



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS AGENDA

Monday, February 15, 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.

[VAR2020-00043](#); Joe Baggett; 105 Craig Drive

[VAR2021-00044](#); Max Bloom; Five Forks Trickum Road (Moon Road)

[VAR2021-00045](#); Max Bloom; Five Forks Trickum Road (Moon Road)

[VAR2021-00046](#); Max Bloom; Five Forks Trickum Road (Moon Road)

[VAR2021-00047](#); Max Bloom; Five Forks Trickum Road (Moon Road)

[VAR2021-00048](#); Max Bloom; Five Forks Trickum Road (Moon Road)

[VAR2021-00049](#); Chasity Tillman; 179 E. Crogan Street

Final Adjournment



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

Item: VAR2020-00043; Joe Baggett; 105 Craig Drive
Department: Planning and Development
Date of Meeting: Monday, February 15, 2021
Presented By: Todd Hargrave
Action Requested: Relief from Article 5, Section 504.A.2

Summary: The applicant is requesting to be allowed to have a 12-foot driveway in lieu of the required minimum 16-foot driveway.

Attachments/Exhibits:

- **VAR2020-00043 Report**
- **VAR2020-00043 Attachments**



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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: VAR2020-00043

Appeal Description:	Front Yard Building Setbacks
Applicant Name:	Joe Baggett
Development Type:	Residential
Ordinance:	Zoning Ordinance, Article 5 Parking
Code Section:	Section 504, Residential Parking and Driveways, subsection A.2
Property Address:	105 Craig Drive
Parcel #:	R5114 002

The applicant request a Variance to allow the reduction of the required 16-foot driveway to a 12-foot driveway.

The existing single-family dwelling was constructed in 1960, preceding the May 24, 2020 adoption of the City of Lawrenceville 2020 Zoning Ordinance. The request is the result of the applicant submitting an application requesting to reduce the required 16-foot width for a driveway. The property owner intends to add a driveway on Craig Drive, claiming it is less dangerous to enter and exit the property through Craig Drive. The applicant does not specify if he plans to eliminate the existing driveway.

If approved, staff recommends the following condition.

1. Allow a 12-foot driveway from Craig Drive.
2. Applicant must close/eliminate the driveway off Lawrenceville Highway.



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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:

Todd Hargrave
Planning & Development Director



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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: Joe Baggett

Owner: Joe Baggett

Address: 105 Craig Dr

Address: 105 Craig Dr

Lawrenceville GA 30046

Lawrenceville GA 30046

Telephone: 770-361-4860

Telephone: 770-361-4860

Contact person: Joe Baggett

Contact telephone: 770-361-4860

Email: JmaxBaggett@icloud.com

PROPERTY IN QUESTION

Street Address: 105 Craig drive

Property identification number: (Tax parcel number) ~~ASR 114~~

R5114 002

Present zoning: Residential

Variance(s) requested:

To reduce driveway width requirement
from 16 ft to 12 ft

Joe Baggett
Signature of applicant

Date

Joe Baggett
Signature of property owner

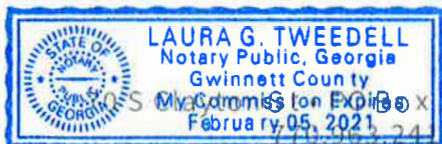
Date

Joe Baggett 12-30-20
Printed name Date

Joe Baggett 12-30-20
Printed name Date

Laura G Tweedell 12-30-20
Notary public Date

Laura G Tweedell 12-30-20
Notary public Date



VAR2020-00043

RECEIVED: 12/

PLANNING & DEVELOPMENT



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INDEMNIFICATION AND WAIVER FORM

I, Joe Baggett, do hereby agree to indemnify and defend the City of Lawrenceville should any litigation arise as a result of the variance being granted by the Lawrenceville Board of Zoning Appeals.

I realize and understand that when the City of Lawrenceville grants a variance, it is agreeing not to enforce a city ordinance and that, as a result, the City incurs a risk of being sued due to the granting of the variance. I, therefore, agree that I will be responsible for all costs in the event litigation arises concerning the granting of a variance and will hold the City harmless for any expenses I incur to defend any claims on the granting of the variance.

This 30 day of December, 2020.

Signature

Title

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VAR2020-00043

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DEMONSTRATION QUESTIONNAIRE

Demonstrate the special conditions and circumstances that exist which are peculiar to the land, structure, or building for which the variance is being requested:

The old driveway enters off 29th and connects to a rear basement garage. This is very dangerous. The house's permanent structures are only 13ft from property line

Demonstrate that these special conditions or circumstances are unique to this property:

The house was built in 1962 and most of the driveways in the Craigdale neighborhood enter off Craig Dr or interior subdivision roads

Demonstrate that these special conditions or circumstances are not the result from actions of the applicant:

The ~~driveway~~^{home's} and permanent structures existed when I purchased the house a little over a year ago.

