



**Zoning Board of Appeals
Tuesday, October 11, 2022, at 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 13, 2022

E. Announcements

F. Old Business

1. Case Number: **ZVR2022-00060**
Applicant/Owner: Dustin Pennington
Contact: Harrison Funk
Phone Number: 770.364.1296
Zoning: RA-200
Locations: 2035 Tribble Mill Parkway
1900 Block of Carl Graham Road
Map Numbers: R5217 004A, 043, and 208
Proposed Development: Single-Family Residence
Variance Requested: Reduce the minimum lot width
Commission District: (3) Watkins

2. Case Number: **ZVR2022-00066**
Applicant/Owner: Dustin Pennington
Contact: Harrison Funk
Phone Number: 770.364.1296
Zoning: RA-200
Location: 2035 Tribble Mill Parkway
Map Number: R5217 043
Proposed Development: Single-Family Residence
Variance Requested: Reduce the minimum lot width
Commission District: (3) Watkins

3. Case Number: **ZVR2022-00067**
Applicant/Owner: Dustin Pennington
Contact: Harrison Funk
Phone Number: 770.364.1296
Zoning: RA-200
Location: 2035 Tribble Mill Parkway
Map Number: R5217 043
Proposed Development: Single-Family Residence
Variance Requested: Reduce the minimum lot width
Commission District: (3) Watkins

4. Case Number: **ZVR2022-00068**
Applicant/Owner: Dustin Pennington
Contact: Harrison Funk
Phone Number: 770.364.1296
Zoning: RA-200
Locations: 2035 Tribble Mill Parkway
1900 Block of Carl Graham Road
Map Numbers: R5217 043 and 004A
Proposed Development: Single-Family Residence
Variance Requested: Reduce the minimum lot width
Commission District: (3) Watkins

G. New Business

1. Case Number: **ZVR2022-00086**
Applicant/Owner: Biblical Ministries Worldwide
Contact: Vincent Pallozzi
Phone Number: 404.509.3328
Zoning: M-1
Location: 1597 Herrington Road
Map Number: R7075 076
Proposed Development: Accessory Structure
Variance Requested: Allow an accessory structure in the side yard
Commission District: (1) Carden

2. Case Number: **ZVR2022-00087 (Administratively Held)**

3. Case Number: **ZVR2022-00088**
Applicant/Owner/Contact: Joe Nocera
Phone Number: 818.635.2485
Zoning: R-75
Location: 4201 Weston Drive SW
Map Number: R6091 118
Proposed Development: Single-Family Residence
Variance Requested: Exceed the maximum hard surface area in the front yard
Commission District: (2) Ku

4. Case Number: **ZVR2022-00089**
Applicant/Owner/Contact: Binh Tran
Phone Number: 770.778.8542
Zoning: R-100
Location: 1915 Severbrook Place
Map Number: R7083 401
Proposed Development: Sunroom
Variance Requested: Encroach into the rear yard setback
Commission District: (1) Carden
5. Case Number: **ZVR2022-00090**
Applicant/Owner/Contact: Leonardo F. Castrejon
Phone Number: 404.754.0272
Zoning: R-100
Location: 5464 Francis Avenue
Map Number: R6077 059
Proposed Development: Accessory Structure
Variance Requested: Allow an accessory structure
Commission District: (2) Ku
6. Case Number: **ZVR2022-00091**
Applicant/Owner/Contact: Leonardo F. Castrejon
Phone Number: 404.754.0272
Zoning: R-100
Location: 5464 Francis Avenue
Map Number: R6077 059
Proposed Development: Accessory Structure
Variance Requested: Exceed the maximum height of an accessory structure
Commission District: (2) Ku

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT



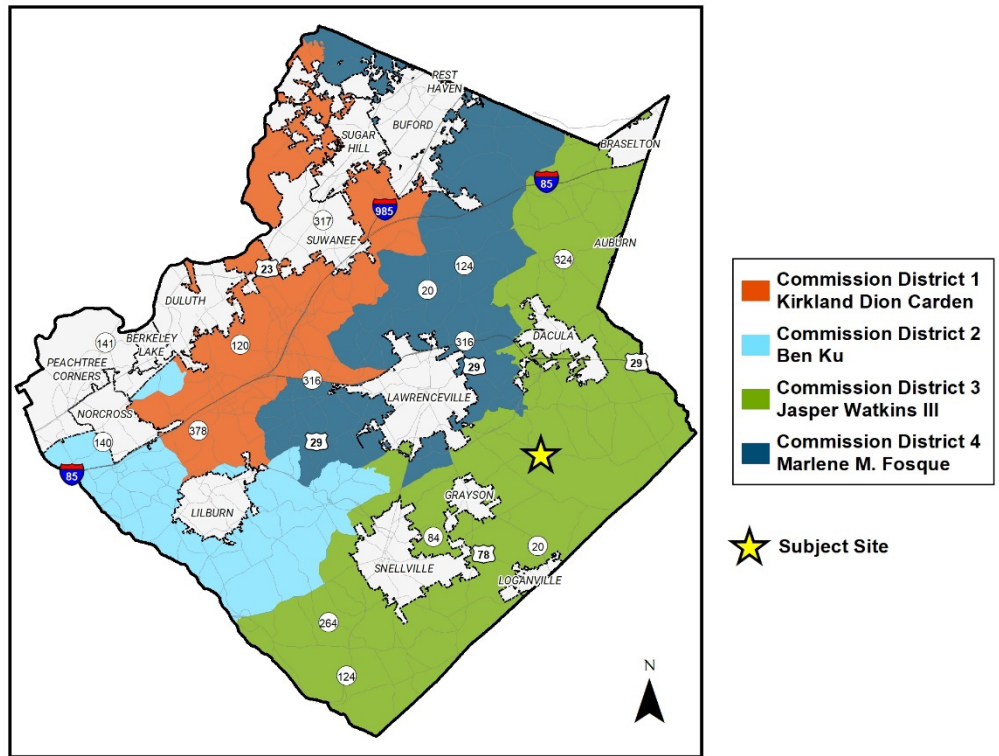
PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: ZVR2022-00060
Address: 2035 Tribble Mill Parkway and 1900 Block of Carl Graham Road
Map Number: R5217 004A, 043, and 208
Zoning: RA-200 (Agriculture-Residence District)
Site Area: 18.0 acres
Proposed Development: Single-Family Residence
Commission District: District 3– Commissioner Watkins III
Character Area: Suburban Estate Living
Request: Reduce the minimum lot width from 200' to 42.5'

Case Number: ZVR2022-00066
Address: 2035 Tribble Mill Parkway
Map Number: R5217 043
Site Area: 2.0 acres
Request: Reduce the minimum lot width from 200' to 176'

Case Number: ZVR2022-00067
Address: 2035 Tribble Mill Parkway
Map Number: R5217 043
Site Area: 2.0 acres
Request: Reduce the minimum lot width from 200' to 175'

Case Number: ZVR2022-00068
Address: 2035 Tribble Mill Parkway and 1900 Block of Carl Graham Road
Map Number: R5217 004A and 043
Site Area: 2.0 acres
Request: Reduce the minimum lot width from 200' to 175'



Applicant: Dustin Pennington
2045 Meyers Road
Lawrenceville, GA 30045

Owner: Dustin and Michelle Pennington
2045 Meyers Road
Lawrenceville, GA 30045

Contact: Harrison Funk

770.364.1296

Zoning History

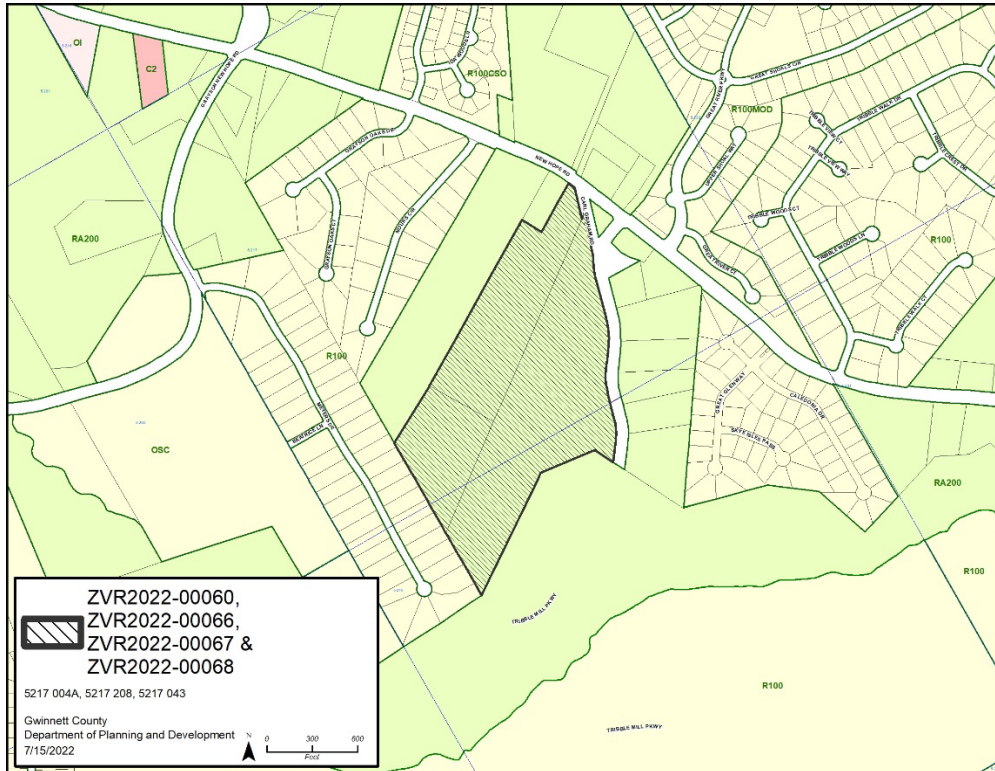
The subject property is zoned RA-200 (Agriculture-Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The 24.02-acre subject site is comprised of three parcels and located to the southwest of the intersection of Tribble Mill Parkway and New Hope Road. Parcel R5217 208 is developed with a single-family residence and accessory structure constructed in 1992, accessed by a private drive on Tribble Mill Parkway. A barn and accessory shed are located on parcel R5217 043. The property slopes down from New Hope Road, north to south approximately 100 feet and is heavily wooded along the property perimeter. A stream with associated buffers bisects the site and feeds into Ozora Lake in Tribble Mill Park, located to the south of the subject property. An exemption plat, PLAT2022-00175, was recently approved and recorded in August creating two lots of record.

Surrounding Use and Zoning

The subject site is surrounded by a place of worship and a single-family residence to the west. Single-family residences on large lots are to the east, across Tribble Mill Parkway. A single-family subdivision and Tribble Mill Park border the subject property to the south. The following is a summary of surrounding uses and zoning:



Location	Land Use	Zoning
Subject Property	Single-Family Residential	RA-200
North	Single-Family Residential	RA-200
East	Single-Family Residential	RA-200
South	Tribble Mill Park Single-Family Residential Subdivision	RA-200 R-100
West	Place of Worship	RA-200

Project Summary

The applicant is requesting variances to subdivide the three existing parcels to reduce the minimum lot width requirement at the 50' building setback for four proposed lots, including:

- Creation of an 18.0-acre parcel to maintain the existing single-family residence with lot width reduction from 200' to 42.5'.
- Creation of three, 2.0-acre lots for new single-family residences with lot width reductions from 200' to 175' and 176'.
- Single-family residences served by septic systems.

Variations Requested

The applicant requests approval of variations from the following regulations of the Unified Development Ordinance (UDO):

1. **Section 230-10 Table 230.1** to allow a 157.5-foot lot width reduction.
2. **Section 230-10 Table 230.1** to allow a 24-foot lot width reduction.
3. **Section 230-10 Table 230.1** to allow a 25-foot lot width reduction.
4. **Section 230-10 Table 230.1** to allow a 25-foot lot width reduction.

Zoning and Development Standards

The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Section 230-10 Table 230.1 Dimensional Standards of Zoning Districts			
Standard	Required	Proposed	Meets Standard
RA-200 Minimum Lot Width	200'	Lot 1 - 42.5' Lot 2 - 176' Lot 3 - 175' Lot 4 - 175'	NO

Staff Recommended Conditions

Should the Zoning Board of Appeals choose to approve these variance requests, staff recommends the following conditions:

1. The site shall be developed in general conformance with Exhibit B: Site Plan, dated received June 21, 2022.
2. A final plat shall be submitted for approval and recorded prior to issuance of any building permits.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Recorded Exemption Plat
- D. Letter of Intent and Standards for Granting Variances
- E. Maps

Exhibit A: Site Visit Photos



Private Drive of Carl Graham Road



Entrance to Carl Graham Road



Existing Barn



Subject Property

Exhibit B: Site Plan

[attached]

GENERAL NOTES:

- TOTAL AREA: 46.07 ACRES - TRACTS "A & B"
- PROPERTY ZONED RA-200
LOT WIDTH: 200' FEET MIN.
MINIMUM LOT AREA: 40,000 SQ. FT.
ROAD FRONTAGE: 40 FEET
MINIMUM YARD ADJACENT TO PUBLIC STREET:
FRONT YARD: 50 FEET
SIDE YARD SETBACKS: 1YARD-15 FEET / 2YARDS-35 FEET
REAR YARD: 40 FEET
MAXIMUM HEIGHT OF STRUCTURES: 35 FEET

VARIANCE PLAN FOR:
PENNINGTON PROPERTY

PARCELS 5/217/004A,208,&043
CARL GRAHAM RD
LAWRENCEVILLE, GEORGIA 30045
OWNERS & APPLICANT:
DUSTIN AND MICHELLE PENNINGTON
2045 MEYERS DR
LAWRENCEVILLE, GEORGIA 30045-3466
CONTACT PERSON: DUSTIN PENNINGTON

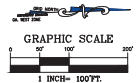
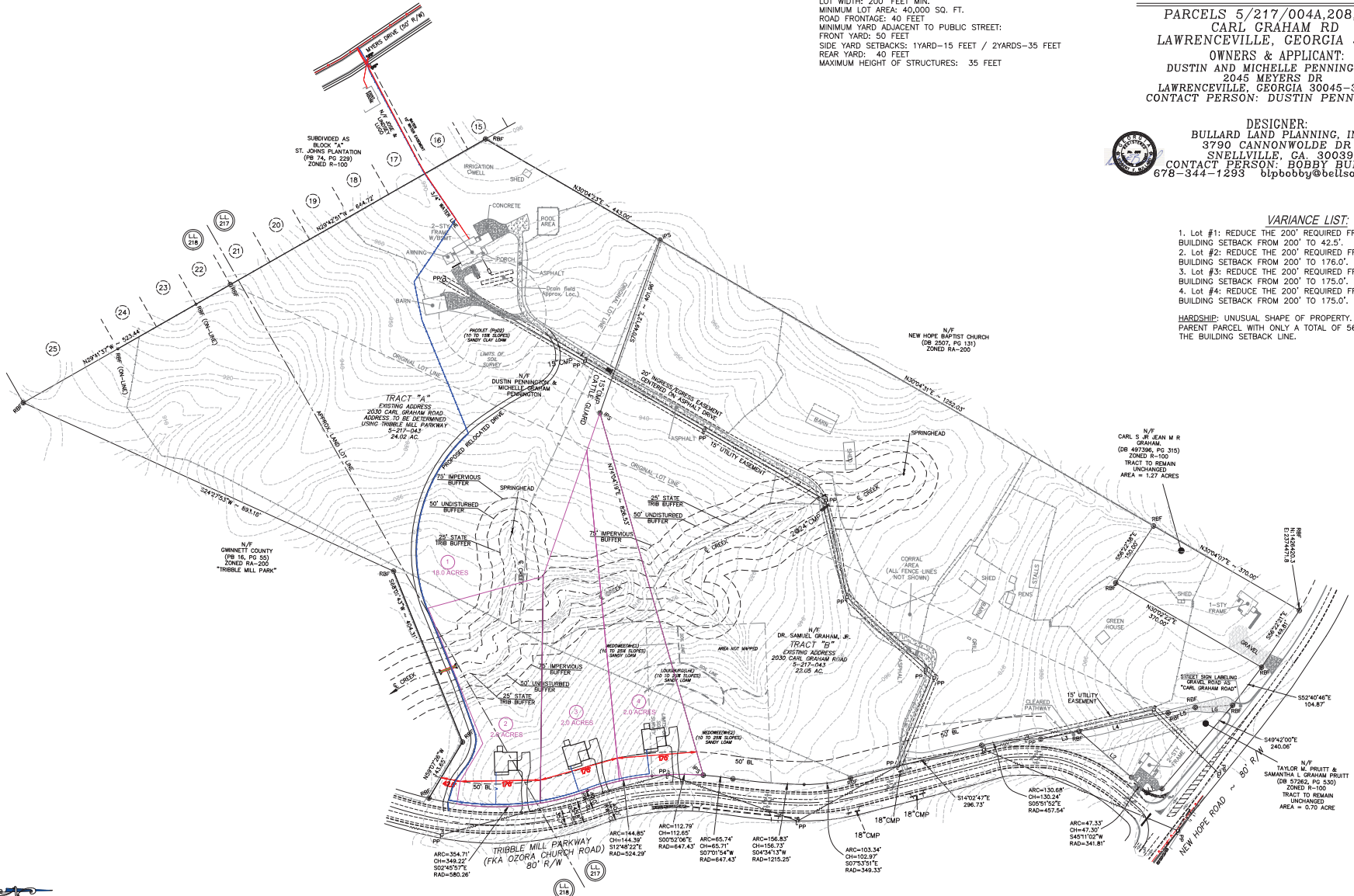


