Gwinnett

Unofficial
MEETING MINUTES

Zoning Board of Appeals
Tuesday, January 11, 2022, at 6:30pm

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

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

A. Call To Order, Pledge to Flag

B. Opening Remarks by Chairman and Rules of Order

C. Approval of Agenda
{Action: Approved Motion: Nash, Second: Graham; Vote: 4-0: Hastings-Yes; Graham-Yes; Peevy-Yes; Nash-Yes}

D. Approval of Minutes:

December 13, 2021
{Action: Approved Motion: Nash, Second: Graham; Vote: 3-0-1: Hastings-Yes; Graham-Yes; Peevy-Abstained; Nash-Yes}

E. Announcements

F. Old Business

1.

Case Number:	**ZVR2021-00119 (Public Hearing Held 12/13/21)**
Applicant/Owner/Contact:	Ruben Diaz
Phone Number:	786.873.1535
Zoning:	RZT
Location:	1900 Hollywood Drive
Map Number:	R5049 136
Proposed Development:	Single-Family Residence
Variance Requested:	Exceed the maximum allowable hard surface area in a front yard
Commission District:	(4) Fosque

{Action: Denied Motion: Nash; Second: Graham; Vote: 3-0-1: Hastings-Yes; Graham-Yes; Peevy-Abstained; Nash-Yes}

2. Case Number: **ZVR2021-00130 (Public Hearing Held 12/13/21)**
Applicant: Dharani Investments, LLLP
Owner: Dharani Investments
Contact: Venkatram Korapaty
Phone Number: 224.388.4567
Zoning: C-2
Location: 1924 Braselton Highway
Map Number: R7094 156
Proposed Development: Convenience Store with Fuel Pumps
Variance Requested: Allow more than 20 percent of parking area in the front yard in an overlay district
Commission District: (4) Fosque
{Action: Tabled to February 8, 2022, Motion: Nash; Second: Graham; Vote: 3-0-1: Hastings-Yes; Graham-Yes; Peevy-Abstained; Nash-Yes}

3. Case Number: **ZVR2021-00136 (Public Hearing Held 12/13/21)**
Applicant: Jayson Diocares
Owner: Jayson Diocares
Contact: W. Charles Ross
Phone Number: 770.962.0100
Zoning: R-75
Location: 2830 Cardinal Lake Drive
Map Number: R7119A192
Proposed Development: Single-Family Residence
Variance Requested: Encroachment into front yard setbacks
Commission District: (1) Carden
{Action: Approved Motion: Hastings; Second: Nash; Vote: 3-0-1: Hastings-Yes; Graham-Yes; Peevy-Abstained; Nash-Yes}

4. Case Number: **ZVR2021-00137 (Public Hearing Held 12/13/21)**
Applicant: Jayson Diocares
Owner: Jayson Diocares
Contact: W. Charles Ross
Phone Number: 770.962.0100
Zoning: R-75
Location: 2830 Cardinal Lake Drive
Map Number: R7119A192
Proposed Development: Single-Family Residence
Variance Requested: Encroachment into rear yard setback
Commission District: (1) Carden
{Action: Approved Motion: Hastings; Second: Nash; Vote: 3-0-1: Hastings-Yes; Graham-Yes; Peevy-Abstained; Nash-Yes}

5. Case Number: **ZVR2021-00138 (Public Hearing Held 12/13/21)**
Applicant: Jayson Diocares
Owner: Jayson Diocares
Contact: W. Charles Ross
Phone Number: 770.962.0100
Zoning: R-75
Location: 2830 Cardinal Lake Drive
Map Number: R7119A192
Proposed Development: Single-Family Residence
Variance Requested: Encroachment into side yard setback
Commission District: (1) Carden
{Action: Approved Motion: Hastings; Second: Nash; Vote: 3-0-1: Hastings-Yes; Graham-Yes; Peevy-Abstained; Nash-Yes}

G. New Business

1. Case Number: **ZVR2022-00001**
Applicant/Owner/Contact: Diego Calderon
Phone Number: 404.655.7580
Zoning: R-75
Location: 1206 Chatham Road
Map Number: R7258 026A
Proposed Development: Single-Family Residence
Variance Requested: Allow encroachment into side setback
Commission District: (1) Carden
{Action: Approved with Staff Recommended Conditions Motion: Hastings; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Yes; Peevy-Yes; Nash-Yes}

2. Case Number: **ZVR2022-00002**
Applicant/Owner/Contact: Scott R. Michael
Phone Number: 954.871.7364
Zoning: R-100
Location: 1413 Mary Dale Drive
Map Number: R6080 230
Proposed Development: Single-Family Residence
Variance Requested: Allow an accessory building in a side yard setback
Commission District: (2) Ku
{Action: Approved with Staff Recommended Conditions Motion: Graham; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Yes; Peevy-Yes; Nash-Yes}

3. Case Number: **ZVR2022-00003**

Applicant:	Woodland Grove Limited Partnership c/o Dennis J. Webb, Jr., Smith Gambrell and Russell, LLP
Owner:	Woodland Grove Limited Partnership
Contact:	Dennis J. Webb, Jr.
Phone Number:	404.815.3500
Zoning:	RM-10
Location:	6195 Lawrenceville Highway
Map Number:	R6139 061
Proposed Development:	Multi-Family Residence
Variance Requested:	Allow encroachment into rear yard setback
Commission District:	(2) Ku

