



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS AGENDA

Monday, July 12, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

Discussion on variance requests will be limited to 10 minutes per side. Questions from Board of Appeals members and the resulting answers will not infringe on time limit.

1. VAR2021-00057; Patty Shupe; 115 Carriage Station Drive

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: BOARD OF APPEALS
AGENDA CATEGORY: NEW BUSINESS

Item: VAR2021-00057; Patty Shupe; 115 Carriage Station Drive

Department: Planning and Development

Date of Meeting: Monday, July 12, 2021

Presented By: Todd Hargrave, Planning and Development Director

Action Requested: Consideration of variance

Summary: The applicant requests the allowance of a pool (accessory structure) in the front yard.

Attachments/Exhibits:

- VAR2021-00057 Report
- VAR2021-00057 Attachments



LAWRENCEVILLE

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1.

WHEREAS, the City of Lawrenceville Board of Appeals held a duly advertised public hearing, with notice published in the Gwinnett Daily Post, the Official news Organ of the County, for a variance from the Zoning Ordinance, as described below and which is incorporated herein and made a part hereof by reference:

CASE NUMBER: VAR2021-00057

<i>Appeal Description:</i>	Front Yard Building Setbacks
<i>Applicant Name:</i>	Patty Shupe
<i>Development Type:</i>	Residential
<i>Ordinance:</i>	Zoning Ordinance, Article 2 Supplemental Regulation
<i>Code Section:</i>	Section 200.3.1 Accessory Buildings and Structures
<i>Property Address:</i>	115 Carriage Station Drive
<i>Parcel #:</i>	R5114 400

The applicant request a Variance to allow a pool to encroach into the required 50-foot front yard setback and the 75-foot undisturbed buffer.

The applicant proposes to build a pool on the front setback, the pool would be built to include a privacy fence. Due to the configuration of the parcel, the front of the property is the only option for the pool placement; disrupting the required undisturbed buffer due to the pond. Article 2 section 4, states that an accessory structure must be in the rear yard. However, the Planning and Development Department recommends approval of the request due to the hardship created from the configuration of the parcel.



LAWRENCEVILLE

GEORGIA

Reading and Adoption

Name	Title	Attendance	Vote	Motion To
Mark Burson	Chairman			
John Pentecost	Vice Chairman			
Richard Hall	Board Member			
Rory Johnson	Board Member			
Bill Perkins	Board Member			

Date of Action:
Mover:
Seconder :
Vote Carried:
Action Taken:

Action Certified By:
Title:
Date:



LAWRENCEVILLE

GEORGIA

1.

VARIANCE APPLICATION

Variance applications may only be accepted for height, area and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance.

Applicant: Patty Shupe

Owner: Angie Simpkins

Address: 2353 Thompson

Address: 115 Carriage Station Drive

Mill Rd Buford, Ga.

Lawrenceville, Ga.

30519
Telephone: 678-765-2596

Telephone: _____

Contact person: Patty Shupe

Contact telephone: 770-906-6041 Email: amazingscapesadm@yahoo.com

PROPERTY IN QUESTION

Street Address: 115 Carriage Station Drive Lawrenceville, Ga.

Property identification number: (Tax parcel number) R 5114 1400

Present zoning: Residential SFE

Variance(s) requested:

Install Swimming Pool in Sideyard

Signature of applicant

Date

Signature of property owner

Date

Printed name

Date

Printed name

Date

Notary public

Date

Notary public

Date

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200

770.963.2414 • www.lawrencevillega.org

VAR2021-00057

VARIANCE APPLICATION

1.

The Undersigned is authorized to make this application and is aware that an application or reapplication for the same type of variance affecting the same land or portion thereof shall not be acted upon within the 12 months from the date of last action by the Zoning Board of Appeals unless waived by the Zoning Board of Appeals. An application or reapplication shall not be acted upon in less than 6 months from date of the last action (UDO section 270-70.1). Authorized administrative variances are not subject to this time lapse requirements (UDO Section 270-70.2).