DESIGNER:
BULLARD LAND PLANNING, INC
3790 CANNONWOLDE DR
SNELLVILLE, GA. 30039
CONTACT PERSON: BOBBY BULLARD
678-344-1293 bpbobby@bellsouth.net

VARIANCE LIST:

- Lot #1: REDUCE THE 200' REQUIRED FRONTAGE AT THE FRONT BUILDING SETBACK FROM 200' TO 42.5'.
- Lot #2: REDUCE THE 200' REQUIRED FRONTAGE AT THE FRONT BUILDING SETBACK FROM 200' TO 176.0'.
- Lot #3: REDUCE THE 200' REQUIRED FRONTAGE AT THE FRONT BUILDING SETBACK FROM 200' TO 175.0'.
- Lot #4: REDUCE THE 200' REQUIRED FRONTAGE AT THE FRONT BUILDING SETBACK FROM 200' TO 175.0'.

HARDSHIP: UNUSUAL SHAPE OF PROPERTY. 24.02 ACRES FOR THE PARENT PARCEL WITH ONLY A TOTAL OF 568' OF FRONTAGE AT THE BUILDING SETBACK LINE.



JOB NUMBER:
22-2105

DATE:
08-21-22

Exhibit C: Recorded Exemption Plat

[attached]

22L052402 Pages: 1 Fees: \$10.00
 Title & Ganner
 Clerk of Superior Court, Gwinnett County, GA
 efile Participant ID#: 061589845.

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SECTION 18-6 OF O.C.G.A. SECTION 18-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCE BY APPROVAL, CERTIFICATE, SIGNATURE, STAMP OR STATEMENTS HEREON. SUCH APPROVALS OF JURISDICTIONS SHOULD BE CONSIDERED WITH THE APPROPRIATE INSTRUMENTS. RECORDS BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 18-6-67.

V. F. Gaddy, 7/6/22
 1908 E. GAUSMAN, GA. 30261
 DATE



LINE TABLE

LINE	LENGTH	BEARING
L1	34.99	S14°37'38"E
L2	153.31	S41°30'00"W
L3	85.88	S11°36'24"E
L4	199.94	N1°36'24"W
L5	60.93	N1°36'24"W
L6	82.00	N03°20'00"W

GENERAL

ZONING	R-100
DEVELOPMENT TYPE	SINGLE-FAMILY DETACHED
PROJECT DATA	
NUMBER OF LOTS	2
TRACTS A&B	ACREAGE
SEWER SERVICE	NONE
SEPTIC	ALL
RELATED CASES	
PLAT#	22L052402
APPROVAL DATE	

GENERAL NOTES

- TOTAL AREA 46.07 ACRES - TRACTS "A & B"
- THE LOTS SHOWN HEREON HAVE NOT BEEN RECORDED EXCEPT THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY THE GWINNETT COUNTY DEVELOPMENT REGULATIONS IN EFFECT AT THAT TIME.
- PROPERTY ZONED R-100. LOT WIDTHS 200 FEET MINIMUM. MINIMUM LOT AREA 40,000 SQ. FT. FRONT YARD SETBACK 30 FEET. SIDE YARD SETBACKS 30 FEET. REAR YARD 40 FEET. MAXIMUM HEIGHT OF STRUCTURES 35 FEET. #4 REBARS SET AT ALL IRS.

STORMWATER NOTES

- THE SUBJECT PROPERTY IS LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER GWINNETT COUNTY FLOOD INSURANCE RATE MAP #131131030. EFFECTIVE DATE 09-29-06.
- NO WETLANDS ARE PROPOSED TO BE DISTURBED ON THIS SITE.
- ALL STATE WATERS BUFFERS ARE SHOWN HEREON.
- A SEPTIC BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR EACH SITE RETAINING WALL WHICH EXCEEDS 4 FEET OR HIGHER OR WHICH HAS A RETAINING WALL GREATER THAN 1 FOOT OR IN 1 FEET HORIZONTAL AND FOR EACH DETENTION POND WALL DAM IN ACCORDANCE WITH GWINNETT COUNTY CONSTRUCTION CODE SECTION 095.11. A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY GWINNETT COUNTY BUILDING INSPECTIONS SECTION FOR ALL WALLS PERTAINING TO THE PROJECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY USABLE STRUCTURE ON THE SITE OR PRIOR TO APPROVAL OF THE FINAL SUBDIVISION PLAT AS APPLICABLE.
- AN APPROVED RESIDENTIAL DRAINAGE PLAN (RDP) IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THESE LOTS LABELED "RDP" OR RESIDENTIAL DRAINAGE STUDY (RDS). AN ELEVATION CERTIFICATE IS REQUIRED ON LOTS LABELED "RDP" OR "RDS".
- A 20 FOOT UNDISTURBED BUFFER AND A 25 FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.

FINAL PLAT APPROVAL:

THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT CERTIFIES THAT THIS PLAT CONFORMS WITH TITLE 2 AND TITLE 1 OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE LOCALS AND THAT IT HAS BEEN APPROVED BY ALL OTHER OPERATIONAL COUNTY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED.

DATED THIS 16 DAY OF AUGUST 2022

Director, DEPARTMENT OF PLANNING AND DEVELOPMENT

ENVIRONMENTAL HEALTH SECTION CERTIFICATION

FOR SEPTIC TANKS
 THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE ENVIRONMENTAL HEALTH SECTION OF THE GWINNETT COUNTY BOARD OF HEALTH AND WITH THE EXCEPTION OF LOTS 1 AND 2 ARE APPROVED FOR DEVELOPMENT. EACH LOT IS TO BE REVIEWED BY THE ENVIRONMENTAL HEALTH SECTION OF THE GWINNETT COUNTY BOARD OF HEALTH AND APPROVED FOR SEPTIC TANK INSTALLATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

DATED THIS 16 DAY OF MAY 2022

By: [Signature]
 Title: [Title]

PUBLIC NOTICE - DRAINAGE

NOTE: GWINNETT COUNTY ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR BROKEN OF NATURAL OR ARTIFICIAL DRAINAGE BEYOND THE EXTENT OF THE STREET, RIGHT OF WAY, OR FOR THE EXTENSION OF CURBS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

NOTE: STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

APPROVAL OF THIS PLAT DOES NOT AUTHORIZE ANY LAND DISTURBANCE OR CONSTRUCTION, LAND DISTURBANCE PERMITS AND/OR BUILDING PERMITS MUST BE OBTAINED PRIOR TO ANY LAND DISTURBANCE.

ENVIRONMENTAL HEALTH NOTES:

- WHEN DEVELOPMENT BEGINS (GA CODE 286-1-2-310) REQUIRES THAT SEWAGE DISPOSAL FACILITIES (PORTABLE TOILETS) BE PROVIDED WITHIN 200 FEET OF THE WORK SITE.
- PERMITTANT TO 286-2-6-15 GENERAL PROVISIONS (1), PG. A-8, A-7 ON SITE.
- SEWAGE MANAGEMENT SYSTEMS SHALL BE DEVELOPED.
- SEWAGE BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION.
- STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.

REVISION NOTE:

THIS EXEMPTION PLAT SUPERSEDES EXEMPTION PLAT RECORDED IN PLAT BOOK 127, PAGE 246. THE PURPOSE OF THIS REVISION IS TO RECONSTRUCT TRACT "A" AND RELOCATE DRAWING TO STATE PLANE COORDINATE SYSTEM. PROPERTY FIELD IS TRUST BEING RECORDED TO TRACTS "A & B".
 REFERENCE: MFD11-00002

STATE OF GEORGIA, COUNTY OF GWINNETT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN, IN PERSON OR THROUGH ONE'S AUTHORIZED AGENT, HEREBY CERTIFIES THAT THIS PLAT HAS BEEN MADE FROM AN ACTUAL SURVEY, AND IDENTIFIES BY THIS ACKNOWLEDGMENT AND DECLARATION TO THE USE OF THE PUBLIC FOR ALL STREETS, SEWER COLLECTORS, UTILITY STRATIONS, DRAINAGE, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPLICANCES THEREON.

By: [Signature] TTEE 8-1-22
 DATE

PRINTED OR TYPED NAME OF SUBDIVIDER
 JAMES ARTHUR GRAHAM, TRUSTEE FOR CARL SAMUEL GRAHAM, SR. AND ANNIE MAE GRAHAM REVOCABLE LIVING TRUST
 SIGNATURE OF OWNER
 JAMES ARTHUR GRAHAM, TRUSTEE FOR CARL SAMUEL GRAHAM, SR. AND ANNIE MAE GRAHAM REVOCABLE LIVING TRUST
 PRINTED OR TYPED NAME OF OWNER

FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE

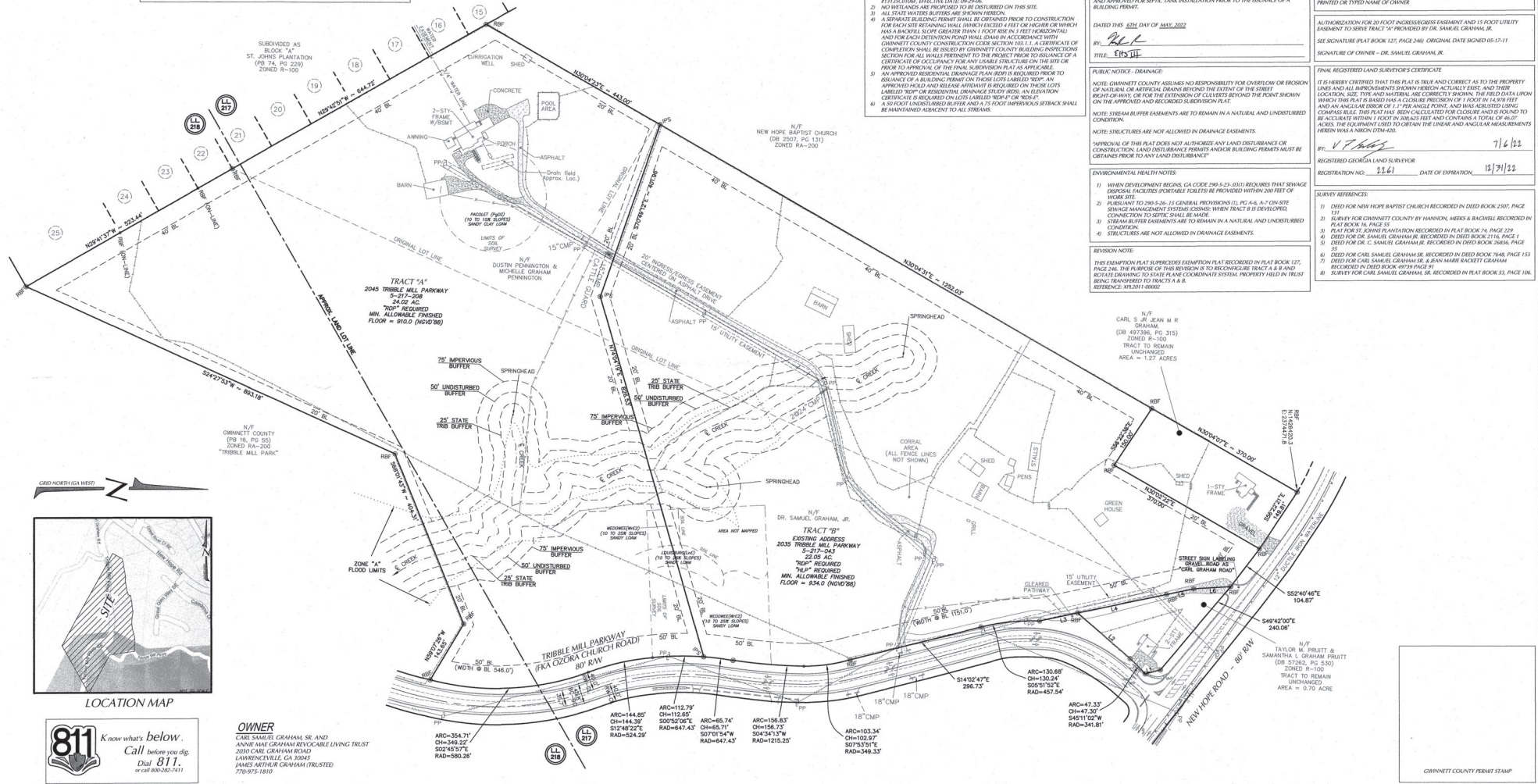
IF IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN HEREON ACTUALLY EXIST, AND THESE FACTORS, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSED PROVISION OF 1 FOOT IN 14,700 FEET AND AN ANGLE ERROR OF 17.76 ANGULAR FEET, AND HAS ACCURATE DISTANCING COMPASS AREA. THIS PLAT HAS BEEN CALCULATED FOR CLOSED RE-ADJUSTMENT TO BE ACCURATE WITHIN 1 FOOT IN 10,000 FEET AND CONTAINS A TOTAL OF 40,427 SQUARE FEET. THE SURVEYOR USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN HAS A MESH OF 0.04 ACRES.