Demonstrate that the variance requested is the minimum variance that will make possible the reasonable use of land, structure, or building:

12 ft is the maximum ~~width~~ driveway width that will allow the relocated driveway to pass by the House's permanent structures and property line to connect to garage.

Demonstrate that the request is in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

a 12ft driveway will still be wider than the 10ft wide driveways that most of the homes in Craigdale have now.

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VAR2020-00043

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EXHIBIT A

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 114 of the 5th Land District of Gwinnett County, Georgia, in the City of Lawrenceville, containing 0.625 acre, as shown on a plat of survey for Bobby Sikes, prepared by B.L. Bruner & Associates, Inc., Surveyors, dated January 25, 1974, recorded in Plat Book 1, Page 165A, Gwinnett County Plat Records, which plat is by reference incorporated in and made a part of this description.

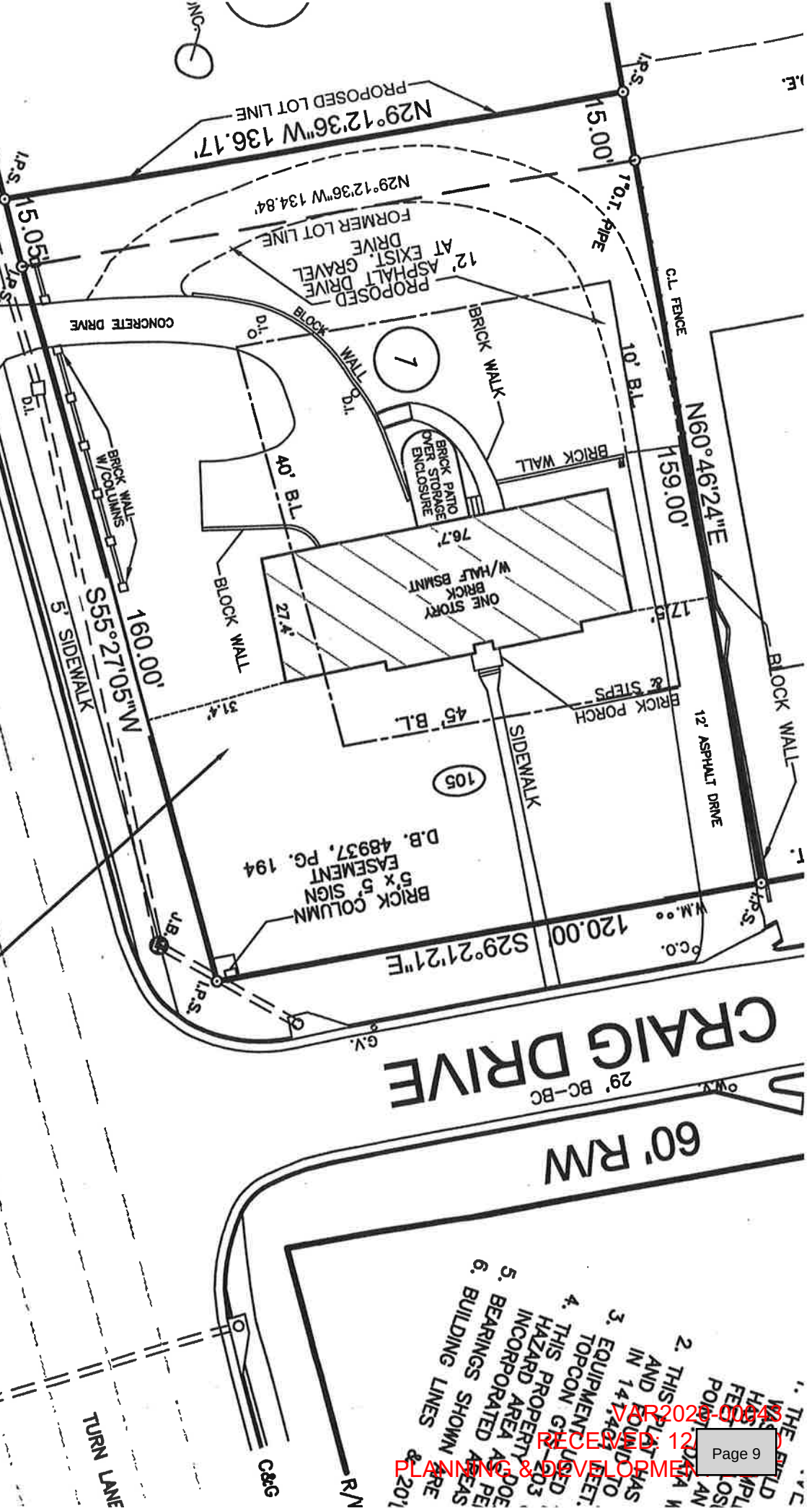
ALSO, all that tract or parcel of land lying and being in Land Lot 114 of the 5th Land District, Gwinnett County, Georgia, and being Land Lot 1, Block "C", Craigdale Estates Subdivision as per plat made by S.R. Fields, Surveyor, on November 15, 1963, and said plat being recorded in Plat Book "G", Page 129, Gwinnett County Records, and more particularly described as follows:

BEGINNING at a point on the west side of Craig Road and on the north side of U.S. Highway No. 29, where both roads intersect; thence along Craig Road in a northerly direction 120 feet to a point; thence in a westerly direction 159.2 feet to a point; thence in a southerly direction 135 feet to a point; thence in an easterly direction 160 feet to the point of beginning.

WRENCEVILLE HIGHWAY 29 GA. S.R. 8 / U.S. HIGHWAY 29 RM VARIES PAVING WIDTH VARIES

TURN LANE

TRACT "D"



CRAIG DRIVE

60' RM

1. THE BUILDING WAS PLACED IN 1947 AND IS 141'4" TO TOPCON G.S. 1903
2. THIS PLAT HAS INCORPORATED AREAS
3. EQUIPMENT USED IN 141'4" TO TOPCON G.S. 1903
4. THIS PROPERTY DOES NOT HAVE A HAZARD AREA AS PER INCORPORATED AREAS
5. BEARINGS SHOWN ARE
6. BUILDING LINES ARE



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

Item: VAR2021-00044; Max Bloom; Five Forks Trickum Road (Moon Road)

Department: Planning and Development

Date of Meeting: Monday, February 15, 2021

Presented By: Todd Hargrave, Director

Action Requested: Relief from Article 102.5, Townhouse Residential District

Summary: The applicant is requesting Variances to reduce or eliminate various requirements of the approved conditions of zoning, Development Regulations and the Zoning Ordinance. The applicant went through a rezoning (RZM2020-00002) which included the approval of multiple variances allowing the construction of the townhouse development with less than the required minimum standards.

A variance to allow a 55% encroachment into the required internal yard requirements according to the Zoning Ordinance, Article 1, Section 102.5, E.2. Internal Yard Requirements

Attachments/Exhibits:

- **VAR2021-00044-48 Report**
- **VAR2021-00044-48 Attachments**



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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: VAR2021-00044, VAR2021-00045, VAR2021-00046, VAR2021-00047
AND VAR2021-00048**

Appeal Description:	Development Standards
Applicant Name:	Max Bloom
Development Type:	Townhouse Residential
Ordinance:	Zoning Ordinance, Article 1 Districts
Code Section:	Section 102.5 RM-8 Townhouse Residential District, Subsection E.2, Subdivision Regulations Lawrenceville Georgia, Article VIII, Section 8.4.2 and XI Section 2.20
Property Address:	Five Forks Trickum Road (0 Moon Road)
Parcel #:	R5116 111

The applicant is requesting Variances to reduce or eliminate various requirements of the approved conditions of zoning, Development Regulations and the Zoning Ordinance. The applicant went through a rezoning (RZM2020-00002) which included the approval of multiple variances allowing the construction of the townhouse development with less than the required minimum standards.

On May 24, 2020, the City Council adopted the rewrite of the City of Lawrenceville 2020 Zoning Ordinance, which included the RM-8 Townhouse Residential District. The district was designed to ensure that any potential townhouse developments within the city limits would be constructed to a standard established by the City. Any variance to the city's minimum standards could interfere with the long-term goals of the City.

The Planning and Development Department has worked with the applicant and design professionals to reach a compromise, however, to no success. Therefore, the applicant is requesting a variance for the following:

VAR2021-00044 - A variance to allow a 55% encroachment into the required internal yard requirements according to the Zoning Ordinance, Article 1, Section 102.5, E.2. Internal Yard Requirements, which reads as follows:

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“A 20-foot grassed or landscaped strip shall be provided between all buildings (facades/elevations) and interior private drives.”

Allowing a 10.9 foot (Building 1) and a 8.1 foot (Building 8) encroachment into the required 20-foot Internal Yard Requirement could contradict the minimum requirements of the recently adopted Zoning Ordinance. Additionally, proposed encroachment into the access and utility may not necessarily violate the Code of Federal Regulations, Part 192–Transportation of Natural and other Gas by Pipeline: Minimum Federal Safety Standards, it could be considered to stretch the rule to its greatest possible point.