I hereby certify that all statements made by me are true, complete and correct, to the best of my knowledge.

NOTARY SEAL



[Signature] 3/2/2021
SIGNATURE OF APPLICANT DATE

Patricia Shupe
TYPED OR PRINTED APPLICANT NAME

[Signature] 03/02/21
SIGNATURE OF NOTARY PUBLIC DATE

NOTARY SEAL



[Signature] 3/2/21
SIGNATURE OF PROPERTY OWNER DATE

Angie Simpkins
TYPED OR PRINTED PROPERTY OWNER

[Signature] 3/2/21
SIGNATURE OF NOTARY PUBLIC DATE

NOTE: Please submit the completed application and related documents to the Department of Planning and Development, Development Plan Review section. Failure to complete the application and/or to provide the necessary documentation may result in non-acceptance of the application.

***** Staff Use Only Below *****

Date Received: _____ Received By: _____ MRN: _____

Zoning District: _____ Hearing Date (for ZBA): _____ Commission District: _____

Variance Type: _____ Code Section: _____

Related Cases & Applicable Conditions: _____

Variance Description: _____

Approval: _____ Date: _____

(Administrative Variance Only)

Conditions: _____

Case Number: _____

Page 2 of 2

I hereby request a variance from the requirements of one or more of the following code(s): (☒ Applicable Box)

- | | |
|---|--|
| <input type="checkbox"/> International Building Code | <input checked="" type="checkbox"/> Gwinnett County Construction Code |
| <input type="checkbox"/> International Energy Conservation Code | <input type="checkbox"/> Georgia Accessibility Code |
| <input type="checkbox"/> International Fuel Gas Code | <input type="checkbox"/> International Fire Code |
| <input type="checkbox"/> International Mechanical Code | <input type="checkbox"/> NFPA National Electrical Code |
| <input type="checkbox"/> International Plumbing Code | <input type="checkbox"/> NFPA Life Safety Code |
| <input type="checkbox"/> International Residential Code | <input type="checkbox"/> Gwinnett County Fire Protection & Life Safety Ordinance |

List Applicable Code Section(s): VPO-230-120

Describe Proposed Alternatives: Placing/Installing Pool in Side yard of the house

ADDITIONAL INFORMATION REQUIRED (attach to this application):

- Attach to this application a **LETTER OF INTENT** to clearly explain in detail the requested variance and substantiate that acceptance of the variance will not be detrimental to the safeguard of life, health, property, and public welfare.
- Attach to this application a reproduced copy of the **APPLICABLE CODE SECTIONS**.
- Attach to this application **CONSTRUCTION DOCUMENTS OR OTHER PERTINENT INFORMATION** to clearly illustrate the conditions of the requested variance.

APPLICANT CERTIFICATION



[Signature] 3/2/2021
Signature of Applicant Date
Patricia Shupe Operations
Typed or Printed Name Title
[Signature] 03/02/21
Signature of Notary Public Date

PROPERTY OWNER CERTIFICATION



[Signature] 3/2/21
Signature of Property Owner Date
Angie Simpkins
Typed or Printed Name
[Signature] 3/2/21
Signature of Notary Public Date

Gwinnett County Government Use Below Only

Date Received _____ Received By _____ Hearing Date _____

Variance Case # BCA _____ District-Land Lot-Parcel (MRN) _____



To Whom it may Concern,

It is our intent to install an inground swimming pool for Angie Simpkins and Rochelle Hamilton. They wish to install this pool to enjoy with their family and will be completely closed in with a privacy fence.

The property is a corner lot and the only location for this pool to be installed on their property is in the side yard. It is a large piece of property .79 acres but based on the location of the house the side yard is the only option. We have designed the pool so that the fence will be decorative from the street and not visible.

Our pool has less than 6 feet of pipe and equipment is located in a vault which is installed in the pool decking. The vault contains the pump, the salt cell, the relay and equipment control box.