By: [Signature] 7/6/22
 REGISTERED GEORGIA LAND SURVEYOR
 REGISTRATION NO. 2261 DATE OF EXPIRATION 10/31/22

SURVEY REFERENCES:

- DEED FOR NEW HOPE BAPTIST CHURCH RECORDED IN DEED BOOK 2507, PAGE 213
- SURVEY FOR GWINNETT COUNTY BY HANNON, MEES & BACHEL RECORDED IN PLAT BOOK 16, PAGE 55
- PLAT FOR JOHN PENNINGTON RECORDED IN DEED BOOK 74, PAGE 229
- DEED FOR DR. SAMUEL GRAHAM JR. RECORDED IN DEED BOOK 2488, PAGE 1
- DEED FOR CARL SAMUEL GRAHAM SR. RECORDED IN DEED BOOK 748, PAGE 153
- DEED FOR CARL SAMUEL GRAHAM SR. & ANNIE MAE BACCHETT GRAMM RECORDED IN DEED BOOK 879, PAGE 18
- SURVEY FOR CARL SAMUEL GRAHAM SR. RECORDED IN PLAT BOOK 31, PAGE 106.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



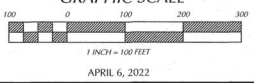
REVISIONS

NO.	DATE	BY	DESCRIPTION
1.	06-27-22	DK	ADDRESS COUNTY COMMENTS
			XPL2011-00002

DRAWN CHECKED

DRAWN	CHEKED
PJB	VEG
PROJECT NUMBER	GPI1-00-01

GRAPHIC SCALE



EXEMPTION PLAT FOR GRAHAM PROPERTY

LOCATED IN
 LAND LOTS 217 & 218 - 5TH DISTRICT
 GWINNETT COUNTY, GEORGIA

GADDY SURVEYING & DESIGN, INC.
 1215 Pleasant Hill Road
 Lawrenceville, Georgia 30044
 Phone - (770) 931-5920
 FAX - (770) 931-5983

Exhibit D: Letter of Intent and Standards for Granting Variances

[attached]

Gwinnett Department of Planning and Development
Planning Division
446 W. Crogan St.
Lawrenceville, Georgia 30046
678-518-6000 Of

RE: Letter of Intent
Subject Parcels 5/217/004A,208,043
June 20th, 2022

To Whom It May Concern,

Enclosed is a variance application related to 4 proposed home lots. The parcels all have the address of Carl Graham Rd but the frontages for these 4 proposed lots will be on Tribble Mill Parkway. The parent parcels for these lots have been in our family for the past 35+ years. The intention of this variance request is to create three new parcels on Tribble Mill Parkway for our children to build homes on. Our hope is the property will continue to be a place for our family to both live and gather for many years to come.

The parent parcels location falls within the "Suburban Estate Living" area of the Gwinnett County Future Development Map and If these variances requested are granted, these 4 proposed lots would all be lots that are defined within the parameters of this future land area.

The parcels involved are zoned R-200 which required a minimum of 200 feet of road frontage. These parcels together total 24.02 acres but due to the unusual shape of the property it only has a small amount of usable frontage length. Due to this hardship issue of the unusual shape of the parcels and limited frontage length, we would like to request the following variances which refer to the Variance Plan submitted by Bullard Land Planning as part of this variance application;

1. Lot #1: Reduce the 200' required frontage at the front building setback from 200 feet to 42.5 feet.

1. Lot #2: Reduce the 200' required frontage at the front building setback from 200 feet to 176.0 feet.

1. Lot #3: Reduce the 200' required frontage at the front building setback from 200 feet to 175.0 feet.

1. Lot #4: Reduce the 200' required frontage at the front building setback from 200 feet to 175.0 feet.

Sincerely,

Dustin Pennington

Owner and Applicant

Standards for Granting Variances:

Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

- a. Does the request arise from a condition that is unique and peculiar to the land, structures, and buildings involved? Please explain: The request arises from the unique shape of the property and the small amount of frontage length that it has.
- b. Is the request necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved result in an unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience, if the provisions of Title 2 of the UDO are literally enforced? Please explain: The request arises from the unique shape of the property and the small amount of frontage length that it has.
- c. Is the condition requiring the requested relief not ordinarily found in properties of the same zoning district as the subject property? Please explain: The shape and small amount of frontage length that this property has is not ordinarily found in properties of the same zoning district.
- d. Is the request a result of conditions created by the regulations of Title 2 of the UDO and not by an action or actions of the property owner or the applicant? Please explain: The request is a result of the regulations of Title 2 of the UDO and not the result of any actions of the property owner or applicant.
- e. Would granting the variance impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood? Please explain: The granting of this variance would not impair or injure other property or improvements in the neighborhood in which the subject property is located or impair an adequate supply of light or air to adjacent property or substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.
- f. Is the variance requested the minimum variance that will make possible the reasonable use of the land, building, or structures? Please explain: The variance requested is the minimum that will make possible the reasonable use of the land.
- g. Does the variance desired meet the general spirit and intent of Title 2 of the UDO and/or the purpose and intent of the Gwinnett County Unified Plan? Please explain: The variance desired does meet the general spirit and intent of Title 2 of the UDO and/or the purpose and intent of the Gwinnett County Unified Plan.

Exhibit E: Maps

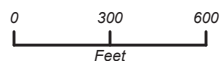
[attached]

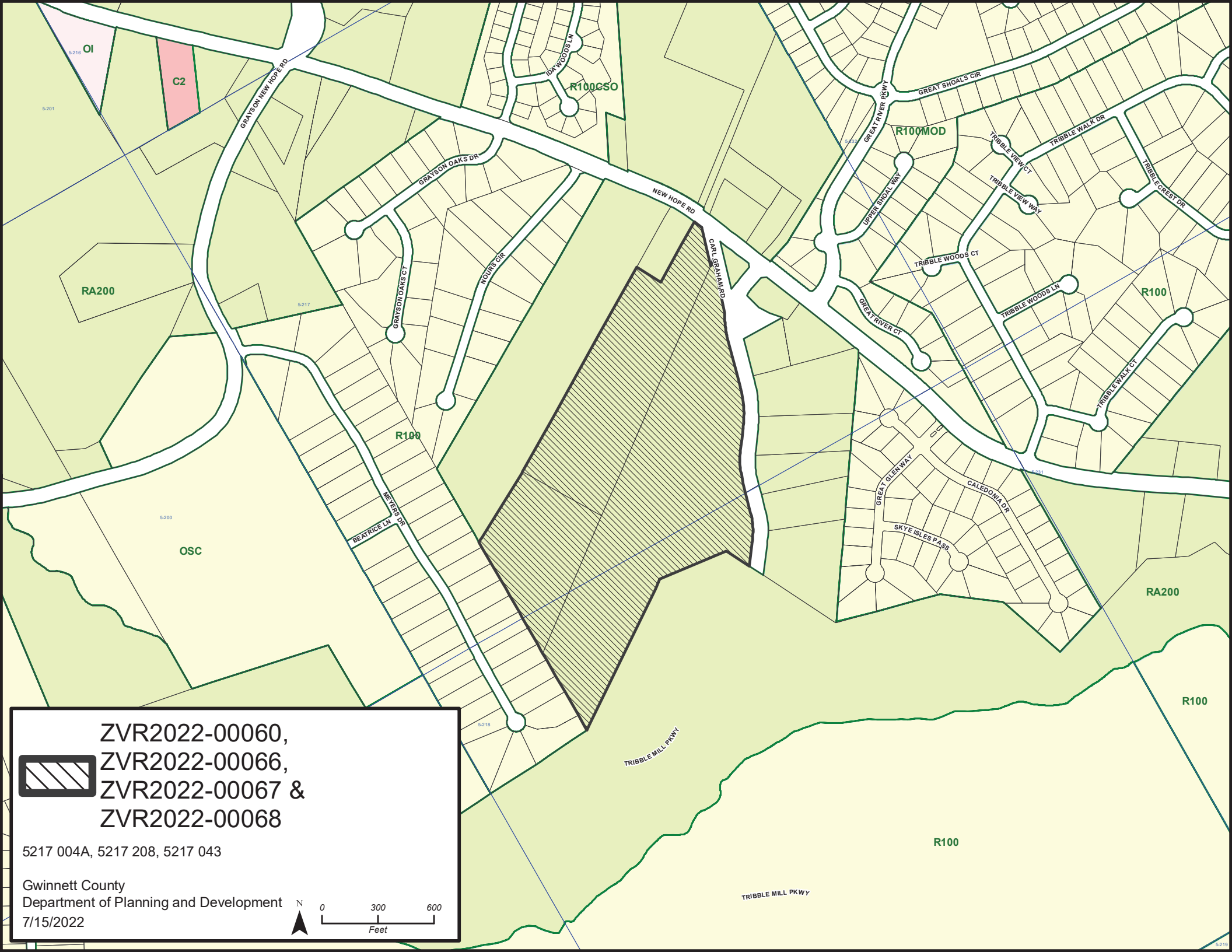


ZVR2022-00060,
ZVR2022-00066,
ZVR2022-00067 &
ZVR2022-00068

5217 004A, 5217 208, 5217 043

Gwinnett County
Department of Planning and Development
7/15/2022





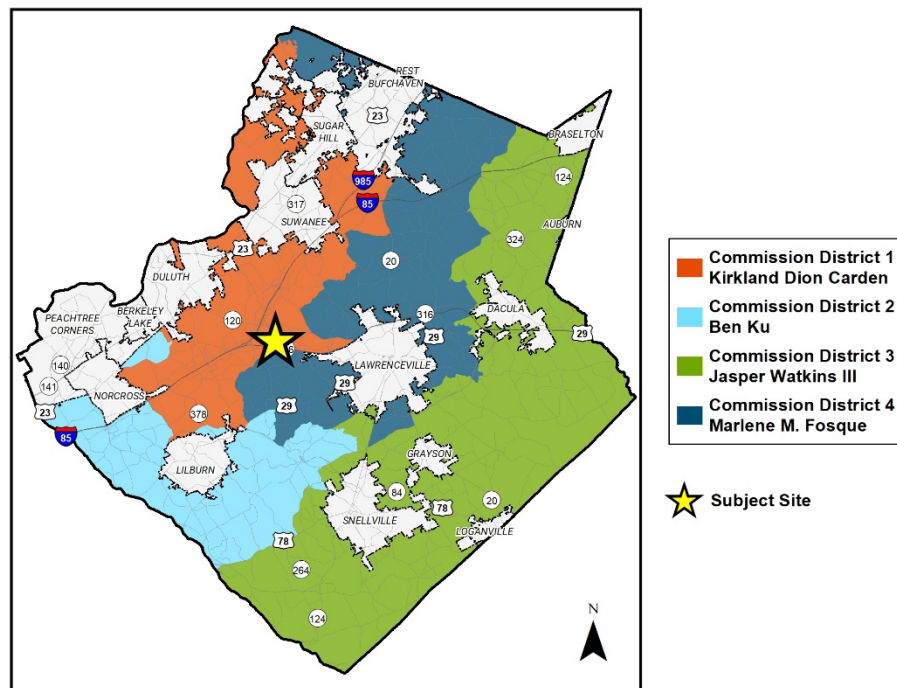
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5217 004A, 5217 208, 5217 043

Gwinnett County
 Department of Planning and Development
 7/15/2022

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: ZVR2022-00086
Address: 1595 Herrington Road
Map Number: R7075 076
Zoning: M-1 (Light Industry District)
Site Area: 13.18 acres
Proposed Development: Accessory Structure
Commission District: District 1 – Commissioner Carden
Character Area: Established Neighborhoods and Vibrant Communities
Request: Accessory building in the side yard



Applicant: Biblical Ministries Worldwide
1595 Herrington Road
Lawrenceville, GA 30043

Owner: Biblical Ministries Worldwide
1595 Herrington Road
Lawrenceville, GA 30043

Contact: Vincent Pallozzi

Contact Phone: 770.339.3500

Zoning History

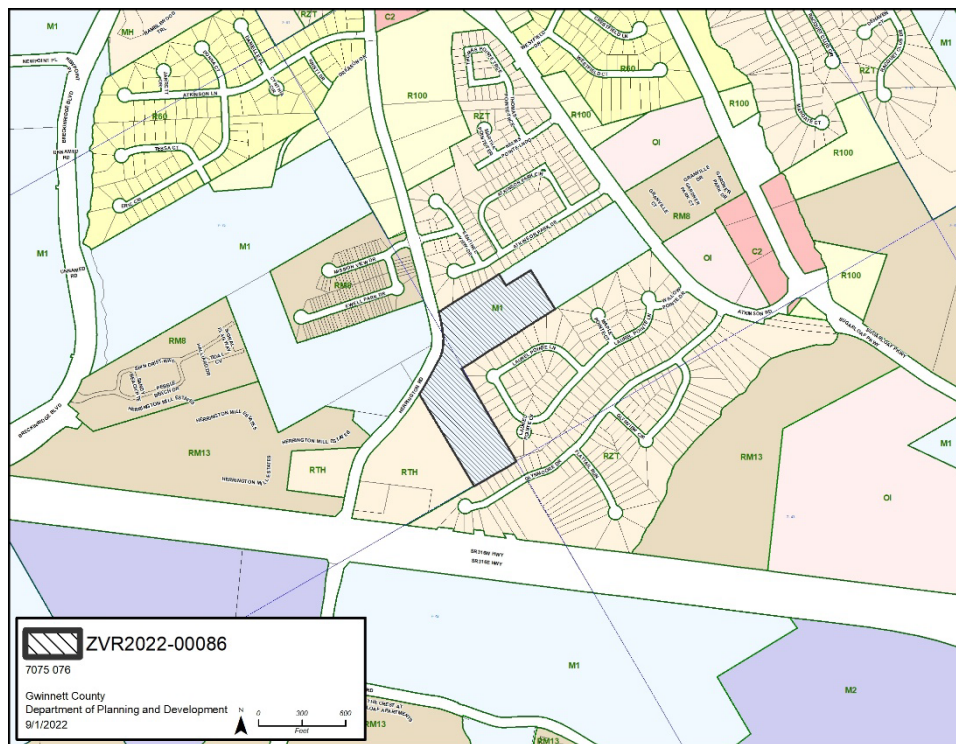
The subject property is zoned M-1 (Light Industry District). A 1987 case, RZ-115-1987, rezoned the property from R-100 (Single-Family Residence District) to M-1.

Existing Site Condition

The subject site is a 13.18-acre developed parcel located on the east side of Herrington Road, north of the bridge over University Parkway. A 9,504 square foot place of worship and associated 2,028 square foot structure, with parking, are present on the site. A Georgia Power major transmission easement is located on the northern half of the property. A wrought iron fence with brick columns is located in front of both buildings but terminates at the overhead powerline easement. The site is within the Established Neighborhoods and Vibrant Communities Character Areas and is not within an Overlay District.

Surrounding Use and Zoning

The subject property is surrounded by single-family residences within established subdivisions and on large lots, as well as office and commercial uses farther north and south on Herrington Road. The following is a summary of surrounding uses and zoning:



Surrounding Zoning

Location	Land Use	Zoning
Subject Property	Place of Worship	M-1
North	Single-Family Residential	RZT
East	Office	M-1
South	Single-Family Residential	RZT, RTH
West	Undeveloped (Powerline Easement)	M-1

Project Summary

The applicant is requesting a variance to allow an accessory structure in the side yard, including:

- A 750-square foot shed with an aluminum frame and galvanized steel roof and wall panels located on a concrete pad to the side of the place of worship.

Variations Requested

The applicant requests approval of a variance from the following regulation of the Unified Development Ordinance (UDO):

1. **Section 230-120.7** All accessory buildings or structures shall be located in the rear yard unless explicitly stated otherwise in this section.

