



Zoning Board of Appeals
Tuesday, October 12, 2021 - 6:30pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

- A. Call To Order, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda
- D. Approval of Minutes - September 14, 2021
- E. Old Business
- 1. Case Number: **ZVR2021-00082 (Public Hearing Held)**
Applicant/Contact: Diana Carolina Olaya
Phone Number: 404.644.8074
Zoning: R-100 (Single-Family Residence District)
Location: 2295 Castle Royale Drive
Map Number: R7057 127
Proposed Development: Recreational Vehicle Parking
Variances Requested: Allow parking of recreational vehicle or non-motor vehicle in front yard
Commission District: (4) Fosque
- 2. Case Number: **ZVR2021-00084 (Public Hearing Held)**
Applicant/Contact: Marcella Cox
Phone Number: 404.889.9221
Zoning: R-100 (Single-Family Residence District)
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

F. New Business

1. Case Number: **ZVR2021-00091**
Applicant/Owner: BURCH001, LLC
Contact: Andrew Perry
Phone Number: 404.987.1224
Zoning: R-100 (Single-Family Residence District)
Location: 3458 South Scales Road – Lot 2
Map Number: R7198 005
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow reduction of road frontage from 40 feet to 0 feet
Commission District: (1) Carden

2. Case Number: **ZVR2021-00092**
Applicant/Owner: BURCH001, LLC
Contact: Andrew Perry
Phone Number: 404.987.1224
Zoning: R-100 (Single-Family Residence District)
Location: 3458 South Scales Road – Lot 2
Map Number: R7198 005
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow reduction of lot width from 100 feet to 0 feet
Commission District: (1) Carden

3. Case Number: **ZVR2021-00093**
Applicant/Owner: BURCH001, LLC
Contact: Andrew Perry
Phone Number: 404.987.1224
Zoning: R-100 (Single-Family Residence District)
Location: 3458 South Scales Road – Lot 3
Map Number: R7198 005
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow reduction of road frontage from 40 feet to 0 feet
Commission District: (1) Carden

4. Case Number: **ZVR2021-00094**
Applicant/Owner: BURCH001, LLC
Contact: Andrew Perry
Phone Number: 404.987.1224
Zoning: R-100 (Single-Family Residence District)
Location: 3458 South Scales Road – Lot 3
Map Number: R7198 005
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow reduction of lot width from 100 feet to 0 feet
Commission District: (1) Carden
5. Case Number: **ZVR2021-00095**
Applicant/Owner: BURCH001, LLC
Contact: Andrew Perry
Phone Number: 404.987.1224
Zoning: R-100 (Single-Family Residence District)
Location: 3458 South Scales Road – Lot 4
Map Number: R7198 005
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow reduction of road frontage from 40 feet to 0 feet
Commission District: (1) Carden
6. Case Number: **ZVR2021-00096**
Applicant/Owner: BURCH001, LLC
Contact: Andrew Perry
Phone Number: 404.987.1224
Zoning: R-100 (Single-Family Residence District)
Location: 3458 South Scales Road – Lot 4
Map Number: R7198 005
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow reduction of lot width from 100 feet to 0 feet
Commission District: (1) Carden

7. Case Number: **ZVR2021-00097**
Applicant/Owner: BURCH001, LLC
Contact: Andrew Perry
Phone Number: 404.987.1224
Zoning: R-100 (Single-Family Residence District)
Location: 3458 South Scales Road – Lot 5
Map Number: R7198 005
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow reduction of road frontage from 40 feet to 0 feet
Commission District: (1) Carden
8. Case Number: **ZVR2021-00098**
Applicant/Owner: BURCH001, LLC
Contact: Andrew Perry
Phone Number: 404.987.1224
Zoning: R-100 (Single-Family Residence District)
Location: 3458 South Scales Road – Lot 5
Map Number: R7198 005
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow reduction of lot width from 100 feet to 0 feet
Commission District: (1) Carden
9. Case Number: **ZVR2021-00099**
Applicant/Owner: BURCH001, LLC
Contact: Andrew Perry
Phone Number: 404.987.1224
Zoning: R-100 (Single-Family Residence District)
Location: 3458 South Scales Road – Lot 6
Map Number: R7198 005
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow reduction of road frontage from 40 feet to 0 feet
Commission District: (1) Carden

