 days of variance approval by the Zoning Board of Appeals and is subject to approval by the Director of Planning and Development.**

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

5. CASE NUMBER: **ZVR2021-00078**
APPLICANT: MEADOW WALK APARTMENTS,
LLC C/O MAHAFFEY PICKENS
TUCKER, LLP
CONTACT: SHANE LANHAM
PHONE NUMBER: 770-232-0000
ZONING: MU-R
LOCATION: 2710 MEADOW CHURCH ROAD
MRN (DIST, LL, PARCEL): R7156 011, 7156 012 AND 7156
013
PROPOSED DEVELOPMENT: MIXED-USE DEVELOPMENT
VARIANCE REQUESTED: TO REDUCE THE MINIMUM
HEATED FLOOR AREA PER
DWELLING UNIT
COMMISSION DISTRICT: 1 (CARDEN)

CONDITIONS

- 1. The minimum heated floor area for 1-bedroom units shall be 600 square feet. A maximum of 8 units shall have a heated floor area of less than 650 square feet. A maximum of 84 units shall have a heated floor area of less than 750 square feet. This is to allow a wall and a door to be constructed to enclose a bedroom in the current allowable use as efficiency units (studios).**
- 2. Efficiency units shall be prohibited.**

APPLICANT PRESENT: YES
OPPOSITION: YES
MOTION: PH
SECOND: JT
MOTION TO: APPROVE WITH AMENDED STAFF CONDITIONS
ACTION TAKEN / VOTES: APPROVED WITH AMENDED STAFF CONDITIONS / 5-0

6. CASE NUMBER: **ZVR2021-00079**

APPLICANT:	ARVIND PATEL
CONTACT:	ARVIND PATEL
PHONE NUMBER:	678-480-2111
ZONING:	C-2
LOCATION:	1930 SATELLITE BOULEVARD
MRN (DIST, LL, PARCEL):	R7122 224
PROPOSED DEVELOPMENT:	HOTEL
VARIANCE REQUESTED:	EXCEED 70-FOOT MAXIMUM FRONT BUILDING AND ENTRANCE SETBACK
COMMISSION DISTRICT:	1 (CARDEN)

CONDITION

- 1. The applicant shall provide a minimum four-foot-wide pedestrian walkway from the adjacent sidewalk to the building entrance which may consist of a concrete sidewalk and/or a clearly marked walkway across internal driveways and/or maneuvering areas consisting of a raised crosswalk or a variation in materials per review and approval of the Director of Planning and Development.**

APPLICANT PRESENT:	YES
OPPOSITION:	NO
MOTION:	PH
SECOND:	JT
MOTION TO:	APPROVE WITH AMENDED STAFF CONDITIONS
ACTION TAKEN / VOTES:	APPROVED WITH AMENDED STAFF CONDITIONS / 5-0

7. CASE NUMBER: **ZVR2021-00080**
 APPLICANT: DAVID HAGLER
 CONTACT: DAVID HAGLER
 PHONE NUMBER: 770-365-3477
 ZONING: R-140
 LOCATION: 270 MARANATHA TRAIL
 MRN (DIST, LL, PARCEL): R5151 022
 PROPOSED DEVELOPMENT: ACCESSORY DWELLING UNIT
 VARIANCE REQUESTED: EXCEED MAXIMUM ACCESSORY DWELLING UNIT SIZE
 COMMISSION DISTRICT: 3 (WATKINS)

CONDITIONS

1. The accessory dwelling shall not exceed 1,000 square feet and shall be located in general conformance with Exhibit B: Site Plan.
2. The building addition shall be consistent with materials of the existing accessory dwelling unity.

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

ADJOURN:

MOTION TO ADJOURN	SECOND	ACTION / VOTES	TIME ADJOURNED
MP	JN	5-0	7:38PM