Zoning and Development Standards

The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard
Accessory structure location	Rear Yard	Side Yard	NO

Staff Recommended Condition

Should the Zoning Board of Appeals choose to approve the variance request, staff recommends the following conditions of approval:

1. The accessory structure shall be located in general conformance with Exhibit B: Site Plan, dated received August 31, 2022 and Exhibit C: Building Elevations, dated received August 17, 2022.
2. The accessory building shall be a maximum of 750 square feet.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Standards for Granting Variances
- E. Maps

Exhibit A: Site Visit Photos



Primary Structures



Power Easement on northern portion of property

Exhibit B: Site Plan

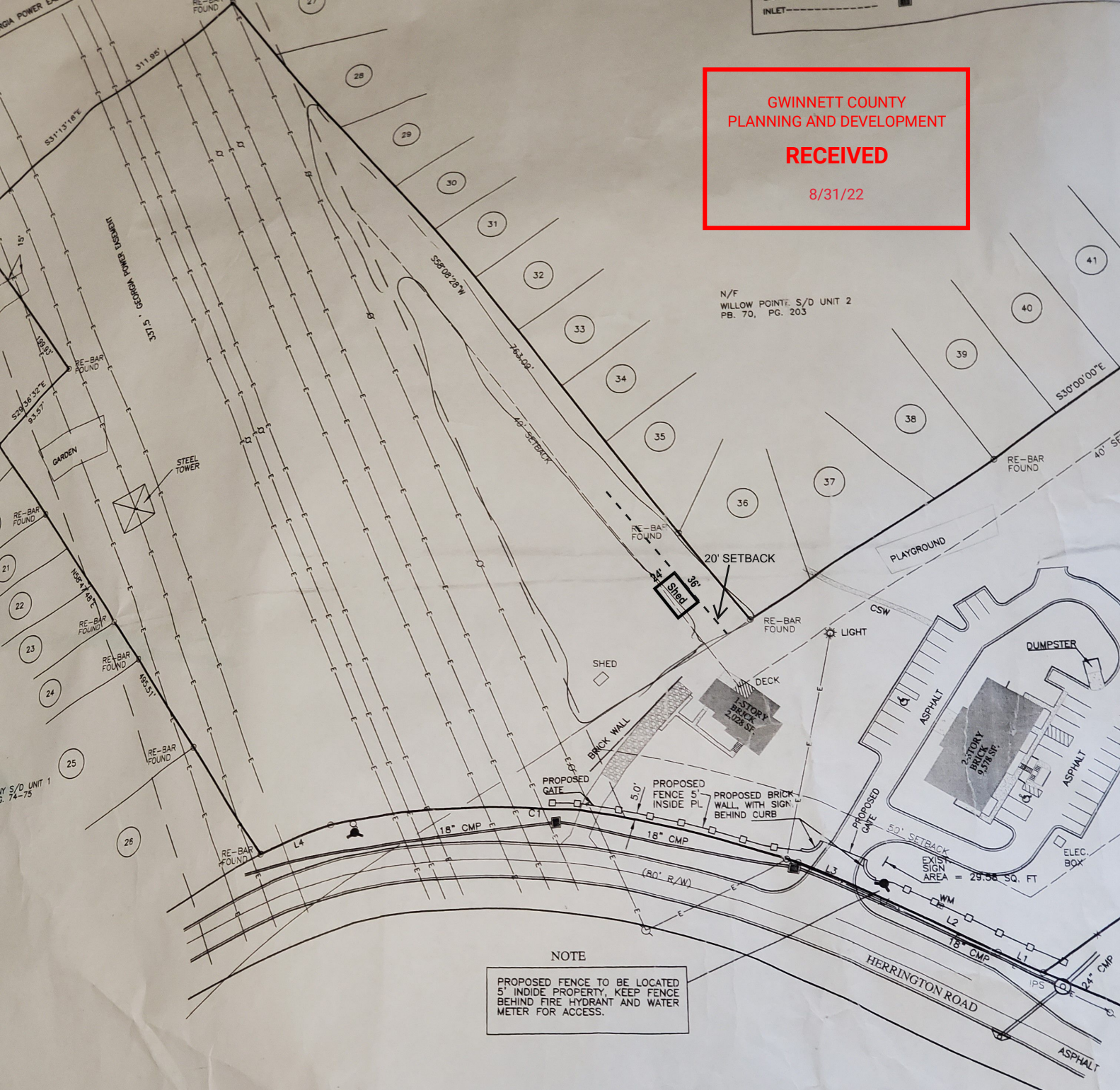
[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

8/31/22

N/F
WILLOW POINT S/D UNIT 2
PB. 70, PG. 203



NOTE

PROPOSED FENCE TO BE LOCATED 5' INSIDE PROPERTY. KEEP FENCE BEHIND FIRE HYDRANT AND WATER METER FOR ACCESS.

GENERAL NOTES:
 ZONING M1-LIGHT INDUSTRY
 MINIMUM LOT SIZE = 1 ACRE (43,560 SQ. FT.)
 MINIMUM LOT WIDTH = 100'
 SETBACKS
 FRONT = 50' FROW RIGHT-OF-WAY
 SIDE = 20' BUT 50' IF ABUTS A RESIDENTIAL DISTRICT
 REAR = 15' BUT 40' IF ABUTS A RESIDENTIAL DISTRICT
 MAXIMUM BUILDING HEIGHT = 40'

MINISTRIES WORLDWIDE
 HERRINGTON ROAD
 DEWILLE GA. 30043
 339-3500

LINE CALL CHART

BEARING	DISTANCE
N28°49'15"E	34.95'
N30°43'24"E	77.15'
N30°01'52"E	79.35'
N13°38'43"W	59.83'

CURVE DATA CHART

CS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
0'	358.65'	353.54'	N09°03'48"E

ZVR2022-00086



Exhibit C: Building Elevations

[attached]



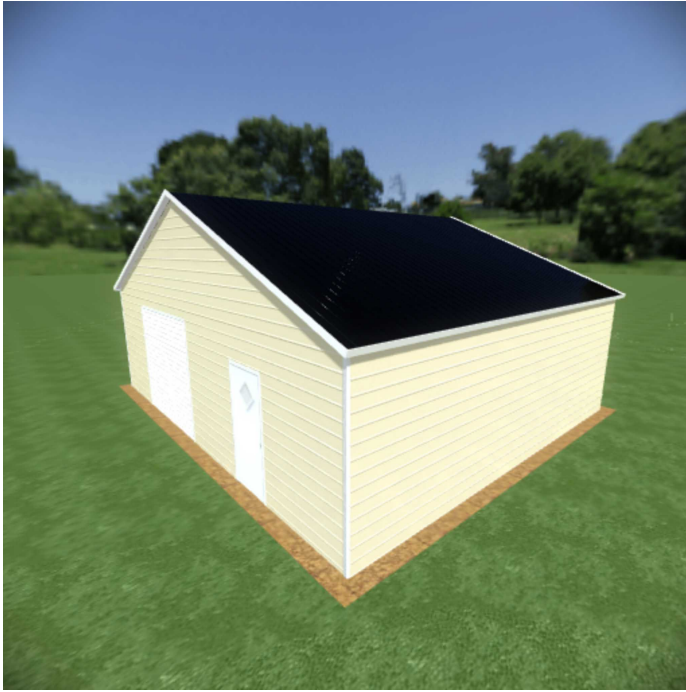
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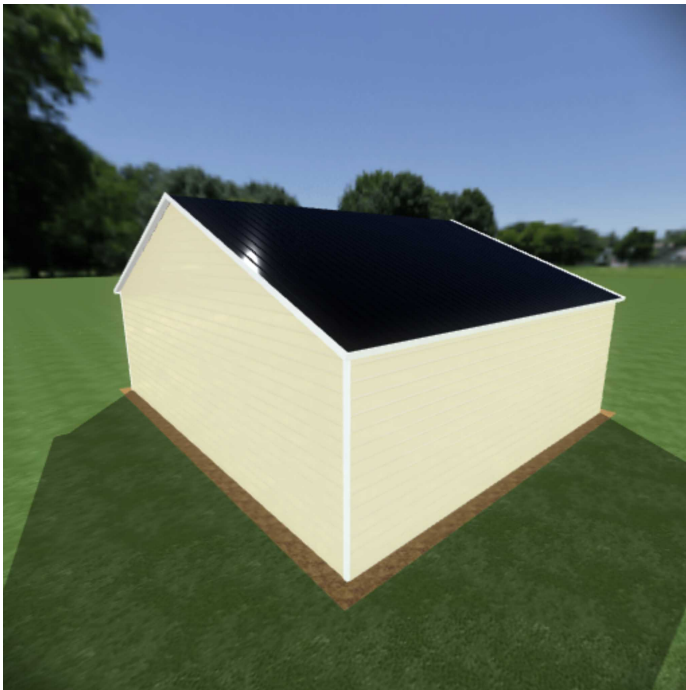
Delivery Zip Code: 30043



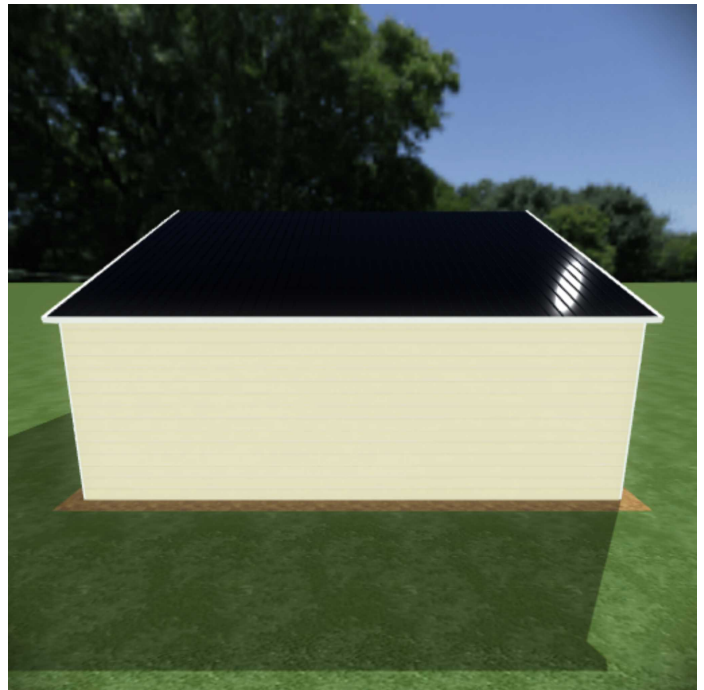
Front



Right



Back



Left

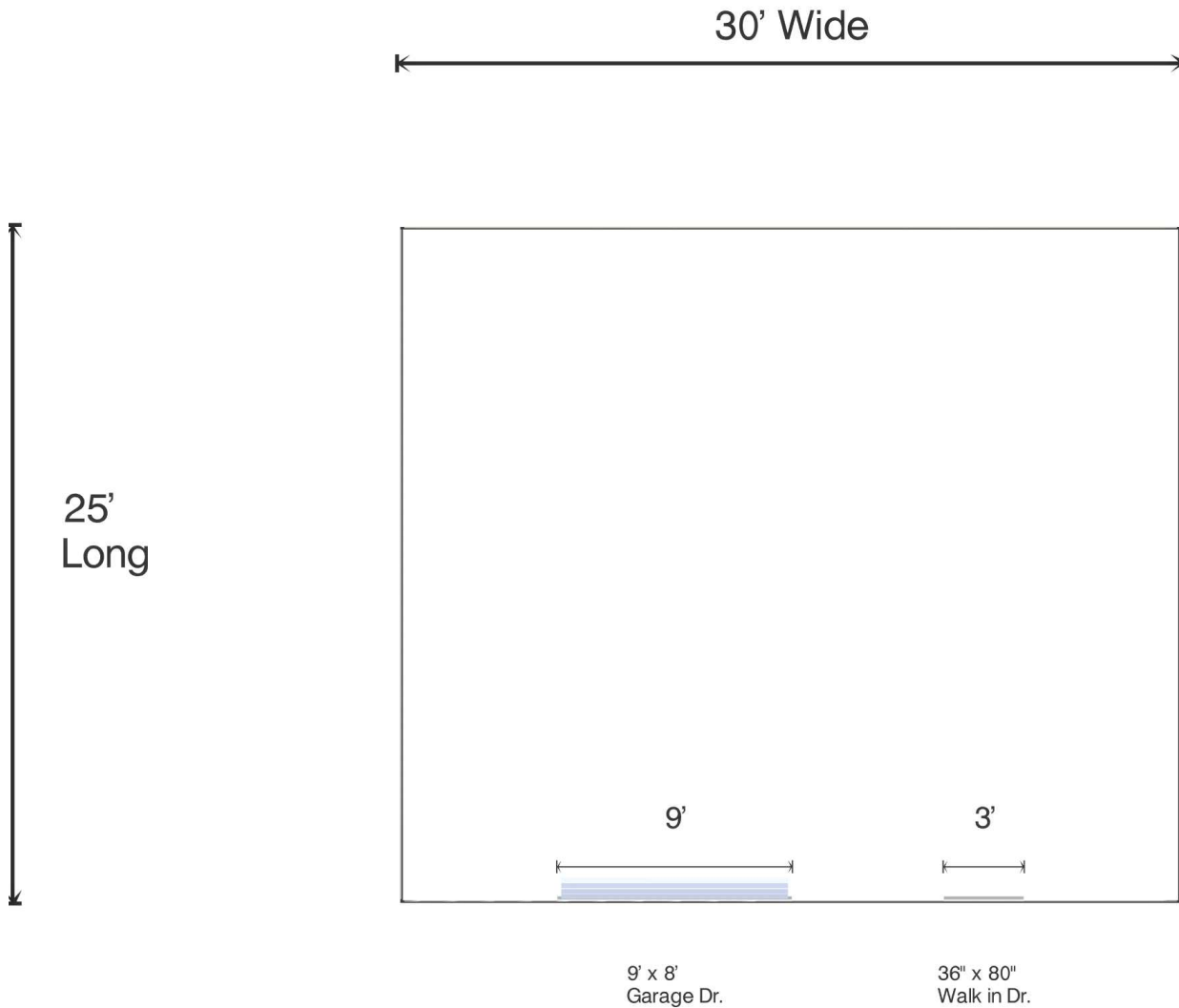


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Floor Plan



Your Custom Metal Building Design

alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/FaLwbx/

Delivery Zip Code: 30043

30 x 25 Vertical Roof Metal Garage \$9,652.00 1 \$11,176.00

Roof Color: Black

Trim Color: White

Side & End Color: Sandstone

Certified Triple Wide Options: Certified 140 mph and 35 psf 5' on center - 25' Long

Triple Wide Metal Building Ends: 30' Wide - Close Both 8' - 9' Ends

Horizontal or Vertical Ends: Horizontal Ends

Installation Surface: Ground or Gravel

Gable on Triple Wide Carport: Gables Open

Garage Door Color: White

Leg Height on Triple Wide: 9' Leg Height on a 25' Long

Power Outlet Available Within 100ft: Yes, Power Outlet Within 100ft

Right Side on Triple Wide: Right Side Closed with 8' - 9' Legs - 25' Long Side

Left Side on Triple Wide: Left Side Closed with 8' - 9' Legs - 25' Long Side

Horizontal or Vertical Sides: Horizontal Sides

Walk in Door Location: Walk in Door on Front End Centered

Galvanized or Colored Screws: Silver Galvanized Screws

29 GA or 26 GA Sheeting: Standard 29 GA

Insulation Options: No Insulation

Insulation Type: No Insulation

Garage Doors 9'x8' Locations End: 1 Garage Door 9'x8' on End

Garage Doors 9'x8': One 9' Wide x 8' Tall Garage Door

Walk in Door: One Single Walk in Door 36" Wide x 80" Tall

Windows: No Window

Subtotal: \$11,176.00

Limited Time 5% Discount: -\$508.00

Delivery & Installation: **FREE for Zip Code 30043**

Tax: Calculated in Checkout

Total: **\$10,668.00**

Deposit to Order: **\$1,640.84**

Prices subject to change without notice

Exhibit D: Letter of Intent and Standards for Granting Variance

[attached]

Standards for Granting Variances:

Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

- a. Does the request arise from a condition that is unique and peculiar to the land, structures, and buildings involved? Please explain: Our Land has two addresses 1597 & 1596
Hernington Road. As you see from the pictures, The House at 1597
is already in front of the main building.
- b. Is the request necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved result in an unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience, if the provisions of Title 2 of the UDO are literally enforced? Please explain: We are trying to place our shed in a location
that make it the easiest to collect and put away our equipment
as well as a secure location.
- c. Is the condition requiring the requested relief not ordinarily found in properties of the same zoning district as the subject property? Please explain: Not sure
- d. Is the request a result of conditions created by the regulations of Title 2 of the UDO and not by an action or actions of the property owner or the applicant? Please explain: _____
- e. Would granting the variance impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood? Please explain: Biblical ministries world wide owns both home
behind the proposed shed.
- f. Is the variance requested the minimum variance that will make possible the reasonable use of the land, building, or structures? Please explain: yes, this makes it possible for
us to get a permit
- g. Does the variance desired meet the general spirit and intent of Title 2 of the UDO and/or the purpose and intent of the Gwinnett County Unified Plan? Please explain: Not sure

Letter Of Intent:

To:
Gwinnett County Zoning Board of Appeals,

The request to seek a variance from Section 230-120.7 to allow an accessory building in the side yard due to the irregular shape of the lot.

