

Zoning Board of Appeals Minutes
Tuesday, September 14, 2021, at 6:30pm
75 Langley Drive, Lawrenceville, GA 30046

Present: Paula Hastings, Jason Graham, Jeff Timler, Jim Nash
Absent: Matt Peevy

Staff Members Present: Susan Canon, Cyndi Sloan, Catherine Long, David Schlifka

- A. Call to Order, Moment of Silence, Pledge to Flag**
- B. Opening Remarks by Chairwoman and Rules of Order**
- C. Approval of Agenda:**
{Action: Approved Motion: Nash; Second: Timler; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}
- D. Approval of Minutes: August 10, 2021**
{Action: Approved Motion: Graham; Second: Timler; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}
- E. Old Business**

F. New Business

1. Case Number:	ZVR2021-00075
Applicant:	Myriam Martinez
Contact:	Viviana Potes
Phone Number:	404.435.5991
Zoning:	R-100
Location:	1350 Lilac Arbor Road
Map Number:	R5267 178
Proposed Development:	Accessory Structure
Variance Requested:	Allow encroachment of 6 feet 4 inches into 20-foot accessory structure setback
Commission District:	3 (Watkins)

CONDITIONS

1. The accessory structure shall be located in conformance with Exhibit B: Site Plan, received August 5, 2021.
 2. The exterior of the accessory structure shall be consistent with materials and colors of the primary residential structure.
 3. Revised building elevations and plans shall be provided for modification of the interior of the structure as a single story, subject to the review and approval of the Planning and Development Director.
 4. The applicant shall provide a minimum of five 15-gallon cryptomeria japonica planted 5 feet on center along the side lot line, between the accessory building and the fence, per review and approval of the Planning and Development Director.
 5. The applicant shall obtain all necessary permits prior to continuing work on the structure.
- {Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 4-0; Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

2. Case Number:	ZVR2021-00076
Applicant:	Myriam Martinez
Contact:	Viviana Potes
Phone Number:	404.435.5991
Zoning:	R-100
Location:	1350 Lilac Arbor Road
Map Number:	R5267 178
Proposed Development:	Accessory Structure
Variance Requested:	Allow an increase in the maximum size of an accessory structure from 650 square feet to 900 square feet
Commission District:	3 (Watkins)

CONDITIONS

1. The accessory structure shall be located in conformance with Exhibit B: Site Plan, received August 5, 2021.
2. The exterior of the accessory structure shall be consistent with materials and colors of the primary residential structure.
3. Revised building elevations and plans shall be provided for modification of the interior of the structure as a single story, subject to the review and approval of the Planning and Development Director.
4. The applicant shall provide a minimum of five 15-gallon cryptomeria japonica planted 5 feet on center along the side lot line, between the accessory building and the fence, per review and approval of the Planning and Development Director.
5. The applicant shall obtain all necessary permits prior to continuing work on the structure.

{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 4-0; Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

3. Case Number: **ZVR2021-00081**
Applicant: Myriam Martinez
Contact: Viviana Potes
Phone Number: 404.435.5991
Zoning: R-100
Location: 1350 Lilac Arbor Road
Map Number: R5267 178
Proposed Development: Accessory Structure
Variance Requested: Allow an increase in maximum height from 12 feet in height to 22 feet in height
Commission District: 3 (Watkins)

CONDITIONS

1. The accessory structure shall be located in conformance with Exhibit B: Site Plan, received August 5, 2021.
 2. The exterior of the accessory structure shall be consistent with materials and colors of the primary residential structure.
 3. Revised building elevations and plans shall be provided for modification of the interior of the structure as a single story, subject to the review and approval of the Planning and Development Director.
 4. The applicant shall provide a minimum of five 15-gallon cryptomeria japonica planted 5 feet on center along the side lot line, between the accessory building and the fence, per review and approval of the Planning and Development Director.
 5. The applicant shall obtain all necessary permits prior to continuing work on the structure.
- {Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 4-0; Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

4. Case Number: **ZVR2021-00082 (Public Hearing Held)**
Applicant/Contact: Diana Carolina Olaya
Phone Number: 404.644.8074
Zoning: R-100
Location: 2295 Castle Royale Drive
Map Number: R7057 127
Proposed Development: Recreational Vehicle Parking
Variances Requested: Allow the parking of recreational or non-motor vehicles in front yard
Commission District: (4) Fosque
{Action: Tabled to 10/12/2021 Motion: Hastings; Second: Timler; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

5. Case Number: **ZVR2021-00083**
Applicant/Contact: Mary M. Simmons
Phone Number: 770.979.5471
Zoning: R-100
Location: 1501 Pinebark Court
Map Number: R5071 093
Proposed Development: Recreational Vehicle Parking Area
Variances Requested: Allow parking of recreational or non-motor vehicle
in side yard
Commission District: (3) Watkins

CONDITION

1. The recreational vehicle shall be parked on a paved surface in the side yard, a minimum of 15 feet from the side property line.