The pool will be a 16'x32' with an "L" 12'x12'. Depth will be from 4' to 6' deep. No diving accessories.

Please call me with any additional questions you may have

Patricia Shup

Operations

2353 Thompson Mill Road Ste 102

Buford, Ga 30519

678-765-2596

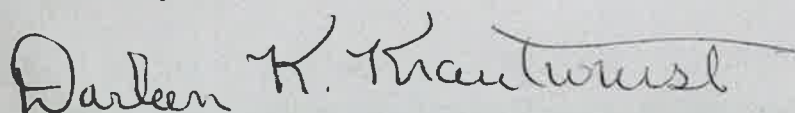
CARRIAGE STATION HOMEOWNERS ASSOCIATION**865 CARRIAGE LAKE DRIVE****LAWRENCEVILLE, GEORGIA 30046***February 25, 2021*

*Dr. Angie Simpkins
115 Carriage Station Drive
Lawrenceville, Georgia 30046*

Dear Angie,

I am writing to you with regard to your email of February 2, 2021, sent to Sandra Gustavson, HOA Treasurer, concerning the construction of swimming pools in the Carriage Station Subdivision. According to our Bylaws and Covenants, there are not any restrictions for constructing a swimming pool in this subdivision.

I hope this letter confirms the information needed. Please let me know if you need anything else.

Sincerely,

**Darleen K. Krautwurst, Secretary
Carriage Station Homeowners Association
770-962-3673**

Property at 115 Carriage Station Drive Lawrenceville, Ga. Lot 2, Carriage station Subdivision, Land lot 114, 5th district, Gwinnett County Georgia. Impervious surface area summary, Area sq FT, total lot 34,205, home 2827, drive/steps/concrete 1306, porch/deck 438, walls, 135. Total impervious 4706 percentage of coverage 13.8%. Starting at the NW of the property marker and indicated with the ½" rebar, at the corner of road of Carriage station Drive follow the property line S 36°03'57" W 238.70 between Alvarenga Moises Property and Simpkins property which continues to and past the pond at which there is a property line but actual rebar is placed 19.15' to the south west and marked with ½" rebar. This will be corner of properties for Alvarenga Moises, Sheila Y. Jackson and Angie Simpkins. Moving South 47°30'54" East 113.05' between Sheila Y. Jackson and Angie Simpkins property to the property marked with ½" Rebar at the corner of property and adjacent to Carriage lake Drive at Curve C3 arc length 109.86', radius 148.68' Chord Bearing N71°09'25"E, Chord Length 108.38' to L2 S 87°42'42" E distance 4.20, curve C2 arc Length 18.34', Radius 12.00, Chord Bearing N48°49'17" W, Chord Length 16.61' passing the C2 curve follow property line N 05°31'11" E 114.84' between Road - Carriage Station Drive and property 115 Carriage Station Drive for 114.84 NE to C1 arc length 114.36, radius 101.24' chord bearing N27°08'08"48" Chord length 108.38' to property point L1 N 59°30'30" W distance 25.72 continue to property marker with ½ rebar and beginning point.

THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENT(S), MAP(S), PLAT(S) OR OTHER INSTRUMENT(S) WHICH CREATED THE PARCEL(S) ARE STATED HEREON. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHER, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67