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

4. Case Number: **ZVR2022-00005**

Applicant/Owner/Contact:	Jesus Arnoldo Granados
Phone Number:	678.471.2421
Zoning:	R-75
Location:	1221 Buttercup Court
Map Number:	R7041 138
Proposed Development:	Single-Family Residence
Variance Requested:	Allow an accessory building in a side yard setback
Commission District:	(4) Fosque

{Action: Tabled to February 8, 2022, Motion: Peevy; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Yes; Peevy-Yes; Nash-Yes}

5. Case Number: **ZVR2022-00007**

Applicant:	Hilton Displays on behalf of Del Taco
Owner:	Mike Poarch
Contact:	Madison Oliver
Phone Number:	864.432.9854
Zoning:	C-2
Location:	825 Duluth Highway
Map Number:	R7008 033
Proposed Development:	Additional Signage
Variance Requested:	Allow an increase in maximum sign area
Commission District:	(4) Fosque

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

6. Case Number: **ZVR2022-00008**

Applicant:	Michelle Massard
Owner:	Thang Van Hong
Contact:	Michelle Massard
Phone Number:	347.880.9423
Zoning:	R-100
Location:	941 Brighton Drive
Map Number:	R7070 054
Proposed Development:	Accessory Building
Variance Requested:	Accessory building in side yard
Commission District:	(4) Fosque

{Action: Approved with Amended Staff Recommended Conditions Motion: Peevy; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Yes; Peevy-Yes; Nash-Yes}

7. Case Number: **ZVR2022-00009**

Applicant/Owner/Contact:	Claudiu Ratiu
Phone Number:	678.772.4472
Zoning:	R-100
Location:	3093 Hog Mountain Road
Map Number:	R3001 035
Proposed Development:	Single-Family Residence
Variance Requested:	Allow reduction of lot width for a single-family residence
Commission District:	(3) Watkins

{Action: Approved with Amended Staff Recommended Conditions Motion: Nash; Second: Graham; Vote: 4-0: Hastings-Yes; Graham-Yes; Peevy-Yes; Nash-Yes}

8. Case Number: **ZVR2022-00010**

Applicant/Owner/Contact:	Claudiu Ratiu
Phone Number:	678.772.4472
Zoning:	R-100
Location:	3093 Hog Mountain Road
Map Number:	R3001 035
Proposed Development:	Single-Family Residence
Variance Requested:	Allow reduction of road frontage for a single-family residence
Commission District:	(3) Watkins

{Action: Approved with Amended Staff Recommended Conditions Motion: Nash; Second: Graham; Vote: 4-0: Hastings-Yes; Graham-Yes; Peevy-Yes; Nash-Yes}

9. Case Number: **ZVR2022-00011**
   Applicant/Owner/Contact: Claudiu Ratiu
   Phone Number: 678.772.4472
   Zoning: R-100
   Location: 3103 Hog Mountain Road
   Map Number: R3001 137
   Proposed Development: Single-Family Residence
   Variance Requested: Allow reduction of lot width for a single-family residence
   Commission District: (3) Watkins
   {Action: Approved with Amended Staff Recommended Conditions Motion: Nash; Second: Graham; Vote: 4-0: Hastings-Yes; Graham-Yes; Peevy-Yes; Nash-Yes}

10. Case Number: **ZVR2022-00012**
    Applicant/Owner/Contact: Claudiu Ratiu
    Phone Number: 678.772.4472
    Zoning: R-100
    Location: 3103 Hog Mountain Road
    Map Number: R3001 137
    Proposed Development: Single-Family Residence
    Variance Requested: Allow reduction of road frontage for a single-family residence
    Commission District: (3) Watkins
    {Action: Approved with Amended Staff Recommended Conditions Motion: Nash; Second: Graham; Vote: 4-0: Hastings-Yes; Graham-Yes; Peevy-Yes; Nash-Yes}

11. Case Number: **ZVR2022-00013**
    Applicant/Owner/Contact: Isaac Gutierrez Vargas
    Phone Number: 678.487.5117
    678.464.8849
    Zoning: R-60
    Location: 1002 Jonathon Lane
    Map Number: R6168 201
    Proposed Development: Fence
    Variance Requested: Allow fence height increase
    Commission District: (2) Ku
    {Action: Approved with Staff Recommended Conditions Motion: Graham; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Yes; Peevy-Yes; Nash-Yes}

12. Case Number: **ZVR2022-00014**
    Applicant: Outdoor Communication Structures, Inc.
    Owner: M&D Lease Properties Buford LLC
    Contact: Tom Meeks
    Phone Number: 678.778.5959
    Zoning: C-2
    Location: 2289 East Rock Quarry Road
    Map Number: R3002 042
    Proposed Development: Oversize Sign
    Variance Requested: Allow oversized sign
    Commission District: (3) Watkins
    {Action: Approved with Staff Recommended Conditions Motion: Nash; Second: Graham; Vote: 4-0: Hastings-Yes; Graham-Yes; Peevy-Yes; Nash-Yes}

H. Other Business

I. Announcements

J. Adjournment
{Action: Approved Motion: Nash; Second: Graham; Vote: 4-0: Hastings-Yes; Graham-Yes; Peevy-Yes; Nash-Yes}