The property is zoned M-1 (Light Industry District) with parcel number R7075 076. The property consists of 13.18 acres. A "shed" listed on the concept plan was removed, and the existing building (1597 Herrington Road) with deck was converted to a maintenance shop and office.

Thank you For your consideration,

Vincent Pallozzi:
Property Manager

Exhibit E: Maps

[attached]



MISSION VIEW DR

ATKINSON PARK DR

EWELL PARK DR

MARLE POINTE CT

HERRINGTON MILLESTATES

HERRINGTON RD

LAUREL POINTE CV

LAUREL POINTE LN

GLYNN MOORE DR

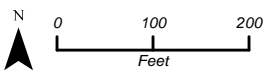
GLYNNVIEW CIR

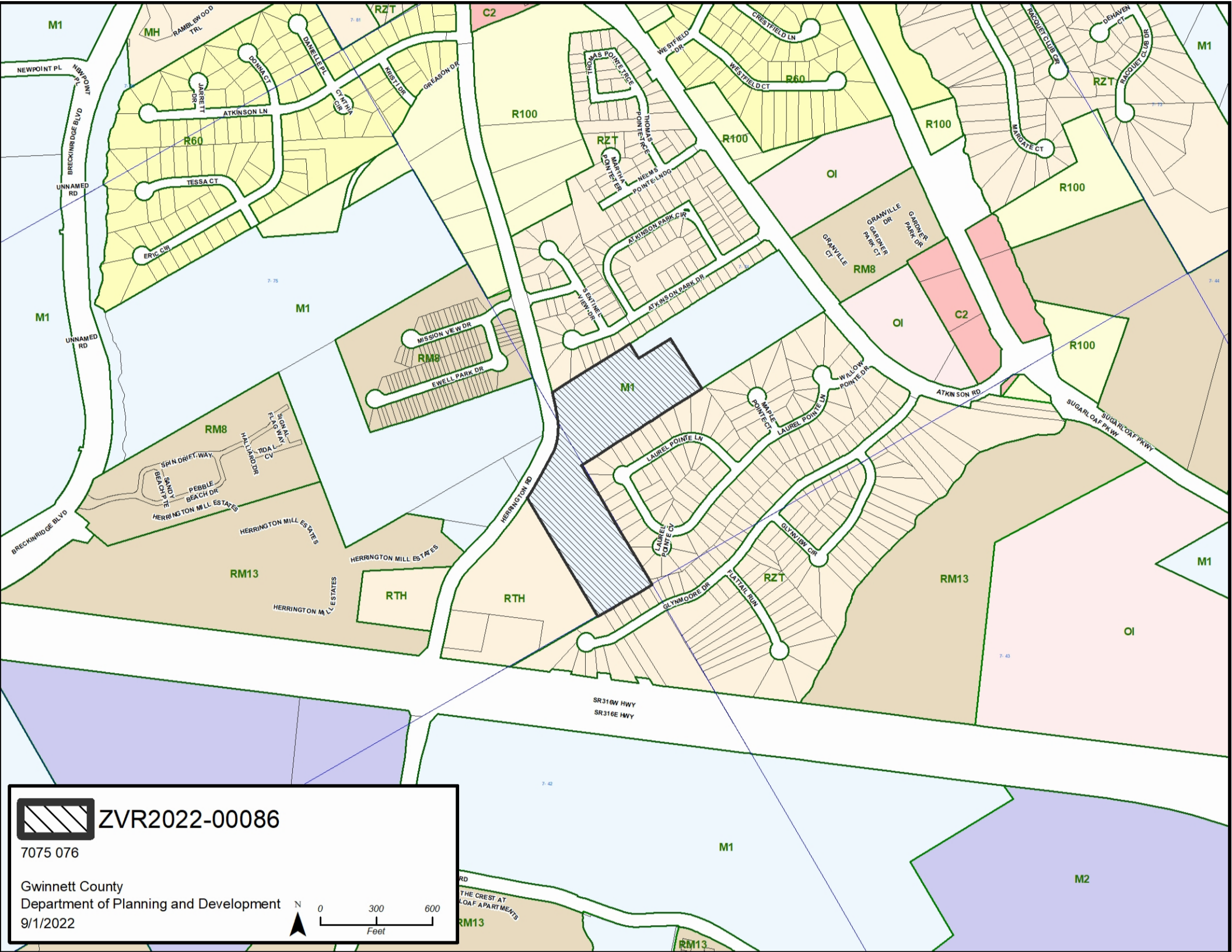
FLAT TAIL RUN

 ZVR2022-00086

7075 076

Gwinnett County
Department of Planning and Development
9/1/2022



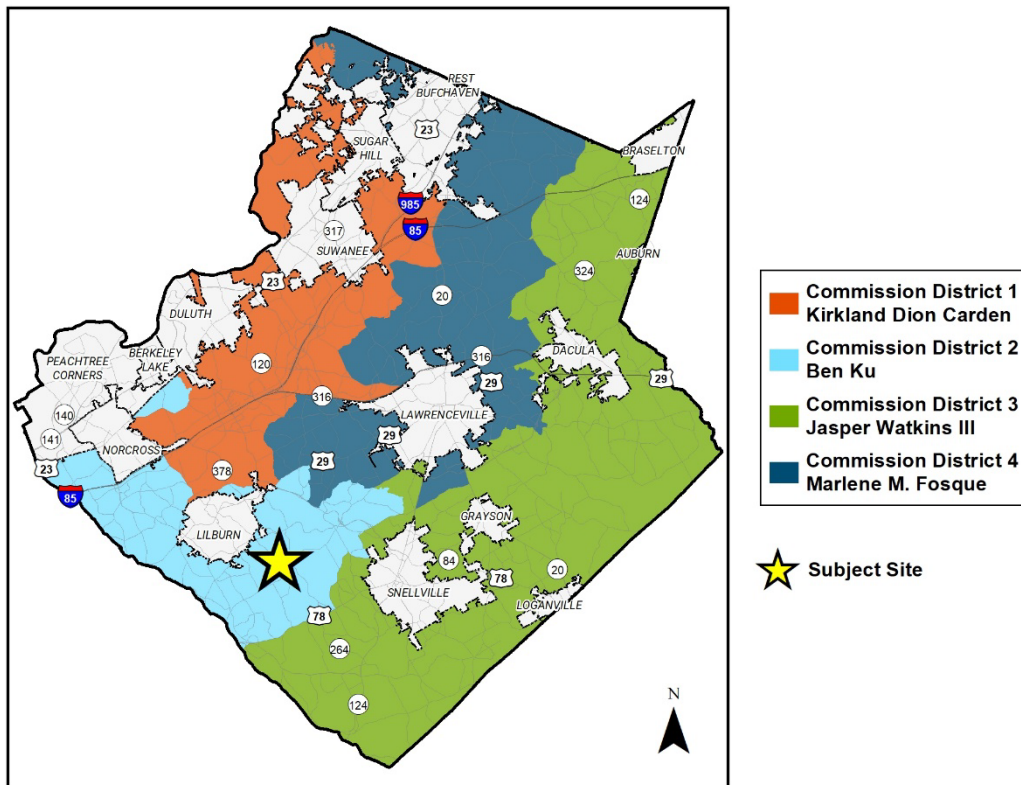


 **ZVR2022-00086**
 7075 076
 Gwinnett County
 Department of Planning and Development
 9/1/2022

N
 0 300 600
 Feet

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: ZVR2022-00088
Address: 4201 Weston Drive
Map Number: R6091 118
Zoning: R-75 (Single-Family Residence District)
Site Area: 0.51 acres
Proposed Development: Second Driveway
Commission District: District 2 – Commissioner Ku
Character Area: Vibrant Communities
Request: 42 percent hardscape in the front yard



Applicant: Joe Nocera
4201 Weston Drive
Lilburn, GA 30047

Owner: Joe Nocera
4201 Weston Drive
Lilburn, GA 30047

Contact: Joe Nocera

818.635.2485

Zoning History

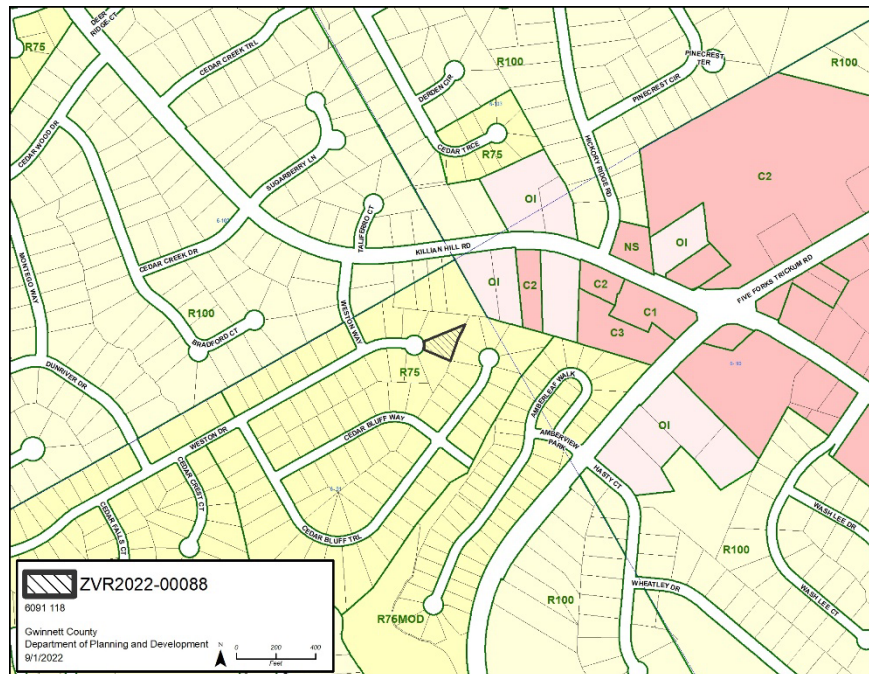
The subject property is zoned R-75 (Single-Family Residence District). The property was rezoned from R-100 (Single-Family Residence District) to R-75 in 1990, pursuant to RZ-90-90.

Existing Site Condition

The subject site is a 0.51-acre developed residential lot at the end of a cul-de-sac on Weston Drive within the Cedar Creek Crossing subdivision. The property has a two-story home constructed in 1993. The site slopes upward, west to east approximately 16 feet from the roadway. The existing 16-foot-wide driveway has an 18 percent grade from the street to the home. No streams or easements are located on the property.

Surrounding Use and Zoning

The subject property is surrounded by single-family residences within an established subdivision. Office and commercial uses are to the northeast along Killian Hill Road. The following is a summary of surrounding uses and zoning:



Surrounding Zoning

Location	Land Use	Zoning
Subject Property	Single-Family Residential	R-75
North	Single-Family Residential	R-75
East	Single-Family Residential	R-75
South	Single-Family Residential	R-75
West	Single-Family Residential	R-75

Project Summary

The applicant is requesting a variance to install a 10-foot-wide second driveway, three feet from the southern property line. The driveway is intended to provide safe wheelchair access to the second entrance of the home on the side of the house.

Variations Requested

The applicant requests approval of a variance from the following regulation of the Unified Development Ordinance (UDO):

1. **Section 240-10.3.C.2** maximum allowable paved parking or hard surface area in the front yard (excluding walkways and required sidewalks): single-family detached zoning districts - not more than 35 percent.

Zoning and Development Standards

The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard
Paved parking or hard surface	Maximum 35% in the front yard	42%	NO

Staff Recommended Condition

Should the Zoning Board of Appeals choose to approve the variance request, staff recommends the following condition of approval:

1. The driveway addition shall be located in general conformance with Exhibit B: Site Plan, dated received August 29, 2022.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Letter of Intent and Standards for Granting Variances
- D. Maps

Exhibit A: Site Visit Photos



Existing driveway



Approximate location of proposed second driveway



Side entrance for wheelchair accessibility

Exhibit B: Site Plan

[attached]

Existing Driveway = 26% hard surface of front yard
Existing + Proposed driveway = 42% of hard surface

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
8/29/2022

Weston Dr
Cul de sac

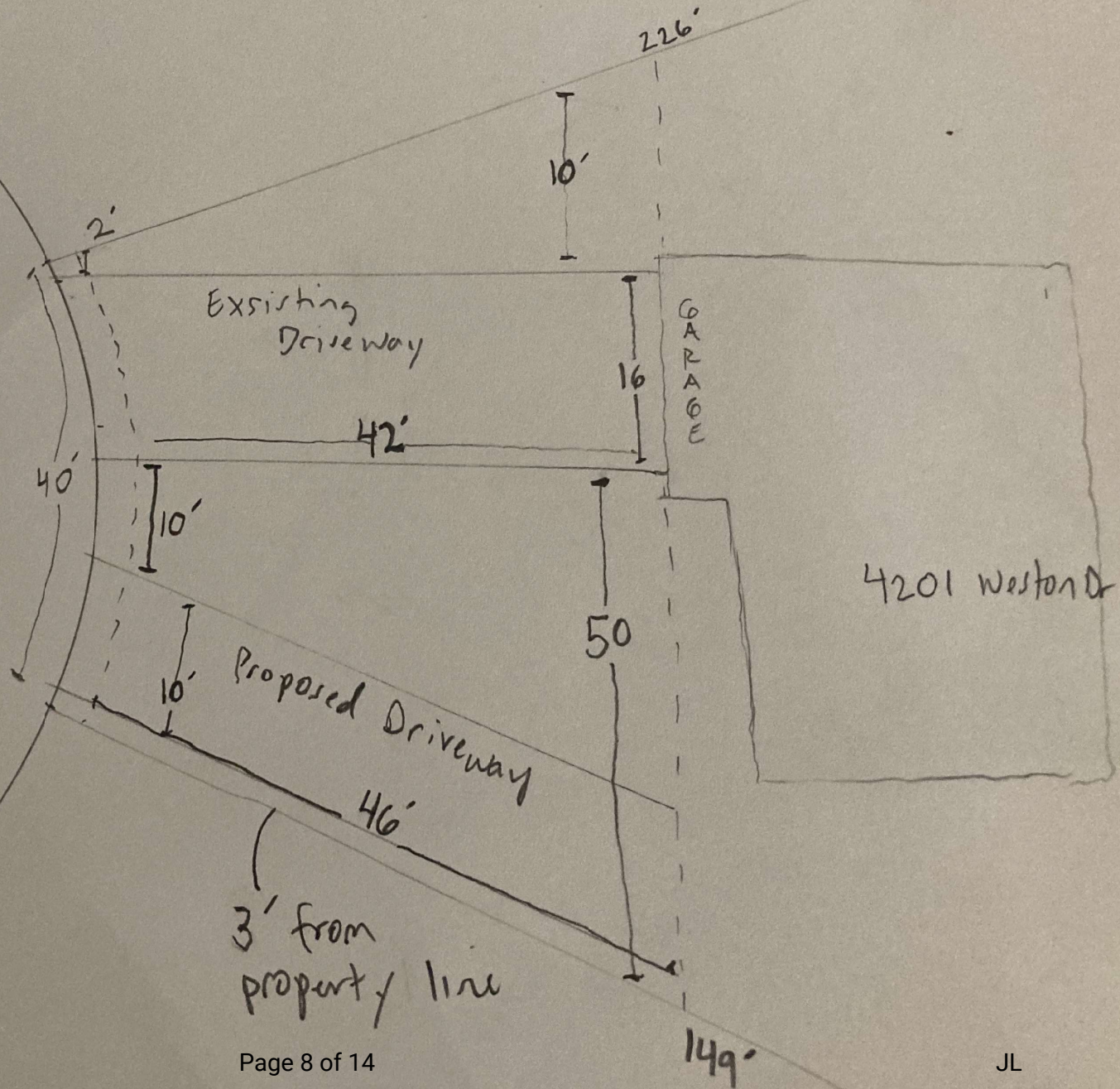


Exhibit C: Letter of Intent and Standards for Granting Variance

[attached]

RECEIVED

8/18/2022

Joe Nocera
4201 Weston Dr. SW
Lilburn Ga 30047

Letter of Intent for Variance Request

- A. **A description of the variance requested including the related code section.** This Letter of Intent is to request a variance for the addition of a second driveway that would exceed the maximum allowed hard surface area in the front yard. Variance is from Section 240-10.3C2 .
- B. **Reason for the requested variance.** The current drive way has an 18% grade that does not allow for a wheelchair to be removed from a car safely. Additionally the entry way into the house from the garage has 5 steps as does the main entryway into the house. Because of the layout of the home neither of these entry ways can have a ramp built out. The proposed driveway would be on the flat side of the house and will allow for access to a wheelchair accessible entrance on the side of the house.
- C. **A statement explaining how the requested variance is consistent with the intent of the UDO; and d. A statement of hardship imposed on the applicant by the UDO.** The variance desired does meet the general spirit and intent of Title 2 as it would promote the “safety”, “convenience” and “the general welfare of the present and future inhabitants of Gwinnett County” by providing access for wheelchair bound individuals at 4201 Weston Dr. The slope of the current drive way is beyond a mere inconvenience and both a safety and accessibility issue which results in a hardship for wheelchair access.