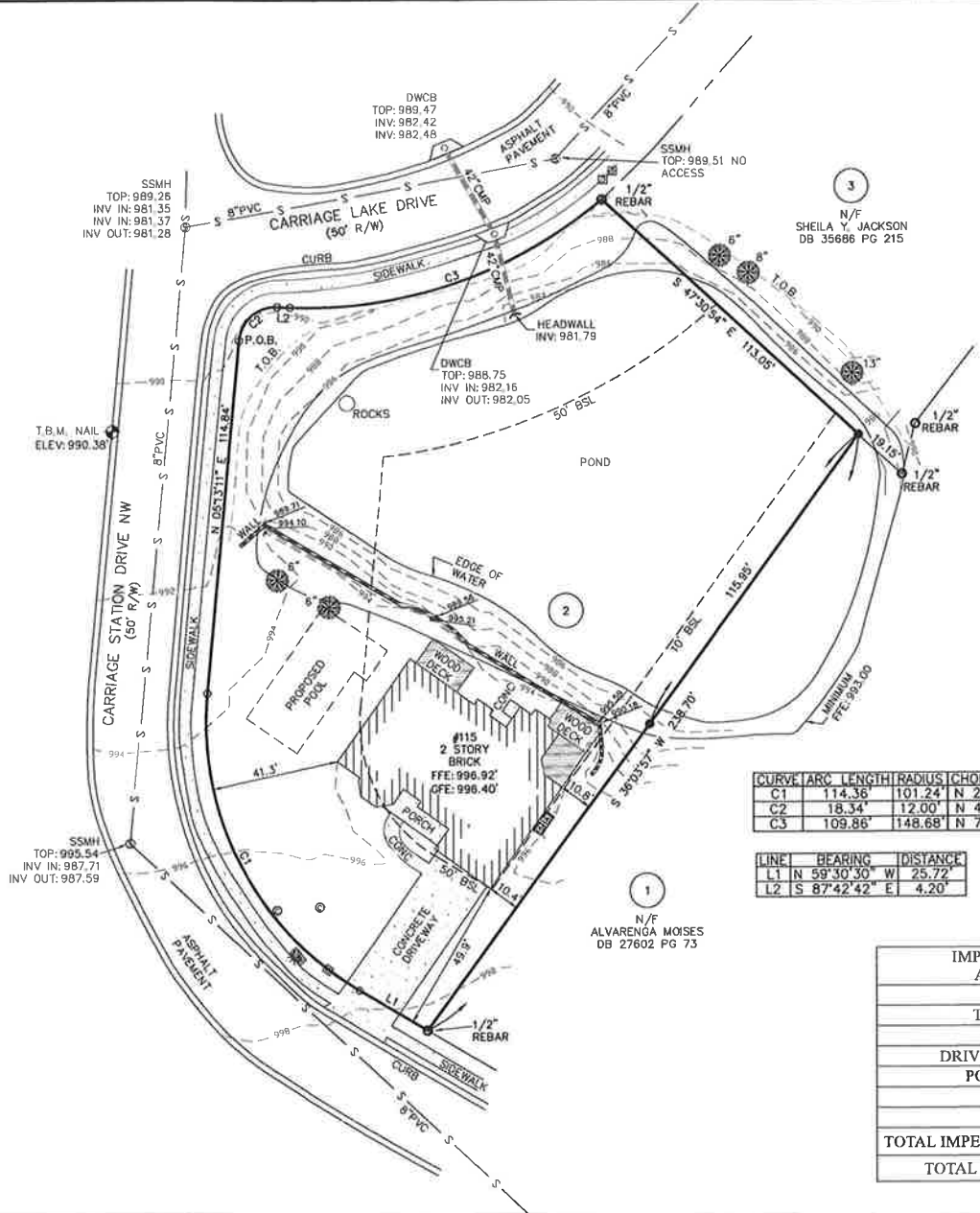
FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE
Daniel F. Conroy
DANIEL F. CONROY PLS#22350 DATE 05/06/2021

ZONING SUMMARY: RS-180
RESIDENTIAL

FRONT SETBACK: 50'
SIDE SETBACK: 10'

INFORMATION OBTAINED FROM
PLAT BOOK 87, PG 38

THE SURVEYOR IN NO WAY INTENDS TO
INTERPRET OR MAKE CONCLUSION REGARDING
THE ZONING AND SETBACK DESIGNATION SHOWN
HEREON.