VAR2021-00045 - *A variance to eliminate all required development amenities according to the Zoning Ordinance, Article 1, Section 102.5, and C.a. Mandatory Homeowners Association reads as follows:*

a. Development amenities shall include a resort style pool, cabana, fitness center, and community room for residents. Community room shall be sized large enough for activities such as student after school programs, etc. Common area(s)/Park(s) shall be programed with amenities to maximize use such as benches, tables, grills, etc.”

The City Council established the Mandatory Homeowners Association requirement to ensure the development of any single-family or townhouse development within the city limits is designed to a standard meeting or exceeding the expectations of the Council. The applicant has submitted materials indicating, *“due to the relatively small size of the proposed development, a resort style pool and cabana cannot be sustained from the HOA fees for 12 townhomes.”* Prior to submitting an application for rezoning, the applicant was provided with necessary documentation detailing the specific requirements for the RM-8 zoning classification. Therefore, the Department cannot justify the applicant request to eliminate the requirement and allow the project to be developed to a standard that could be considered less than acceptable.

VAR2021-00046 - *A variance to allow a 40 foot Access and Utility Easement in lieu of the required 40 foot right-of-way, according to the Zoning Ordinance, Article 1, Section 102.5, E.4, which reads as follows:*

“Private Drive shall be installed with the following dimensions:

- a. Street width shall be 24 feet. Two foot curb and gutter required (dimensions are back to back of curbs).*
- b. A 5-foot sidewalk is required and shall be 2 feet off of the back of the curb.”*



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In addition, the Lawrenceville Subdivision Regulations, Article XI, Section 2.20 Private Access Drives, which reads as follows:

“Private access drives shall be permitted to serve no more than two residential land locked lots where, due to special problems created as a result of necessary unusual platting configuration, or as a result of special physical features, the property could not otherwise be developed. No more than one such drive shall be approved per subdivision development and must be approved as part of the original plat. These drives are exempt from paving requirements. Private access drives shall have the same right-of-way as is required for local streets, fifty (50) feet.”

On September 28, 2020, the City Council approved an amendment to the City of Lawrenceville 2020 Zoning Ordinance allowing private access drives due to problems associated with unusual platting configuration. According to the development regulations require private access drives be designed to a standard required for local streets (50’ Right-of-Way). Therefore, the Department cannot justify the applicant’s request to reduce the minimum requirement and allow the project to be developed to a standard that could be considered less than acceptable.

VAR2021-00047 - *A variance to allow a reduction in the required 15% Permanent Common Area, according to the Zoning Ordinance, Article 1, Section 102.5, G.2., which reads as follows:*

“At least 15% of the net project acreage (total acreage of the project excluding 50% of the 100-year floodplain and wetland areas) shall be designated on a recorded plat as a permanent common area for the use of the residents of the development.”

The City Council established the Mandatory Homeowners Association requirement to ensure the development of any single-family or townhouse development within the city limits is designed to a standard meeting or exceeding the expectations of the Council. Therefore, the Department cannot justify the applicant’s request to eliminate the requirement and allow the project to be developed to a standard that could be considered less than acceptable.

VAR2021-00048 - *A variance to allow an encroachment into the required 10-foot Landscape Strip, according to the Development Regulations, Article VIII, Section 8.4.2. Landscape Strip, which reads as follows:*



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“Required Landscape Strips shall contain landscaping and plantings within the Landscape Strip and shall meet the following minimum requirements:

- A. Shall be a minimum ten (10) feet in width located on private property adjacent to the right-of-way.*
- B. Shall contain no encroachments of impervious surfaces except for perpendicular ingress and egress access and signs.*

Required landscape strips shall not be encroached by driveway surfaces or stormwater management facilities. As previously indicated, the site is too small for the proposed density. Therefore, the Department cannot justify the applicant’s request to encroach into the required landscape strip and allow the project to be developed to a standard that could be considered less than acceptable.

The City of Lawrenceville defines a Variance as follows:

“A resolution which grants a property owner relief from certain provisions of a zoning ordinance when, because of a particular physical surroundings, shape, or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to make money.”

In conclusion, given the factors into the City Council’s decision to adopt a set of rules and regulations establishing standards for townhouse development, any variance from the rules may diminish the integrity of the Zoning Ordinance. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of the requests.



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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:

Todd Hargrave
Planning & Development Director



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

Item: VAR2021-00045; Max Bloom; Five Forks Trickum Road (Moon Road)

Department: Planning and Development

Date of Meeting: Monday, February 15, 2021

Presented By: Todd Hargrave, Director

Action Requested: Relief from Article 102.5, Townhouse Residential District

Summary: The applicant is requesting Variances to reduce or eliminate various requirements of the approved conditions of zoning, Development Regulations and the Zoning Ordinance. The applicant went through a rezoning (RZM2020-00002) which included the approval of multiple variances allowing the construction of the townhouse development with less than the required minimum standards.