10. Case Number: **ZVR2021-00100**
Applicant/Owner: BURCH001, LLC
Contact: Andrew Perry
Phone Number: 404.987.1224
Zoning: R-100 (Single-Family Residence District)
Location: 3458 South Scales Road – Lot 6
Map Number: R7198 005
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow reduction of lot width from 100 feet to 0 feet
Commission District: (1) Carden
11. Case Number: **ZVR2021-00101**
Applicant/Owner: BURCH001, LLC
Contact: Andrew Perry
Phone Number: 404.987.1224
Zoning: R-100 (Single-Family Residence District)
Location: 3458 South Scales Road – Lot 7
Map Number: R7198 005
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow reduction of road frontage from 40 feet to 38.31 feet
Commission District: (1) Carden
12. Case Number: **ZVR2021-00102**
Applicant/Owner: BURCH001, LLC
Contact: Andrew Perry
Phone Number: 404.987.1224
Zoning: R-100 (Single-Family Residence District)
Location: 3458 South Scales Road – Lot 7
Map Number: R7198 005
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow reduction of lot width from 100 feet to 38.31 feet
Commission District: (1) Carden

13. Case Number: **ZVR2021-00103**
Applicant: ResiBuilt Homes
Owner: Stan Hall
Contact: Jeff Hill
Phone Number: 470.809.1256
Zoning: OSC (Open Space Conservation District)
Location: 1490 Chandler Road
Map Number: R5184 021
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow increase in maximum cul-de-sac street length, from 600 feet to 775 feet
Commission District: 3 (Watkins)
14. Case Number: **ZVR2021-00113**
Applicant: ResiBuilt Homes
Owner: Stan Hall
Contact: Jeff Hill
Phone Number: 470.809.1256
Zoning: OSC (Open Space Conservation District)
Location: 1490 Chandler Road
Map Number: R5184 021
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow increase in maximum cul-de-sac street length, from 600 feet to 675 feet
Commission District: 3 (Watkins)
15. Case Number: **ZVR2021-00104**
Applicant/Owner: Barefoot Brothers, LLC
Contact: Bo Braswell
Phone Number: 770.238.9000
Zoning: RA-200 (Agriculture-Residence District)
Location: 4604 Braselton Highway
Map Number: R3003 013
Proposed Development: Kennel
Variance Requested: Allow primary building façade and entrance to be located greater than 70 feet from public right-of-way
Commission District: 3 (Watkins)

16. Case Number: **ZVR2021-00105**
Applicant: Thomas and Hutton
Owner: Robert Pounds
Contact: Tonya Woods
Phone Number: 770.271.2868
Zoning: OSC (Open Space Conservation District)
Location: 3591 Tuggle Road
Map Number: R1001 049
Proposed Development: Single-Family Residential Subdivision
Variance Requested: to allow increase in maximum cul-de-sac street length, from 600 feet to 1,048 feet
Commission District: 4 (Fosque)
17. Case Number: **ZVR2021-00109**
Applicant/Owner/Contact: Sejd Rizvic
Phone Number: 404.483.9483
Zoning: R-ZT(Single-Family Residence District)
Location: 1170 Lendl Lane
Map Number: R7004 536
Proposed Development: Single-Family Dwelling
Variances Requested: Allow an encroachment of 17.8 feet into the 35-foot rear setback for a building addition
Commission District: (4) Fosque
18. Case Number: **ZVR2021-00110 – Administratively Held**

G. OTHER BUSINESS

1. Approval to reconsider ZVR2021-00077 at the Zoning Board of Appeals Meeting on November 9, 2021. Applicant: Dirk Heyns; 2231 Lakeway Drive, Dacula, GA 30019; Allow parking of recreational vehicle or non-motor vehicle in side yard. Staff is directed to re-advertise and re-post this zoning hearing.

H. ANNOUNCEMENTS

I. ADJOURNMENT