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	114.38'	101.24'	N 27°08'48" W	108.38'
C2	18.34'	12.00'	N 48°49'17" E	16.61'
C3	109.86'	148.68'	N 71°09'25" E	107.38'

LINE	BEARING	DISTANCE
L1	N 59°30'30" W	25.72'
L2	S 87°42'42" E	4.20'

IMPERVIOUS SURFACE AREA SUMMARY	
AREA	SQ FT
TOTAL LOT	34,205
HOME	2,827
DRIVE/STEPS/CONC.	1,306
PORCH/DECK	438
WALLS	135
TOTAL IMPERVIOUS COVERAGE	4,706
TOTAL % OF COVERAGE	13.8%

- PROPERTY CORNER FOUND (AS NOTED)

● 1/2" REBAR WITH CAP SET LSF# 839

▣ R/W MONUMENT

▲ FIRE HYDRANT
- ⊙ MANHOLE

⊠ CLEAN OUT

⊡ WATER METER

⊕ WATER VALVE

⊖ POWER POLE

⊗ LIGHT POLE
- ⊞ A/C UNIT

⊟ GUY WIRE

⊠ JUNCTION BOX

⊡ OUTFLOW STRUCTURE

⊖ DRAINAGE INLET

⊗ POWER/LIGHT POLE
- ⊞ GAS VALVE

⊟ CABLE BOX

⊠ POWER METER

⊡ REGULAR PARKING

⊖ HANDICAP
- LL LAND LOT

N/W NOW OR FORMERLY

R/W RIGHT-OF-WAY

P/L PROPERTY LINE

OH OVERHANG

⊞ GAS METER
- C.B. CATCH BASIN

CNT CANTILEVER

⊠ TELEPHONE BOX

⊡ SIGN

—W—WATER LINE

—U—OVERHEAD UTILITY LINE
- S—SEWER LINE

—G—GAS LINE

—C—CABLE LINE

—T—TELEPHONE LINE

—X—FENCE LINE

—000—CONTOUR LINE
- BSL BUILDING SETBACK LINE

CONC. CONCRETE

EOP EDGE OF PAVEMENT

BFE BASEMENT FLOOR ELEVATION

GFE GARAGE FLOOR ELEVATION

FFE FINISHED FLOOR ELEVATION
- DB DEED BOOK

PB PLAT BOOK

PG PAGE

POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT

A.K.A. ALSO KNOWN AS
- F.K.A. FORMERLY KNOWN AS

NAD NORTH AMERICAN DATUM

NAVD NORTH AMERICAN VERTICAL DATUM

⊗ HARDWOOD TREE

⊗ PINE TREE

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 0.785 ACRES / 34,205 SQUARE FEET

BOUNDARY REFERENCE: DEED BOOK 57901, PAGE 749, PLAT BOOK 87, PAGE 38
FIELDWORK PERFORMED ON 05/05/2021

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 116,132 FEET.

THIS PLAT HAS BEEN PREPARED USING A TRIMBLE S6 ROBOTIC TOTAL STATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

Know what's below.
Call before you dig.

BOUNDARY zone, inc. LAND SURVEYING SERVICES & LAND PLANNING SERVICES

SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772

SUWANEE (770) 271-5772
454 SATELLITE BLVD, SUITE 200
SUWANEE, GA 30024

ATLANTA (404) 846-8180
1100 PEACHTREE STREET, SUITE 200
ATLANTA, GA 30309

KENNESAW (678) 730-4393
125 TOWN PARK DRIVE, SUITE 300
KENNESAW, GA 30144

PROJECT
23580-01

SHEET
1 OF 1

DWN:AR

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
PREPARED FOR: ANGIE SIMPKINS
LOT 2, CARRIAGE STATION S/D
LAND LOT 114, 5 TH DISTRICT,
GWINNETT COUNTY, GEORGIA - 05/06/2021

GRID NORTH
GA WEST NAD 83
DATUM NAVD 88

SCALE: 1"=30'

GRAPHIC SCALE - IN FEET

DATE

REVISION

NO.