A variance to eliminate all required development amenities according to the Zoning Ordinance, Article 1, Section 102.5, and C.a. Mandatory Homeowners Association

Attachments/Exhibits:

- **See Report for VAR2021-00044**



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

Item: VAR2021-00046; Max Bloom; Five Forks Trickum Road (Moon Road)

Department: Planning and Development

Date of Meeting: Monday, February 15, 2021

Presented By: Todd Hargrave, Director

Action Requested: Relief from Article 102.5 Townhouse Residential District

Summary: The applicant is requesting Variances to reduce or eliminate various requirements of the approved conditions of zoning, Development Regulations and the Zoning Ordinance. The applicant went through a rezoning (RZM2020-00002) which included the approval of multiple variances allowing the construction of the townhouse development with less than the required minimum standards.

A variance to allow a 40 foot Access and Utility Easement in lieu of the required 40 foot right-of-way, according to the Zoning Ordinance, Article 1, Section 102.5, E.4

Attachments/Exhibits:

- See report for VAR2021-00044



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

Item: VAR2021-00047; Max Bloom; Five Forks Trickum Road (Moon Road)

Department: Planning and Development

Date of Meeting: Monday, February 15, 2021

Presented By: Todd Hargrave, Director

Action Requested: Relief from Article 102.5, Townhouse Residential District

Summary: The applicant is requesting Variances to reduce or eliminate various requirements of the approved conditions of zoning, Development Regulations and the Zoning Ordinance. The applicant went through a rezoning (RZM2020-00002) which included the approval of multiple variances allowing the construction of the townhouse development with less than the required minimum standards.

A variance to allow a reduction in the required 15% Permanent Common Area, according to the Zoning Ordinance, Article 1, Section 102.5, G.2.

Attachments/Exhibits:

- **See report for VAR2021-00044**



LAWRENCEVILLE

GEORGIA

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

Item: VAR2021-00048; Max Bloom; Five Forks Trickum Road (Moon Road)

Department: Planning and Development

Date of Meeting: Monday, February 15, 2021

Presented By: Todd Hargrave, Director

Action Requested: Relief from Development Regulations

Summary: The applicant is requesting Variances to reduce or eliminate various requirements of the approved conditions of zoning, Development Regulations and the Zoning Ordinance. The applicant went through a rezoning (RZM2020-00002) which included the approval of multiple variances allowing the construction of the townhouse development with less than the required minimum standards.

A variance to allow an encroachment into the required 10-foot Landscape Strip, according to the Development Regulations, Article VIII, Section 8.4.2. Landscape Strip.

Attachments/Exhibits:

- **See report for VAR2021-00044**



LAWRENCEVILLE

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

Item: VAR2021-00049; Chasity Tillman; 179 E. Crogan Street

Department: Planning and Development

Date of Meeting: Monday, February 15, 2021

Presented By: Todd Hargrave, Director

Action Requested: Relief from Article 102.10, B Development Standards

Summary: The applicant requests a variance to be allowed to encroach into the required 50-foot front setback.

Attachments/Exhibits:

- **VAR2021-00049 Report**
- **VAR2021-00049 Attachments**



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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: VAR2020-00049

<i>Appeal Description:</i>	Front Yard Building Setbacks
<i>Applicant Name:</i>	Chasity Tillman
<i>Development Type:</i>	Commercial
<i>Ordinance:</i>	Zoning Ordinance, Article 1 Districts
<i>Code Section:</i>	Section 102.10 OI Office Institutional District, Subsection B., Minimum Front Yard Setback
<i>Property Address:</i>	179 E. Crogan Street
<i>Parcel #:</i>	R5174 021

The applicant request a Variance to allow an existing structure to encroach 35 feet into the required 50-foot front yard setback.

The existing structure was constructed in 1938, preceding the May 24, 2020 adoption of the City of Lawrenceville 2020 Zoning Ordinance. Due to the expansion of Crogan Street, the property and structure no longer comply with the zoning ordinance requirements; leaving the property with 15 feet of front yard setback. The request for the variance is the result of the property owner wanting to subdivide the lot into two tracts. This require the lots to be in compliance with the Zoning Ordinance.

Approval of the request would bring the site into compliance with the minimum requirements of the City of Lawrenceville 2020 Zoning Ordinance. If approved, staff recommends the following condition.