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8/18/2022

Standards for Granting Variances:

Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

- a. Does the request arise from a condition that is unique and peculiar to the land, structures, and buildings involved? Please explain: _____
Yes. The current drive way has an 18% grade that does not allow for a wheelchair to be removed from a car safely. Additionally the entry way into the house from the garage has 5 steps as does the main entryway into the house. Because of the layout of the home neither of these entry ways can have a ramp built out.
- b. Is the request necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved result in an unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience, if the provisions of Title 2 of the UDO are literally enforced? Please explain: _____
Yes. The slope of the current drive way is beyond a mere inconvenience and both a safety and accessibility issue which results in a hardship for wheelchair access.
- c. Is the condition requiring the requested relief not ordinarily found in properties of the same zoning district as the subject property? Please explain: **Many of the driveways in the area are flat or not a steep.** _____
- d. Is the request a result of conditions created by the regulations of Title 2 of the UDO and not by an action or actions of the property owner or the applicant? Please explain: _____
The regulations stipulate no more than 35% of the front yard can be hard surface. No actions have been taken by the property owner that created the current condition. _____
- e. Would granting the variance impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood? Please explain: _____
No foreseeable issue would result in a second driveway being installed. _____
- f. Is the variance requested the minimum variance that will make possible the reasonable use of the land, building, or structures? Please explain: _____
Yes. The proposed driveway would be the minimum width (10ft) and will allow for access to a wheelchair accessible entrance on the side of the house. _____
- g. Does the variance desired meet the general spirit and intent of Title 2 of the UDO and/or the purpose and intent of the Gwinnett County Unified Plan? Please explain: _____
The variance desired does meet the general spirit and intent of Title 2 as it would promote the "safety", "convenience" and "the general welfare of the present and future inhabitants of Gwinnett County" by providing access for wheelchair bound individuals at 4201 Weston Dr. _____

Exhibit D: Maps

[attached]



WESTON WAY

WESTON DR

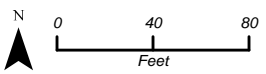
CEDAR BLUFF TRL

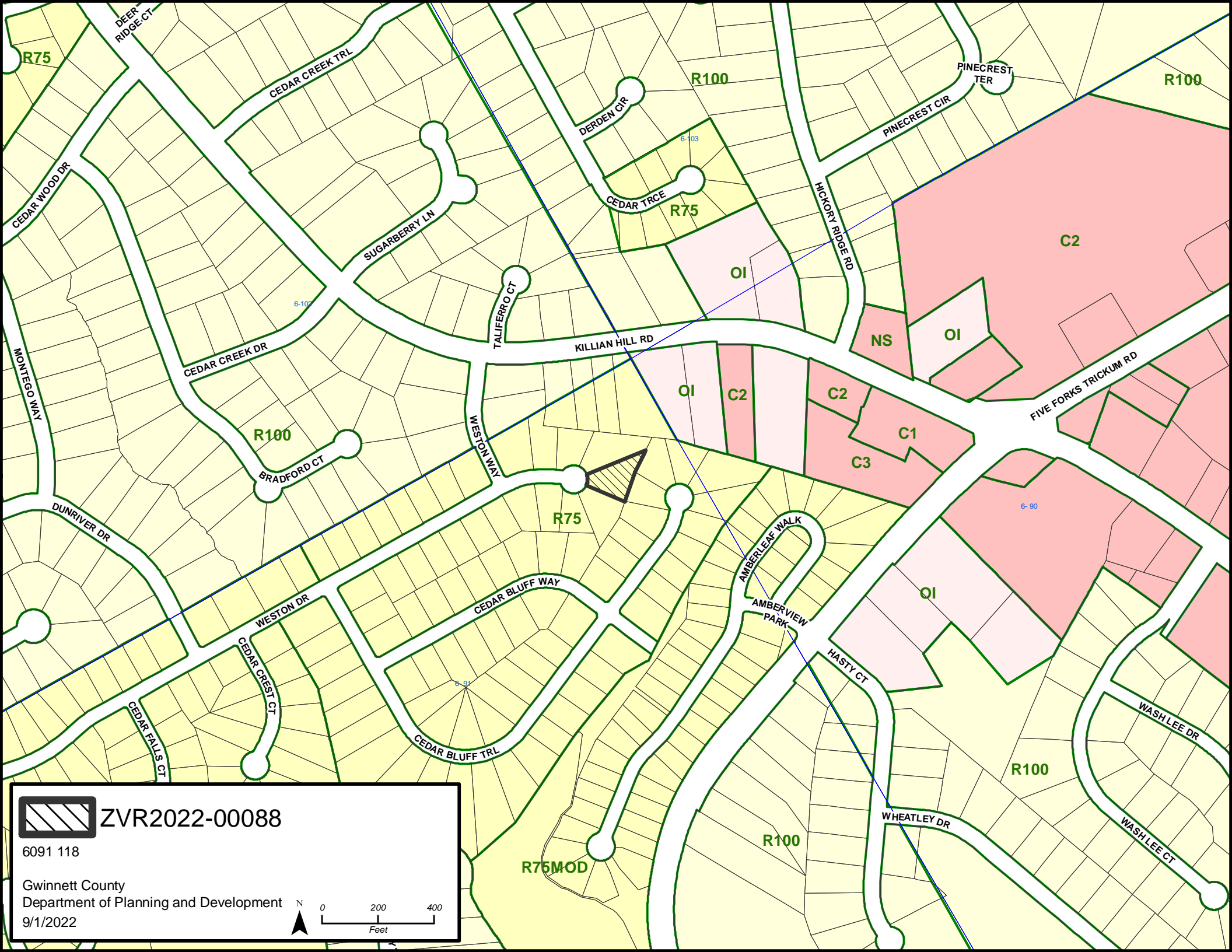


ZVR2022-00088

6091 118

Gwinnett County
Department of Planning and Development
9/1/2022





R75

R100

R100

R75

C2

R100

R75

R100

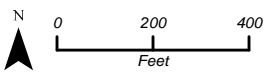
R100

R75MOD

 ZVR2022-00088

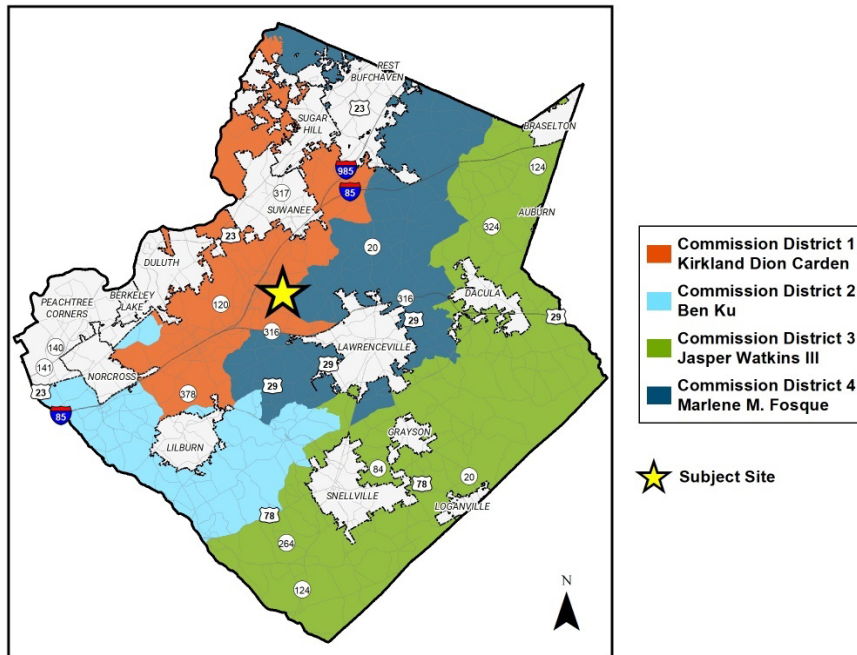
6091 118

Gwinnett County
Department of Planning and Development
9/1/2022



PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: ZVR2022-00089
Address: 1915 Severbrook Place
Map Number: R7083 401
Zoning: R-100 (Single-Family Residence District)
Site Area: 0.37 acres
Proposed Development: Sunroom
Commission District: District 1 – Commissioner Carden
Character Area: Established Neighborhoods
Request: Encroachment into rear yard setback



Applicant: Binh Tran
1915 Severbrook Place
Lawrenceville, GA 30043

Owner: Binh Tran
1915 Severbrook Place
Lawrenceville, GA 30043

Contact: Binh Tran

Contact Phone: 770.778.8542

Zoning History

The subject property is zoned R-100 (Single-Family Residence District). There are no historical zoning cases for this property.

Existing Site Condition

The subject site is a 0.37-acre developed, single-family lot located on Severbrook Place within the Clairemont subdivision. The site is within the Established Neighborhoods Character Area and is not within an Overlay District.

Surrounding Use and Zoning

The subject property is surrounded by single-family residences within an established subdivision and single-family residences on separate lots. Institutional uses such as an elementary school and a place of worship are located to the north and south of the property along Sever Road. The following is a summary of surrounding uses and zoning:



Surrounding Zoning

Location	Land Use	Zoning
Subject Property	Single-Family Residential	R-100
North	Single-Family Residential	R-100
East	Single-Family Residential	R-100
South	Single-Family Residential	R-100
West	Single-Family Residential	R-100

Project Summary

The applicant is proposing adding a sunroom to the rear of the existing residence, including:

- A 22' x 37' glass and screened sunroom addition to the rear of the house.
- Finishes and colors similar to the primary structure.

Variations Requested

The applicant requests approval of a variance from the following regulation of the Unified Development Ordinance (UDO):

1. **Section 230-10** Dimensional Standards of Zoning Districts

Zoning and Development Standards

The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard
Rear Yard Setback (R-100)	40'	23'	NO

Staff Recommended Condition

Should the Zoning Board of Appeals choose to approve the variance request, staff recommends the following conditions of approval:

1. The addition shall be located in general conformance with Exhibit B: Site Plan, dated received August 30, 2022 and Exhibit C: Sample Photo, dated received August 17, 2022.

Exhibits:

- A. Site Photos
- B. Site Plan
- C. Sample Photo
- D. Letter of Intent and Standards for Granting Variances
- E. Maps

Exhibit A: Site Photos



Rear yard of property



Rear yard of property from Sever Road

Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

8/30/22

GENERAL NOTES:

- 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were found within 500 feet of this site.
- 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

Curve		
Curve #	Length	Radius
C1	46.20	50.00
C2	129.32	1732.79

GWINNETT COUNTY
ZONING: R-100
FRONT SETBACK - 35'
SIDE SETBACK - 10' ONE YARD,
25' TWO YARDS
REAR SETBACK - 40'

FIELD DATA:

DATE OF FIELD SURVEY 5-12-22,
5-13-22

THE CALCULATED POSITIONAL
TOLERANCE BASED ON REDUNDANT
LINEAR MEASUREMENTS OF
OBSERVED POSITIONS WAS FOUND
TO BE 0.00 FEET.

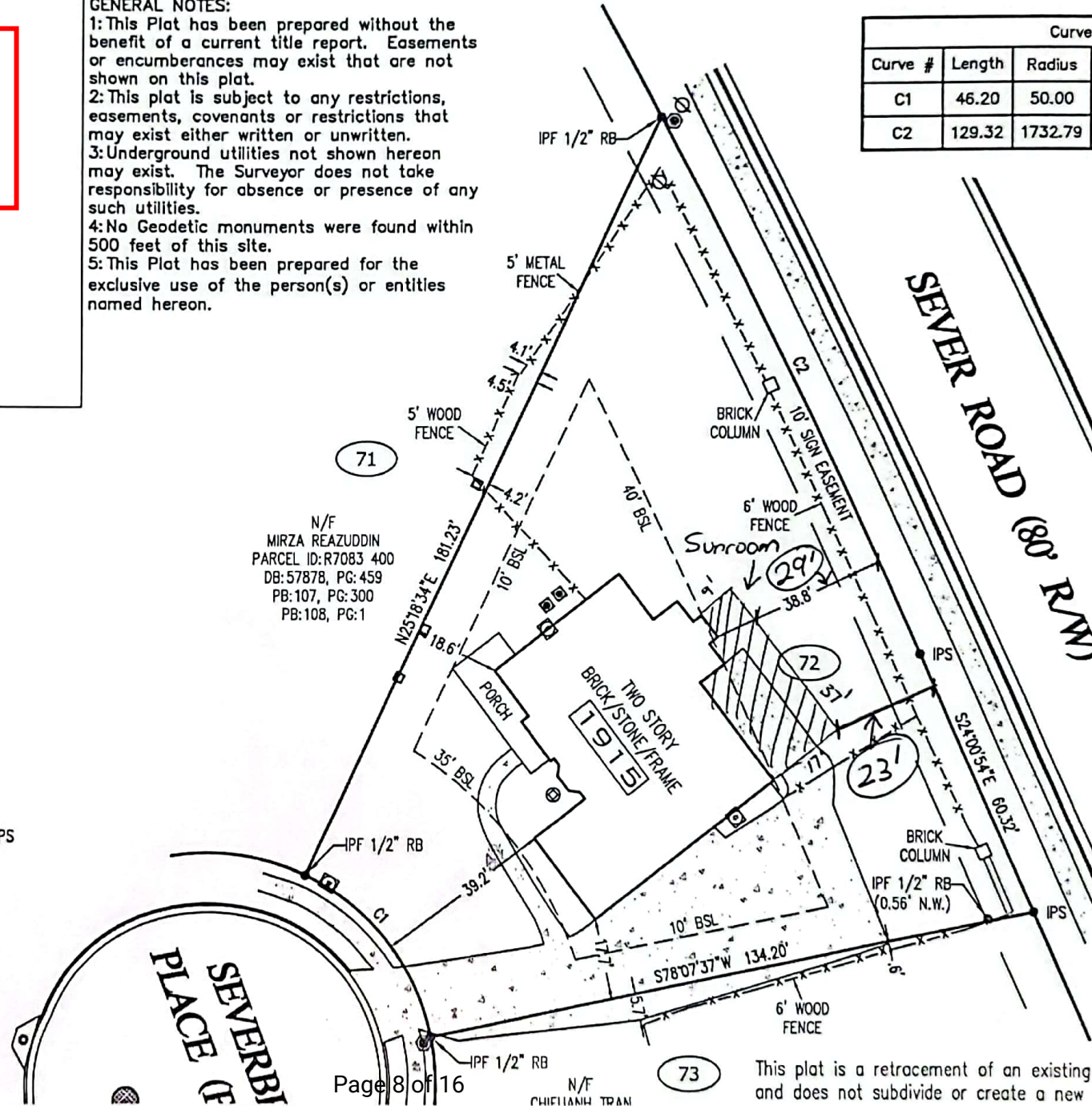
EQUIPMENT:
ELECTRONIC TOTAL STATION AND NETWORK GPS
GPS RECEIVER: SP 85
SN: 6129500077
NETWORK: TRIMBLE VRS Now RTK GNSS