{Action: Approved with Conditions Motion: Graham; Second: Timler; Vote: 4-0; Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

6. Case Number: **ZVR2021-00084 (Public Hearing Held)**
Applicant/Contact: Marcella Cox
Phone Number: 404.889.9221
Zoning: R-100
Location: 4970 Hodgkins Place
Map Number: R6100 326
Proposed Development: Fence
Variances Requested: Allow fence height increase from 4 feet to 5 feet 4 inches in a front setback
Commission District: (2) Ku
{Action: Tabled to 10/12/2021 Motion: Graham; Second: Timler; Vote: 4-0; Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

7. Case Number: **ZVR2021-00085**
Applicant/Contact: Serge Charles
Phone Number: 678.508.4417
Zoning: R-100
Location: 1941 Sever Road
Map Number: R7083 008
Proposed Development: Single-Family Residence
Variances Requested: Allow encroachment of 15 feet into a 50 foot front yard setback
Commission District: (1) Carden

CONDITIONS

1. Development shall be in conformance with Exhibit B: Site Plan dated received August 4, 2021, with no more than one driveway access to Tab Roberts Road and no access permitted to Sever Road.

{Action: Approved with Condition Motion: Hastings; Second: Graham; Vote: 4-0; Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

8. Case Number: **ZVR2021-00086**
Applicant/Contact: Rafael Pinzon
Phone Number: 770.885.3113
Zoning: R-100
Location: 210 Lacey Oak Lane
Map Number: R5157 343
Proposed Development: Single-Family Residence
Variances Requested: Allow encroachment of 10 feet into a 35-foot front setback

Commission District: (3) Watkins

CONDITIONS

1. A House Location Plan (HLP) and a Residential Drainage Plan (RDP) shall be submitted for approval prior to issuance of a building permit.
2. No access permitted to Georgia Highway 20.
3. The plat of the lot is to be recorded with a ten-foot no-access easement along right-of-way of Highway 20.
4. Ten-foot no-access easement is to be planted with a single row of minimum four-foot tall, cryptomeria japonica, spaced no more than eight feet apart.
5. Home shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum two-foot-high brick or stacked stone water table.
6. The minimum heated floor area shall be 1,825 square feet.

{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 4-0; Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

9. Case Number: **ZVR2021-00087**
Applicant/Contact: Rafael Pinzon
Phone Number: 770.885.3113
Zoning: R-100
Location: 210 Lacey Oak Lane
Map Number: R5157 343
Proposed Development: Single-Family Residence
Variances Requested: Allow encroachment of 10 feet into a 50-foot rear setback

Commission District: (3) Watkins

CONDITIONS

1. A House Location Plan (HLP) and a Residential Drainage Plan (RDP) shall be submitted for approval prior to issuance of a building permit.
2. No access permitted to Georgia Highway 20.
3. The plat of the lot is to be recorded with a ten-foot no-access easement along right-of-way of Highway 20.
4. Ten-foot no-access easement is to be planted with a single row of minimum four-foot tall, cryptomeria japonica, spaced no more than eight feet apart.
5. Home shall be constructed primarily of brick or stacked stone on front façades, with accents of fiber-cement siding or shake. The balance of the home may be the same or of fiber-cement siding with a minimum two-foot-high brick or stacked stone water table.
6. The minimum heated floor area shall be 1,825 square feet.

{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 4-0; Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

10. Case Number: **ZVR2021-00088**
Applicant: Rangewater Real Estate, LLC
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: M-UR, RM-24 and R-TH
Location: 509 Buford Drive
2200 Block of Azalea Drive
Map Numbers: R7105 115
R7105 188
Proposed Development: Mixed-Use Development
Variances Requested: Allow increase in building height from 35 feet to 75 feet within 50 feet of a R-TH zoning and in the 50-foot angled transition
Commission District: (4) Fosque
{Action: Approved Motion: Hastings; Second: Nash; Vote: 4-0; Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}
11. Case Number: **ZVR2021-00089**
Applicant: Old Peachtree Presbyterian Church, Inc.
Contact: Keith Akin
Phone Number: 770.846.0227
Zoning: R-100
Location: 1756 Old Peachtree Road
Map Number: R7165 003
Proposed Development: Ground Sign
Variances Requested: Allow sign height increase from 5 feet to 7 feet
Commission District: (1) Carden

CONDITIONS

1. The sign shall be constructed in conformance with Exhibit C: Sign Details received on August 4, 2021.
2. All required permits shall be obtained prior to construction.

{Action: Approved with Conditions Motion: Hastings; Second: Nash; Vote: 4-0; Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

12. Case Number:	ZVR2021-00090
Applicant:	Fannie McGowin
Contact:	Bertram McGowin
Phone Number:	770.771.1849
Zoning: R-75	
Location:	1269 Nestle Trail
Map Number:	R5204 144
Proposed Development:	Single-Family Residence
Variances Requested:	Allow a five-foot encroachment into the 40-foot rear yard setback
Commission District:	(4) Fosque

CONDITIONS

1. The roof over the patio shall be constructed based on Exhibit B: Concept Drawing submitted to the Department on August 4, 2021.
2. All required permits shall be obtained prior to beginning construction.

{Action: Approved with Conditions Motion: Nash; Second: Graham; Vote: 4-0; Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

G. Adjournment

{Action: Approved Motion: Nash; Second: Graham; Vote: 4-0; Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}