1. Allow existing structure to encroach 35 feet into the required 50-foot Side Yard Setback.



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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:

Todd Hargrave
Planning & Development Director



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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: Chasity Tillman Owner: Hugh L. Holt Henry Fisher as Vice
Address: 4335 S Lee Street D Address: PO Box 669 Commander of American Legion
Buford, GA. 30518 Lawrenceville, GA. 30048 Post 262
 Telephone: 888-641-7363 Telephone: 770-689-9905
 Contact person: Chasity Tillman
 Contact telephone: 678-663-6673 Email: chasityrtillman@gmail.com

PROPERTY IN QUESTION

Street Address: 179 East Crogan Street
 Property identification number: (Tax parcel number) R5 / 174 / 021
 Present zoning: O-I
 Variance(s) requested:
Variance for a 15' front setback

[Signature] 1/5/21 Signature of applicant Date
[Signature] 1/5/2021 Signature of property owner Date
Chasity Tillman 1/5/21 Printed name Date
Henry Fisher as Vice 1/5/2021 Printed name Date
Patti Cullen 1/5/21 Notary public Date
Patti Cullen 1/5/21 Notary public Date
 Gwinnett County, Georgia
 Notary Public
 Patti Cullen
 My Commission Expires 3/4/2024
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VAR2021-00049



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DEMONSTRATION QUESTIONNAIRE

Demonstrate the special conditions and circumstances that exist which are peculiar to the land, structure, or building for which the variance is being requested:

The existing construction on the property is set closer to the street than the front setback is to allow. A variance to allow for a 15' setback would have the existing construction to be contained within the setback lines.

Demonstrate that these special conditions or circumstances are unique to this property:

These special conditions only apply to this lot because of the existing construction being set closer to the road (East Crogan Stree) than the front set back is to allow.

Demonstrate that these special conditions or circumstances are not the result from actions of the applicant:

These special conditions are not the result of any actions from the application, they are pre-existing conditions.

Demonstrate that the variance requested is the minimum variance that will make possible the reasonable use of land, structure, or building:

The requested variance would be the minimum amount needed to have the existing construction be within the setback lines.

Demonstrate that the request is in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

The requested variance will not interfere or be injurious to the neighborhood or detrimental to the public welfare.

EXHIBIT A

TRACT 1

LEGAL DESCRIPTION GWINNETT COUNTY GEORGIA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 5 TH LAND DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PAPER MILL ROAD (R/W VARIES) AND BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND AS SHOWN ON A PLAT OF SURVEY FOR HUTCHCRAFT ENTERPRISES, WILLIAM A. HUTCHCRAFT, PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC. DATED SEPTEMBER 4, 1985, RECORDED IN PLAT BOOK 35, PAGE 222B, GWINNETT COUNTY RECORDS; THENCE RUNNING N83°11'29"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 116.03 FEET TO A POINT; THENCE RUNNING N07°42'45"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 9.32 FEET TO A POINT; THENCE RUNNING N82°27'20"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 299.01 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE RUNNING N41°08'35"E FOR A DISTANCE OF 148.14 FEET TO A FOUND ½" REBAR WITH CAP (CONROY); THENCE RUNNING N42°43'58"E FOR A DISTANCE OF 74.24 FEET TO A FOUND ½" REBAR WITH CAP (CONROY); THENCE RUNNING N44°17'47"E FOR A DISTANCE OF 129.66 FEET TO A FOUND SPIKE AND THE **POINT OF BEGINNING**; THENCE RUNNING N46°26'43"W FOR A DISTANCE OF 174.50 FEET TO A FOUND 1" IRON PIPE AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET; THENCE WITH A CURVE TURNING TO THE LEFT ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET, WITH AN ARC LENGTH OF 44.40', HAVING A RADIUS OF 990.02', WITH A CHORD BEARING OF N47°44'20"E, AND A CHORD LENGTH OF 44.40' TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE RUNNING S42°23'11"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET FOR A DISTANCE OF 4.16 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE RUNNING N43°34'46"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET FOR A DISTANCE OF 12.75 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE WITH A CURVE TURNING TO THE LEFT ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET, WITH AN ARC LENGTH OF 174.05', HAVING A RADIUS OF 1044.42', WITH A CHORD BEARING OF N41°57'37"E, AND A CHORD LENGTH OF 173.84' TO A RIGHT-OF-WAY MONUMENT, THENCE RUNNING N51°23'19"W ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET FOR A DISTANCE OF 4.02 FEET TO A RIGHT-OF-WAY MONUMENT; THENCE WITH A CURVE TURNING TO THE LEFT ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST CROGAN STREET WITH AN ARC LENGTH OF 52.52', HAVING A RADIUS OF 1040.00', WITH A CHORD BEARING OF N35°50'43"E, AND A CHORD LENGTH OF 52.51' TO A RIGHT-OF-WAY MONUMENT; THENCE RUNNING S48°37'35"E FOR A DISTANCE OF 209.00 FEET TO A POINT; THENCE RUNNING S48°38'50"W FOR A DISTANCE OF 291.31 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND CONTAINING 1.203 ACRES (52,412 SQUARE FEET) MORE OR LESS.