TOTAL AREA: 16,077 SQ FT, 0.369 AC
CALCULATED PLAT CLOSURE:
1 FOOT IN 982,593 FEET

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: 2022-000894 PG 282
PROPERTY SURVEY AT TIME OF SURVEY

N/F
MIRZA REAZUDDIN
PARCEL ID: R7083 400
DB: 57878, PG: 459
PB: 107, PG: 300
PB: 108, PG: 1



This plat is a retracement of an existing and does not subdivide or create a new

Exhibit C: Sample Photo

[attached]



Exhibit D: Letter of Intent and Standards for Granting Variance

[attached]

RECEIVED

8/17/2022 3:25PM

Standards for Granting Variances:

Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

- a. Does the request arise from a condition that is unique and peculiar to the land, structures, and buildings involved? Please explain: Yes the setback of my property is 40 feet but I would like to build a sunroom making the setback only 23 feet from my property line and there is a fence adjacent to the exterior street
- b. Is the request necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved result in an unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience, if the provisions of Title 2 of the UDO are literally enforced? Please explain: Yes, the setback requires a variance exception to section 230-10 to allow for the sunroom addition
- c. Is the condition requiring the requested relief not ordinarily found in properties of the same zoning district as the subject property? Please explain: Yes due to the R-100 40 ft setback of the property
- d. Is the request a result of conditions created by the regulations of Title 2 of the UDO and not by an action or actions of the property owner or the applicant? Please explain: Yes because section 230-10 requires the 40 ft setback
- e. Would granting the variance impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood? Please explain: No, not at all
- f. Is the variance requested the minimum variance that will make possible the reasonable use of the land, building, or structures? Please explain: Yes to allow for the sunroom addition for our children
- g. Does the variance desired meet the general spirit and intent of Title 2 of the UDO and/or the purpose and intent of the Gwinnett County Unified Plan? Please explain: Yes, because it would allow the sunroom addition to my property

Letter of Intent

08/17/2022

Binh Tran

1915 Severbrook Place

Lawrenceville, GA 30043

770-778-8542

To Whom It May Concern,

I am writing this letter to request for a variance application of section 230-10 to encroach 17 feet into the rear yard to build a sunroom.

The purpose is for a sunroom to be added to the rear of my house located at 1915 Severbrook Place, Lawrenceville, GA 30043 in the Clairemont Subdivision Lot 72.

The variance for the sunroom would extend my current house structure and would allow for my 6-year-old and 13-month-old children to be able to play in the sunroom without having to deal with the mosquitos and bugs that are out in the yard. The sunroom structure will use the same build and will blend in with my current house structure.

Please kindly consider my application so that my family and children can enjoy the benefits of a sunroom on my current property.

Sincerely,

Binh Tran

Binh Tran

770-778-8542

Exhibit E: Maps

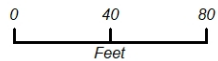
[attached]



ZVR2022-00089

7083 401

Gwinnett County
Department of Planning and Development
9/6/2022



7-113

R100

STEEPLE RUN

TAB ROBERTS RD

RA200

R100

VALENTINES CT

TALON TRACE

SEVER RD

STARTER GATE RD

FURLONG RUN

C WHITE DR

THOMAS PALMER CT

EAGLE VALLEY CT

R75

WHITEHAWK TRL

EAGLE SUMMIT CT

R100

7-83



AMERICAN WAY

AMERICAN WALK

LAKE WASHINGTON DR

SEVER CREEK DR

7-71

SEVER CREEK CIR

SEVERVIEW PL

JOHN ADAMS DR

SEVERBROOK CIR

SEVERBROOK PL

CHERRY TREE CT

7-72

LAKE WASHINGTON CIR

RZT

KINGSLEY CT

RA200

R75

RAMBLING WOODS DR

 ZVR2022-00089

7083 401

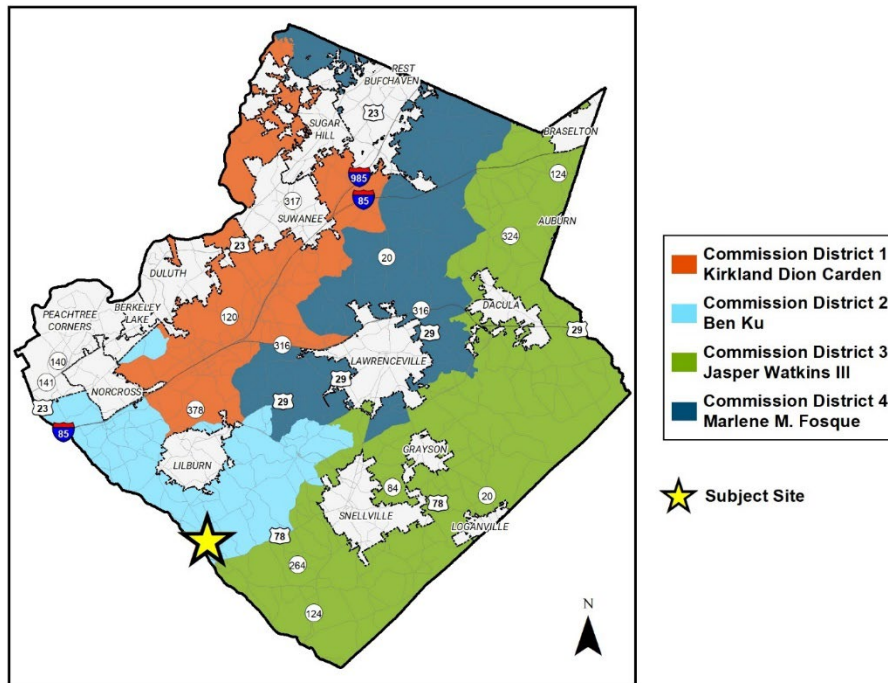
Gwinnett County
Department of Planning and Development
9/6/2022

N
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Feet

PLANNING AND DEVELOPMENT DEPARTMENT CASE REPORT

Case Number: ZVR2022-00090
Address: 5464 Francis Avenue
Map Number: R6077 059
Zoning: R-100 (Single-Family Residence District)
Site Area: 0.76 acres
Proposed Development: Accessory Structure
Commission District: District 2 – Commissioner Ku
Character Area: Established Neighborhoods
Request: Accessory building 960 cumulative square feet

Case Number: ZVR2022-00091
Request: Accessory building 16 feet in height



Applicant: Leonardo Castrejon
5464 Francis Avenue
Stone Mountain, GA 30087

Owner: Leonardo Castrejon
5464 Francis Avenue
Stone Mountain, GA 30087

Contact: Leonardo Castrejon 404.754.0272

Zoning History

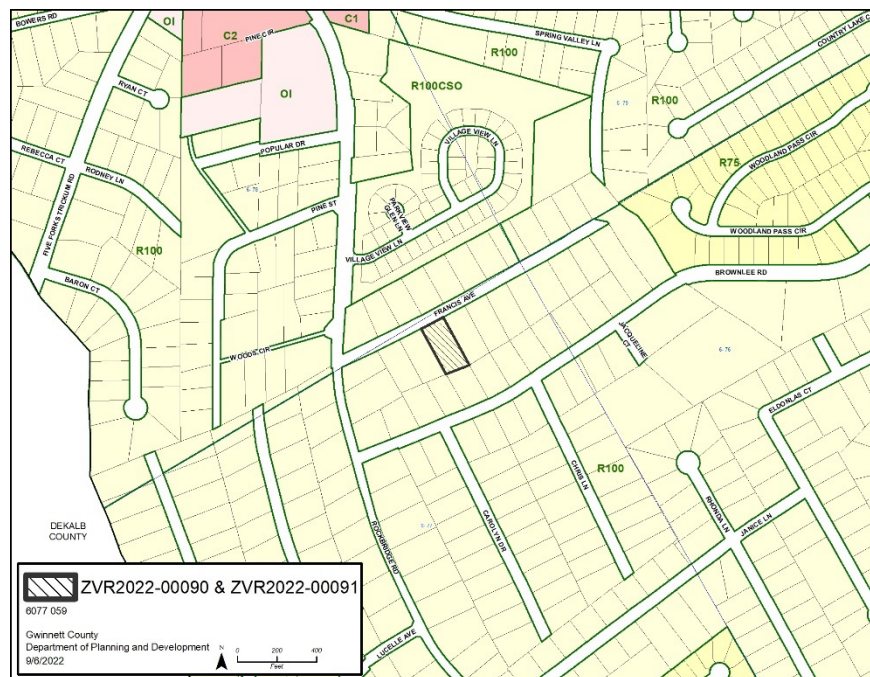
The subject property is zoned R-100 (Single-Family Residence District). No prior zoning requests are on record for this property.

Existing Site Condition

The subject site is a 0.76-acre developed residential lot on Francis Avenue within the Mountain Park subdivision. The property has a split-level home constructed in 1966 and a 384 square-foot accessory structure in the rear yard. There is a 6-foot-high wooden fence along the perimeter of the rear yard. The site slopes downward, east to west approximately 14 feet. No streams or easements are located on the property.

Surrounding Use and Zoning

The subject property is surrounded by single-family residences within an established subdivision. The following is a summary of surrounding uses and zoning:



Surrounding Zoning

Location	Land Use	Zoning
Subject Property	Single-Family Residential	R-100
North	Single-Family Residential	R-100
East	Single-Family Residential	R-100
South	Single-Family Residential	R-100
West	Single-Family Residential	R-100

Project Summary

The applicant is requesting two variances to allow an accessory structure in the rear yard, including:

- A 576 square-foot, 16 feet in height accessory building in the rear yard.
- Maintain the existing 384 square-foot accessory structure.
- Architectural materials of fiber cement siding and roofing shingles to match the principal building. Dense glass sheathing will be added for insulation purposes to minimize noise.
- The accessory structure will be used as a garage for the homeowner to work on personal vehicles and store tools and will include a bathroom and shower.
- Additional landscaping to be planted along the rear property line.

Variances Requested

The applicant requests approval of variances from the following regulations of the Unified Development Ordinance (UDO):

1. **Section 230-120.12B**, the maximum cumulative total square footage of all accessory buildings allowed on a property shall be based on lot size, and may require a variance from the Zoning Board of Appeals.
2. **Section 230-120.12.A.iv**, building height shall not exceed 12 feet as measured from average grade level to average height of a pitched roof.

Zoning and Development Standards

The following is a summary of applicable development standards from the Unified Development Ordinance (UDO):

Standard	Required	Proposed	Meets Standard
Accessory structure cumulative square footage	Maximum 1,000 Square Feet (Lot Size Less than 0.99 acres)	960 Square Feet (0.76 acres)	NO
Accessory structure height	Maximum 12'	16'	NO

Staff Recommended Condition

Should the Zoning Board of Appeals choose to approve the variance requests, staff recommends the following conditions of approval:

1. The accessory structure shall be located in general conformance with Exhibit B: Site Plan and Exhibit C: Building Elevations, dated received August 24, 2022.
2. The accessory structure shall be used for personal use only, commercial activity is prohibited.
3. The applicant shall remove the existing shed located to the rear of the accessory structure.

Exhibits:

- A. Site Visit Photos
- B. Site Plan
- C. Building Elevations
- D. Letter of Intent and Standards for Granting Variances
- E. Maps

Exhibit A: Site Visit Photos



Principal structure



Existing accessory structure



Rear yard of property



Aerial imagery of principal structure and existing accessory structure

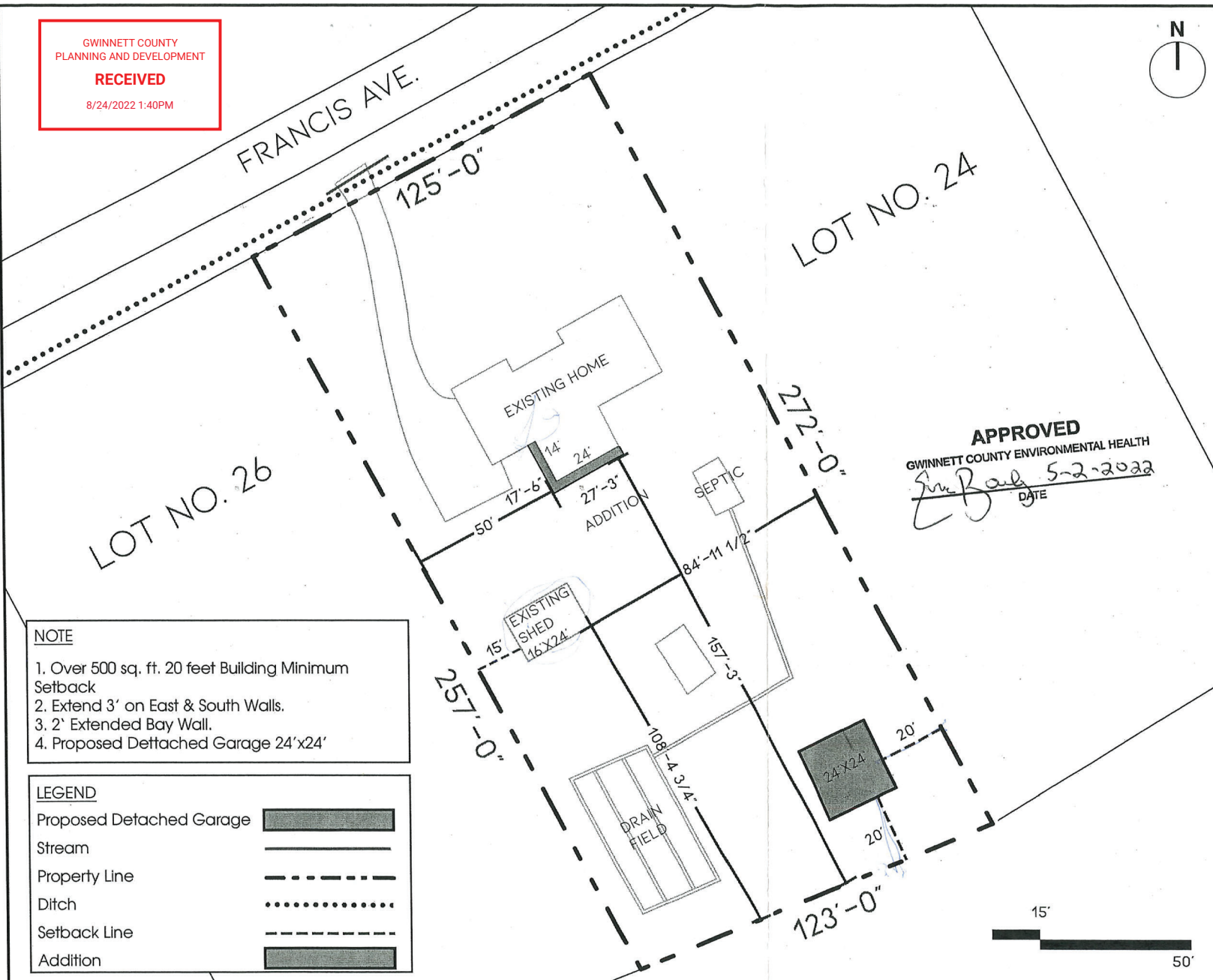
Exhibit B: Site Plan

[attached]

