

Zoning Board of Appeals
Tuesday, November 9, 2021 - 6:30pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

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

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

A. Call To Order, Pledge to Flag

B. Opening Remarks by Chairman and Rules of Order

C. Approval of Agenda

{Action: Approved Motion: Peevy; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

D. Approval of Minutes – October 12, 2021

{Action: Approved Motion: Peevy; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

E. Old Business

1. 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: Allow increase in maximum cul-de-sac street length from 600 feet to 1,048 feet
Commission District: (4) Fosque

{Action: Approved with Staff Recommended Conditions Motion: Peevy; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

F. New Business

1. Case Number: **ZVR2021-00077**
Applicant/Owner/Contact: Dirk Heyns
Phone Number: 610.202.1728
Zoning: R-100 (Single-Family Residence District)
Location: 2231 Lakeway Drive
Map Number: R3002A 101
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow parking of recreation vehicle or non-motor vehicle in side yard
Commission District: (3) Watkins
{Action: Approved without Staff Recommended Conditions Motion: Timler; Second: Graham; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

2. Case Number: **ZVR2021-00110**
Applicant/Owner/Contact: Sejd Rizvic
Phone Number: 404.483.9483
Zoning: RZT (Single-Family Residence District)
Location: 1170 Lendl Lane
Map Number: R7004 536
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow an encroachment into the five-foot accessory building setback for a storage shed
Commission District: (4) Fosque
{Action: Approved with Board Recommended Condition Motion: Peevy; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

3. Case Number: **ZVR2021-00114**
Applicant/Owner/Contact: Nodira Artikova
Phone Number: 404.723.2905
Zoning: R-100 (Single-Family Residence District)
Location: 885 Newcastle Drive
Map Number: R6100 140
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow an eight-foot tall fence in a front yard setback
Commission District: (2) Ku
{Action: Denied Motion: Graham; Second: Timler; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

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4. Case Number: **ZVR2021-00116**
Applicant/Owner/Contact: Lainu Kuruvilla
Phone Number: 754.304.7758
Zoning: R-100 (Single-Family Residence District)
Location: 629 Crystal Cove Court
Map Number: R5123 133
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow a six-foot tall fence in a front yard setback
Commission District: (3) Watkins
{Action: Approved with Staff Recommended Conditions Motion: Timler; Second: Graham; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
5. Case Number: **ZVR2021-00117**
Applicant/Owner/Contact: Octavio Ramirez-Iturbe
Phone Number: 678.618.7467
Zoning: R-60 (Single-Family Residence District)
Location: 2269 Ingram Road
Map Number: R6227 167
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow an accessory building exceeding 500 square feet
Commission District: (1) Carden
{Action: Approved with Staff Recommended Conditions Motion: Hastings; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
6. Case Number: **ZVR2021-00118**
Applicant/Owner/Contact: Octavio Ramirez-Iturbe
Phone Number: 678.618.7467
Zoning: R-60 (Single-Family Residence District)
Location: 2269 Ingram Road
Map Number: R6227 167
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow an accessory building in a rear yard setback
Commission District: (1) Carden
{Action: Approved with Staff Recommended Conditions Motion: Hastings; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

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7. Case Number: **ZVR2021-00124**
Applicant/Owner/Contact: Octavio Ramirez-Iturbe
Phone Number: 678.618.7467
Zoning: R-60 (Single-Family Residence District)
Location: 2269 Ingram Road
Map Number: R6227 167
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow an accessory building to exceed maximum permitted height
Commission District: (1) Carden
{Action: Approved with Staff Recommended Conditions Motion: Hastings; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
8. Case Number: **ZVR2021-00120 (Public Hearing Held)**
Applicant/Owner/Contact: Luis Socorro
Phone Number: 404.610.4527
Zoning: R-100 (Single-Family Residence District)
Location: 2715 Windstream Way
Map Number: R5016 187
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Exceed the maximum allowable hard surface area in a front yard setback
Commission District: (4) Fosque
{Action: Tabled to 12/13/2021 Motion: Peevy; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
9. Case Number: **ZVR2021-00121**
Applicant: Maja Radovic/Radovic Permits, LLC
Owner: Mohammed and Zeshan Choudhry
Contact: Maja Radovic
Phone Number: 404.717.4795
Zoning: RM (Multi-Family Residence District)
Location: 868 Glasgow Drive
Map Number: R6172 428
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow an accessory building in a rear yard setback
Commission District: (2) Ku
{Action: Approved with Staff Recommended Conditions Motion: Graham; Second: Timler; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

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10. Case Number: **ZVR2021-00122**
Applicant: Maja Radovic/Radovic Permits, LLC
Owner: Mohammed and Zeshan Choudhry
Contact: Maja Radovic
Phone Number: 404.717.4795
Zoning: RM (Multi-Family Residence District)
Location: 868 Glasgow Drive
Map Number: R6172 428
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow a porch in a side yard setback
Commission District: (2) Ku
{Action: Approved with Staff Conditions Motion: Graham; Second: Timler; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
11. Case Number: **ZVR2021-00123**
Applicant: Maja Radovic/Radovic Permits, LLC
Owner: Mohammed and Zeshan Choudhry
Contact: Maja Radovic
Phone Number: 404.717.4795
Zoning: RM (Multi-Family Residence District)
Location: 868 Glasgow Drive
Map Number: R6172 428
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Exceed the maximum allowable hard surface area in a front yard setback
Commission District: (2) Ku
{Action: Approved with Staff Conditions Motion: Graham; Second: Timler; Vote: 4-1: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-No; Nash-Yes}
12. Case Number: **ZVR2021-00125**
Applicant/Owner/Contact: Scott Sprague
Phone Number: 770.875.8068
Zoning: R-100 (Single-Family Residence District)
Location: 3540 Foxworth Trail
Map Number: R7184 042
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Allow a principal structure in a side yard setback
Commission District: (4) Fosque
{Action: Approved with Staff Conditions Motion: Peevy; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT

{Action: Approved Motion: Peevy; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}