VAR 2021 - 00049

EXHIBIT A

TRACT 2

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 5 TH LAND DISTRICT, CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PAPER MILL ROAD (R/W VARIES) AND BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND AS SHOWN ON A PLAT OF SURVEY FOR HUTCHCRAFT ENTERPRISES, WILLIAM A. HUTCHCRAFT, PREPARED BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC. DATED SEPTEMBER 4, 1985, RECORDED IN PLAT BOOK 35, PAGE 222B, GWINNETT COUNTY RECORDS; THENCE RUNNING N83°11'29"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 116.03 FEET TO A POINT; THENCE RUNNING N07°42'45"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 9.32 FEET TO A POINT; THENCE RUNNING N82°27'20"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 299.01 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE RUNNING N41°08'35"E FOR A DISTANCE OF 148.14 FEET TO A FOUND ½" REBAR WITH CAP (CONROY); THENCE RUNNING N42°43'58"E FOR A DISTANCE OF 74.24 FEET TO A FOUND ½" REBAR WITH CAP (CONROY); THENCE RUNNING N44°17'47"E FOR A DISTANCE OF 129.66 FEET TO A FOUND SPIKE; THENCE RUNNING N48°38'50"E FOR A DISTANCE OF 291.31 FEET TO A POINT; THENCE RUNNING N37°03'43"E FOR A DISTANCE OF 104.58 FEET TO A POINT ALONG A DITCH; THENCE RUNNING S11°03'59"E ALONG SAID DITCH FOR A DISTANCE OF 31.27 FEET TO A POINT; THENCE RUNNING S18°49'49"E ALONG SAID DITCH FOR A DISTANCE OF 11.86 FEET TO A POINT; THENCE RUNNING S18°35'02"E ALONG SAID DITCH FOR A DISTANCE OF 28.02 FEET TO A POINT; THENCE RUNNING S21°43'20"E ALONG SAID DITCH FOR A DISTANCE OF 36.78 FEET TO A POINT; THENCE RUNNING S14°33'24"W ALONG SAID DITCH FOR A DISTANCE OF 67.26 FEET TO A ½" REBAR; THENCE RUNNING S09°47'14"W ALONG SAID DITCH FOR A DISTANCE OF 20.30 FEET TO A POINT; THENCE RUNNING S17°33'34"W ALONG SAID DITCH FOR A DISTANCE OF 63.09 FEET TO A POINT; THENCE RUNNING S14°41'41"W ALONG SAID DITCH FOR A DISTANCE OF 46.23 FEET TO A POINT; THENCE RUNNING S16°10'38"W ALONG SAID DITCH FOR A DISTANCE OF 45.33 FEET TO A POINT; THENCE RUNNING S32°54'12"W FOR A DISTANCE OF 44.03 FEET TO A POINT; THENCE RUNNING S09°45'37"W FOR A DISTANCE OF 58.73 FEET TO A POINT; THENCE RUNNING S13°57'26"W FOR A DISTANCE OF 88.19 FEET TO A POINT; THENCE RUNNING S16°04'47"W FOR A DISTANCE OF 83.75 FEET TO A POINT TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL OF LAND CONTAINING 3.252 ACRES (141,652 SQUARE FEET) MORE OR LESS.



XPL-000

LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH
01	48.40°	500.00	S 47.42° W	48.40'
02	174.00°	1044.44	S 17.50° W	172.04'
03	52.52°	1040.00	S 35.50° W	52.51'