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

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8/24/2022 1:40PM



APPROVED
GWINNETT COUNTY ENVIRONMENTAL HEALTH
Eric Bailey 5-2-2022
DATE

NOTE

1. Over 500 sq. ft. 20 feet Building Minimum Setback
2. Extend 3' on East & South Walls.
3. 2' Extended Bay Wall.
4. Proposed Detached Garage 24'x24'

LEGEND

- Proposed Detached Garage
- Stream
- Property Line
- Ditch
- Setback Line
- Addition

Revisions			
Issue	By	Date	Description

Property Owner
Leonardo F. Castrejon Ramirez
5464 Francis Ave.
Stone Mountain GA 30087

Parcel ID
6077 059

Drawing Title
Building Addition Location Plan
&
Proposed Detached Garage

Scale	Date	Check By
1:30 @ Tabloid	April 8th, 2022	

Project No.	Drawing No.	Revision

Sheet
A01



Exhibit C: Building Elevations

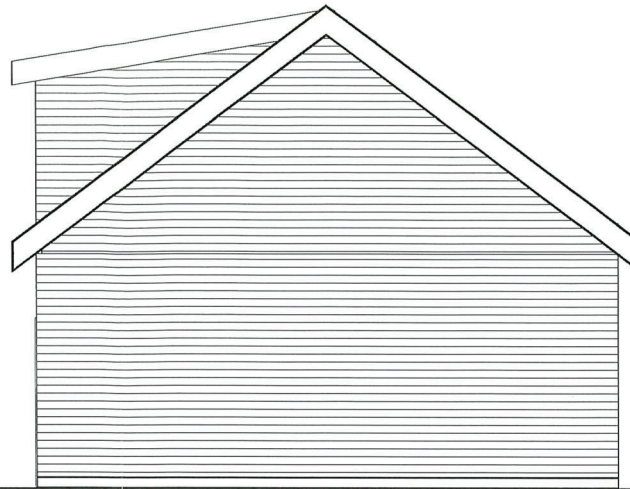
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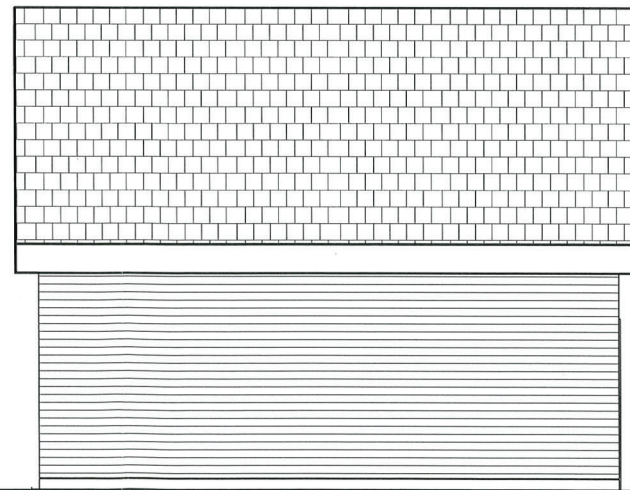
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

i. Exterior walls shall be finished with brick or stone or with materials and colors similar to that of the principal building.
iii. Roofing materials and colors shall match that of the principal building. Roof pitch shall be commensurate with the roof pitch of the principal building.

Roof Structure - Gable-Hip
Exterior Wall - Hardie Siding
Roof Cover- Comp Sh 240-260#

Revisions			
Issue	By	Date	Description

Property Owner
Leonardo F. Castrejon Ramirez
5464 Francis Ave.
Stone Mountain GA 30087

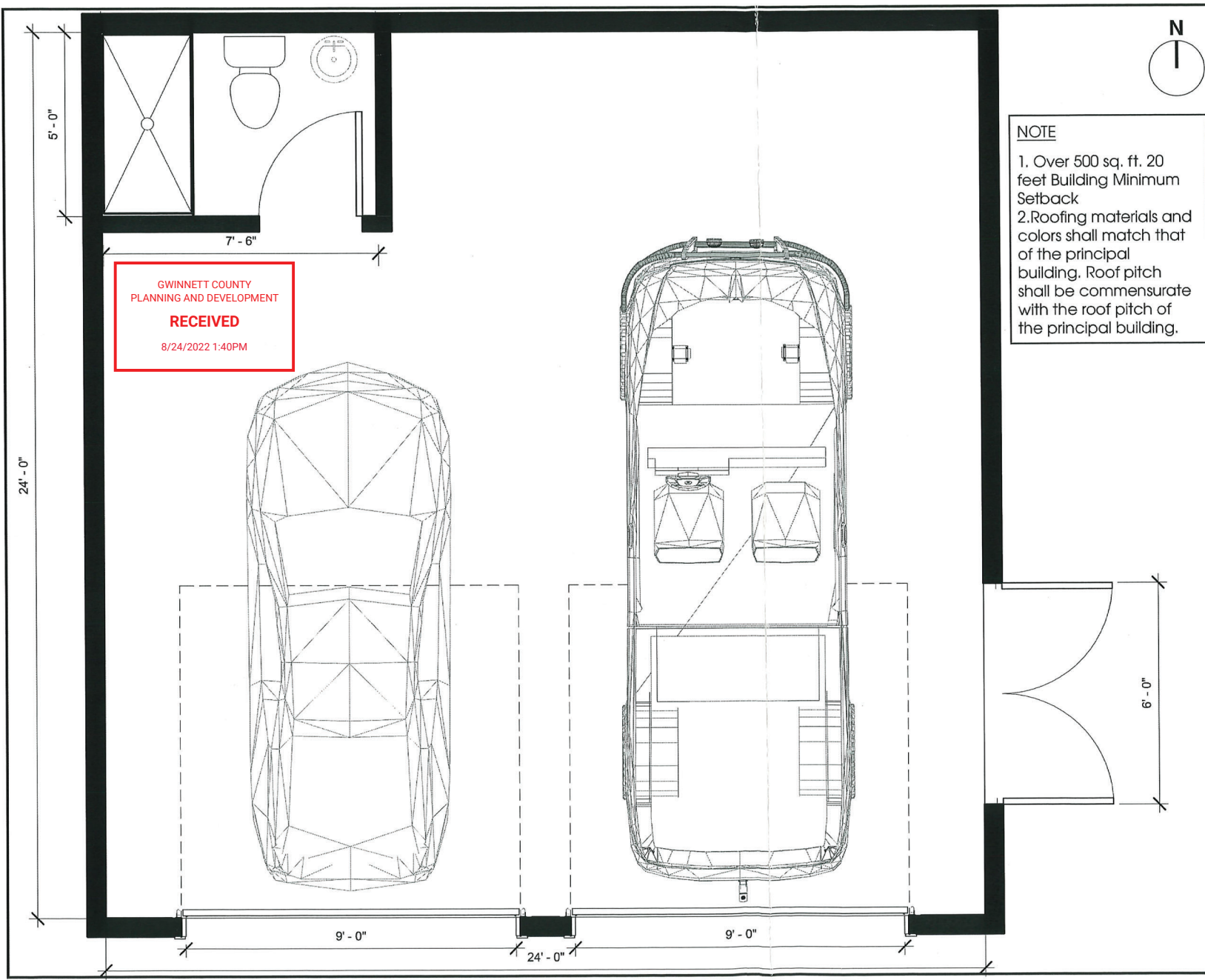
Parcel ID
6077 059

Drawing Title
Detached Garage Elevations

Scale	Date	Check By
3/16" = 1'-0" @Tabloid	June 11th, 2022	

Project No.	Drawing No.	Revision

Sheet
A02



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
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NOTE
1. Over 500 sq. ft. 20 feet Building Minimum Setback
2. Roofing materials and colors shall match that of the principal building. Roof pitch shall be commensurate with the roof pitch of the principal building.

Revisions

Issue	By	Date	Description

Property Owner
Leonardo F. Castrejon Ramirez
5464 Francis Ave.
Stone Mountain GA 30087

Parcel ID
6077 059

Drawing Title
Site Plan - Proposed Detached Garage

Scale 1:30 @ Tabloid	Date April 8th, 2022	Check By
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Project No.	Drawing No.	Revision

Sheet
A02

Exhibit D: Letter of Intent and Standards for Granting Variance

[attached]

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9/23/22

To whom it my concern.

I am writing this letter to request a variance for a garage I want to build in my back yard. The variance is needed because when I bought the home it already had an unattached building in the back yard that the previous home owner used as an office and I will also be occupying it as an office also. The new building would require a variance because of the total square footage of unattached building.

I am wanting to build a 24x24 garage in the back of my property. It would be a one single story garage height would be 16ft to the midrise on the roof so I can lift up the vehicles off the floor . I am a huge auto enthusiast and enjoy tinkering with my project cars. I want the garage so I don't have to work on my car in the driveway. Working in the driveway is both uncomfortable for me and an eyesore for my neighbors. If I build my garage, I would be able to work and stay out of sight since I would be in my backyard inside the garage building. Unfinished projects would usually require me leaving my tools out with the car still torn apart in my driveway making my house/neighborhood look bad. The purpose of the garage would be strictly for my personal vehicles only.

My neighbors and I would be happier because it would keep the neighborhood looking nice and orderly. I am going to build the garage in the back of my property to be as far away from my neighbors as possible and out of sight from the road. We would be respecting the setbacks required for the building permit. I plan on adding a layer of dense glass sheathing (very strong audio insulation properties) to the building to help minimize the noise that escapes. To also help I would like to plant a bunch of privacy trees along the back property line to add privacy and reduce the noise from my neighbors in the back. The finish of the exterior of the building would be fiber cement siding which is the same finish on the main house in the same material as the main house. The roofing and the of the garage would be roofing shingles to match in style and color(pewter gray) as the main house. I plan on installing a couple of windows to allow some natural lighting. The windows would also be in the same style/material/finish as the windows on the main house. The paint on the building is also going to match the paint color as the main house, my goal is for everything to look uniform. Since the garage would be for my project cars only I did NOT want to add a drive way or anything. I plan on keeping as much of the grass I can in my back yard. I would also like to add a small bathroom/shower so that when I am done working on my car I can shower off and get cleaned up to keep from going in the main house all greasy and dirty. I have already redone the entire septic tank and drain fields on the home to be able to add the garage bathroom when garage is build.

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8/24/2022 1:40PM

Standards for Granting Variances:

Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

- a. Does the request arise from a condition that is unique and peculiar to the land, structures, and buildings involved? Please explain: no, just want a garage to keep my hobby cars

- b. Is the request necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved result in an unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience, if the provisions of Title 2 of the UDO are literally enforced? Please explain: no hardship will be caused to any neighbors. Just want a garage to keep hobby vehicles

- c. Is the condition requiring the requested relief not ordinarily found in properties of the same zoning district as the subject property? Please explain: no previous necessary building is too small to store hobby vehicles, septic system takes up portion of property

- d. Is the request a result of conditions created by the regulations of Title 2 of the UDO and not by an action or actions of the property owner or the applicant? Please explain: no, just want a garage to store/maintain my hobby vehicles
yes, just want to build a garage to store/maintain my hobby cars

- e. Would granting the variance impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood? Please explain: no, no fire will not impact/extend any of neighbors or traffic. Materials with high fire resistant qualities will be used, as well as noise dampening materials.

- f. Is the variance requested the minimum variance that will make possible the reasonable use of the land, building, or structures? Please explain: yes the variance falls within reasonable use of land. Current building is too small to store hobby cars

- g. Does the variance desired meet the general spirit and intent of Title 2 of the UDO and/or the purpose and intent of the Gwinnett County Unified Plan? Please explain: yes

Exhibit E: Maps

[attached]



ROCKBRIDGE RD

FRANCIS AVE

CHRIS LN

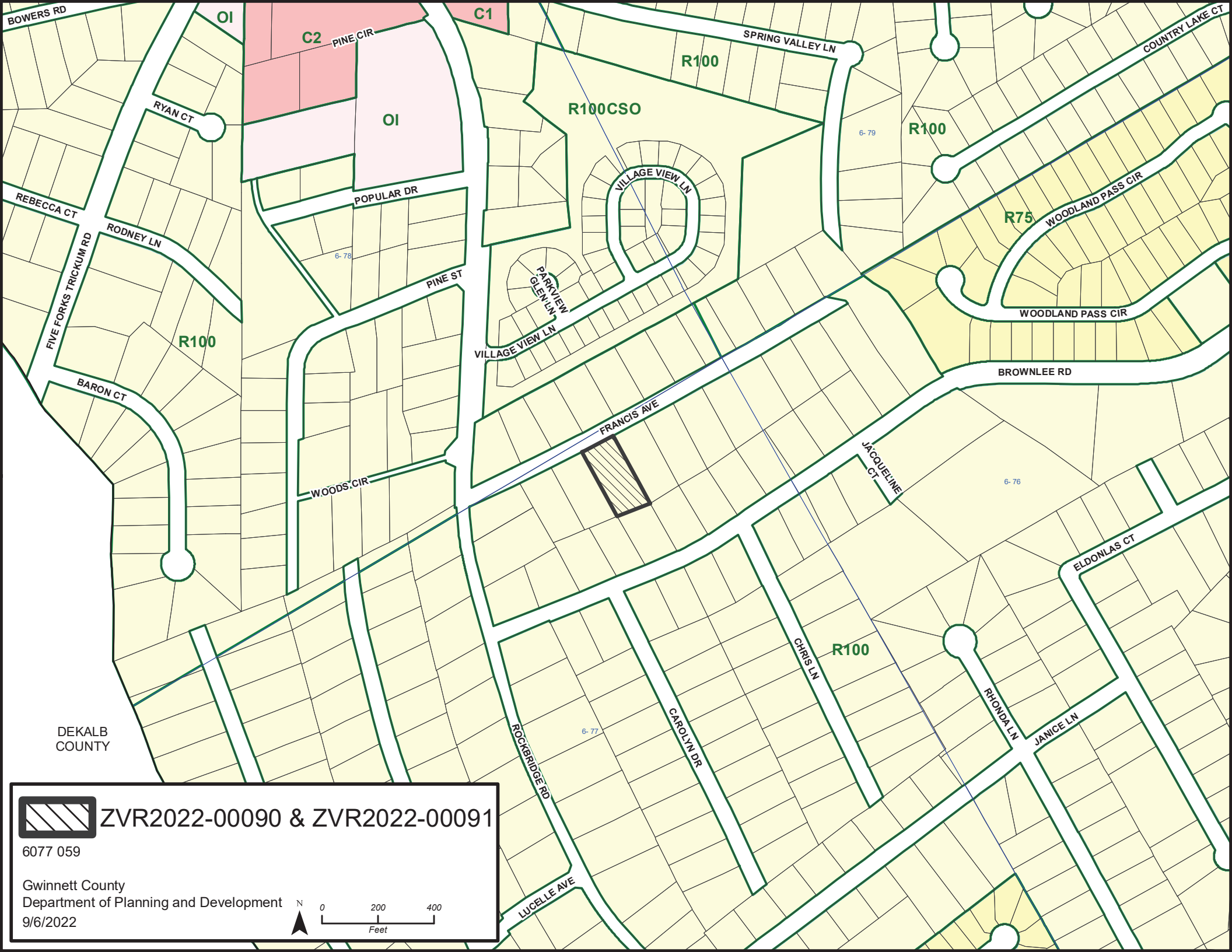
BROWNLEE RD

 ZVR2022-00090 & ZVR2022-00091

6077 059

Gwinnett County
Department of Planning and Development
9/6/2022





DEKALB COUNTY



ZVR2022-00090 & ZVR2022-00091

6077 059

Gwinnett County
Department of Planning and Development
9/6/2022