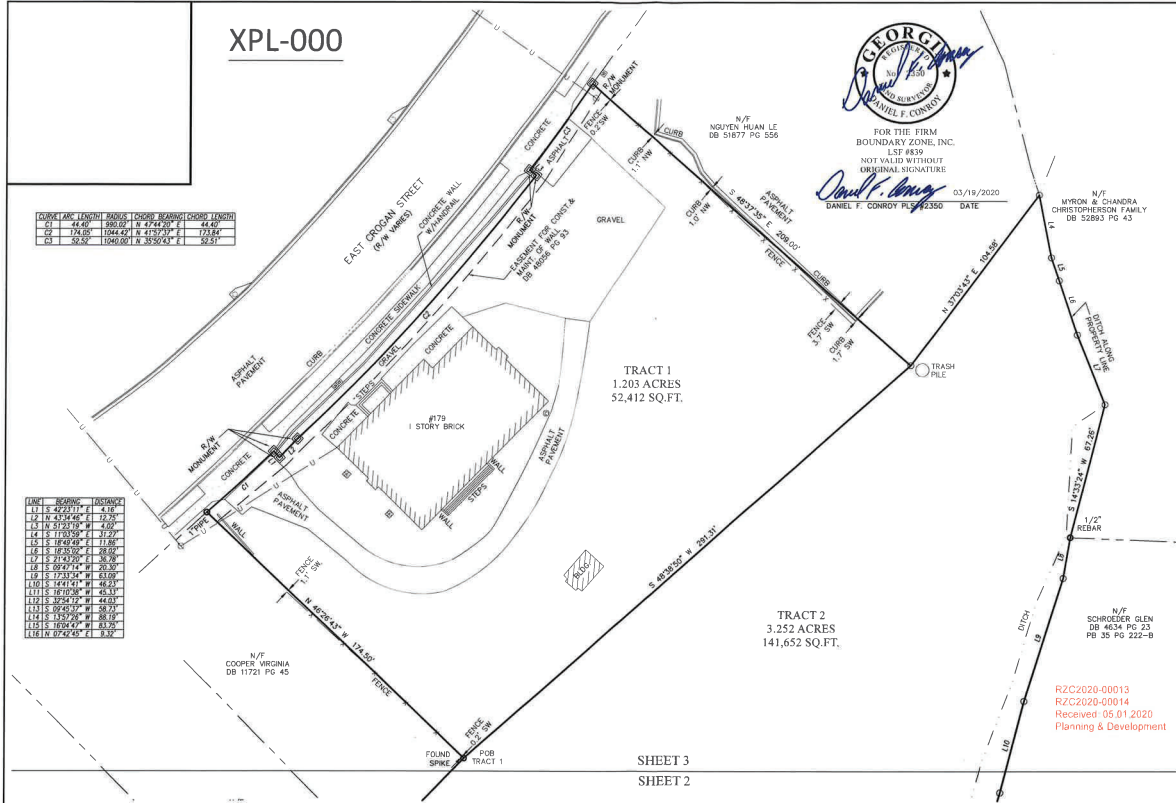
LINE	BEARING	DISTANCE
11	S 42.22° E	4.16'
12	N 65.44° E	17.35'
13	N 57.20° W	4.62'
14	S 11.53° E	1.75'
15	S 64.49° E	17.88'
16	S 11.53° E	1.75'
17	S 21.43° W	30.20'
18	S 28.74° E	1.30'
19	S 74.32° W	43.00'
20	S 44.47° W	46.10'
21	S 10.02° W	46.10'
22	S 25.24° W	46.10'
23	S 02.42° W	58.10'
24	S 15.52° W	46.10'
25	S 02.42° W	58.10'
26	S 25.24° W	46.10'
27	S 10.02° W	46.10'
28	S 44.47° W	46.10'
29	S 74.32° W	43.00'
30	S 28.74° E	1.30'



FOR THE FIRM
BOUNDARY ZONE, INC.
LST #539
NOT VALID WITHOUT
ORIGINAL SIGNATURE
Daniel F. Conroy
DANIEL F. CONROY PL#13350 DATE 03/19/2020



NO.	DATE	REVISION



MINOR SUBDIVISION PLAT
PREPARED FOR: ROBERT WILGUS
LAND LOT 174, 5TH DISTRICT
GWINNETT COUNTY, GEORGIA - 03/19/2020

- PROPERTY CORNER - FOUND (AS NOTED) 1/2" REBAR WITH CAP SET (5'±) 639 - R/W MONUMENT - FIRE HYDRANT	- MANHOLE - CLEAN OUT - WATER METER - WATER VALVE - POWER POLE - LIGHT POLE	- A/C UNIT - JOINT WIRE - UNION BOX - OUTFLOW STRUCTURE - DRAINAGE INLET - POWER/LIGHT POLE	- GAS VALVE - CABLE BOX - POWER METER - POWER BOX - REGULAR PARKING - HANDICAP	- L.L. LAND LOT - N/F ROW OR FORMERLY - R/W RIGHT-OF-WAY - P/L PROPERTY LINE - OVERHANG - GAS METER	- C.B. CATCH BASIN - ONT CANTILEVER - TELEPHONE BOX - Δ SIGN - W-WATER LINE - U-UNDERHEAD UTILITY LINE	- S-SWEEPER LINE - G-GAS LINE - C-CABLE LINE - T-TELEPHONE LINE - X-FENCE LINE - CONTOUR LINE	- B.S. 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
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TOTAL AREA: 4.455 ACRES / 194,501 SQUARE FEET
BOUNDARY REFERENCE: DEED BOOK 64 PAGE 481
FIELDWORK PERFORMED ON 03/18/2020
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
THIS PLAT HAS BEEN PREPARED USING A TRIMBLE ROBOTIC TOTAL STATION.
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.



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PROJECT
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SHEET
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