



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS AGENDA

Monday, August 16, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

- [1.](#) Approval of Minutes from meetings in January, February and July of 2021

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.

- [2.](#) VAR2021-00058; Humberto Cardona; 667 New Hope Road

Final Adjournment



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS MINUTES

Tuesday, January 19, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6 PM

Motion made **TO ELECT MARK BURSON AS CHAIRMAN OF THE BOARD OF APPEALS** by Board Member Johnson, Seconded by Board Member Perkins.

Voting Yea: Board Member Johnson, Board Member Pentecost, Board Member Burson, Board Member Perkins

Motion made **TO ELECT JOHN PENTECOST AS VICE CHAIRMAN OF THE BOARD OF APPEALS** by Board Member Johnson, Seconded by Board Member Perkins.

Voting Yea: Board Member Johnson, Board Member Pentecost, Board Member Burson, Board Member Perkins

Approval of Agenda

Motion made **TO APPROVE THE AGENDA AS PRESENTED** by Board Member Pentecost, Seconded by Board Member Perkins.

Voting Yea: Board Member Johnson, Board Member Pentecost, Board Member Burson, Board Member Perkins

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. VAR2020-00040 & VAR2020-00042; Jorge Flores; 320 Scenic Highway

Motion made **TO APPROVE VAR2020-00040 WITH STAFF RECOMMENDED CONDITIONS TO ALLOW A 5.8 FOOT ENCROACHMENT INTO THE REQUIRED 10-FOOT SIDE YARD SETBACK** by Board Member Johnson, Seconded by Board Member Pentecost.

Voting Yea: Board Member Johnson, Board Member Pentecost, Board Member Burson, Board Member Perkins

Motion made **TO APPROVE VAR2020-00042 WITH BOARD OF APPEALS RECOMMENDED CONDITIONS TO ALLOW THE EXPANSION OF A RESIDENTIAL PARKING PAD IN A FRONT YARD AREA AT A MAXIMUM OF 441 SQUARE FEET (21 FT X 21 FT) AND LIMITING THE NUMBER OF VEHICLES PARKED AT THE SUBJECT PROPERTY TO FOUR TOTAL VEHICLES** by Board Member Perkins, Seconded by Board Member Johnson

Voting Yea: Board Member Johnson, Board Member Pentecost, Board Member Burson, Board Member Perkins

Final Adjournment

Motion made **TO ADJOURN** by Board Member Perkins, Seconded by Board Member Pentecost.

Voting Yea: Board Member Johnson, Board Member Pentecost, Board Member Burson, Board Member Perkins



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS MINUTES

Monday, February 15, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6PM

Approval of Agenda

Motion made **to amend the agenda as presented (change order; move VAR2021-00049 Item No. 7 to Item No. 2)** by Board Member Burson, Seconded by Board Member Perkins.

Voting Yea: Board Member Johnson, Board Member Hall, Board Member Pentecost, Board Member Burson, Board Member Perkins

Motion made **to Approve the agenda as presented** by Board Member Burson, Seconded by Board Member Perkins.

Voting Yea: Board Member Johnson, Board Member Hall, Board Member Pentecost, Board Member Burson, Board Member Perkins

Approval of Prior Meeting Minutes

Motion made **to Approve the Prior Meeting Minutes for Tuesday, January 19, 2021,** by Board Member Johnson, Seconded by Board Member Perkins.

Voting Yea: Board Member Johnson, Board Member Hall, Board Member Pentecost, Board Member Burson, Board Member Perkins

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. VAR2020-00043; Joe Baggett; 105 Craig Drive

Motion made **to Approve VAR2020-00043 with staff recommended conditions** by Board Member Hall, Seconded by Board Member Perkins.

Voting Yea: Board Member Johnson, Board Member Hall, Board Member Pentecost, Board Member Burson, Board Member Perkins

2. VAR2021-00049; Chasity Tillman; 179 E. Crogan Street

Motion made **to Approve VAR2021-00049 with staff recommended conditions** by Board Member Pentecost, Seconded by Board Member Johnson.

Voting Yea: Board Member Johnson, Board Member Hall, Board Member Pentecost, Board Member Burson, Board Member Perkins

3. VAR2021-00044; Max Bloom; Five Forks Trickum Road (Moon Road)

Motion made **to Approve the Withdrawal of VAR2021-00044 from consideration** by Board Member Hall, Seconded by Board Member Johnson.

Voting Yea: Board Member Johnson, Board Member Hall, Board Member Pentecost, Board Member Burson, Board Member Perkins

4. VAR2021-00045; Max Bloom; Five Forks Trickum Road (Moon Road)

Motion made **to Approve VAR2021-00045** by Board Member Hall, Seconded by Board Member Johnson.

Voting Yea: Board Member Johnson, Board Member Hall, Board Member Pentecost, Board Member Burson, Board Member Perkins

5. VAR2021-00046; Max Bloom; Five Forks Trickum Road (Moon Road)

Motion made **to Approve the Withdrawal of VAR2021-00046 from consideration** by Board Member Hall, Seconded by Board Member Johnson.

Voting Yea: Board Member Johnson, Board Member Hall, Board Member Pentecost, Board Member Burson, Board Member Perkins

6. VAR2021-00047; Max Bloom; Five Forks Trickum Road (Moon Road)

Motion made **to Approve VAR2021-00047** by Board Member Hall, Seconded by Board Member Johnson.

Voting Yea: Board Member Johnson, Board Member Hall, Board Member Pentecost, Board

Member Burson, Board Member Perkins

7. VAR2021-00048; Max Bloom; Five Forks Trickum Road (Moon Road)

Motion made **to Approve the Withdrawal of VAR2021-00048 from consideration** by Board Member Hall, Seconded by Board Member Johnson.

Voting Yea: Board Member Johnson, Board Member Hall, Board Member Pentecost, Board Member Burson, Board Member Perkins

Final Adjournment

Motion made **to Adjourn** by Board Member Burson, Seconded by Board Member Perkins.

Voting Yea: Board Member Johnson, Board Member Hall, Board Member Pentecost, Board Member Burson, Board Member Perkins



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS MINUTES

Monday, July 12, 2021
6:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Called to Order at 6 PM.

PRESENT

Board Member Rory Johnson
Board Member Richard Hall
Board Member Mark Burson

ABSENT

Board Member John Pentecost
Board Member Bill Perkins

Approval of Agenda

Motion made **to APPROVE the Agenda as presented** by Board Member Hall, Seconded by Board Member Johnson.

Voting Yea: Board Member Johnson, Board Member Hall, Board Member Burson

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

Motion made **to APPROVE VAR2021-00057 with BOA conditions requiring the installation of a 5-foot high privacy fence surrounding the pool area** by Board Member Hall, Seconded by Board Member Johnson.

Voting Yea: Board Member Johnson, Board Member Hall, Board Member Burson

Final Adjournment

Motion made **to ADJOURN at 6:20 PM** by Board Member Johnson, Seconded by Board Member Hall.
Voting Yea: Board Member Johnson, Board Member Hall, Board Member Burson



LAWRENCEVILLE

GEORGIA

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

Item: VAR2021-00058; Humberto Cardona; 667 New Hope Road

Department: Planning and Development

Date of Meeting: Monday, August 16, 2021

Presented By: Todd Hargrave, Director of Planning and Development

Action Requested: Consideration of request

Summary: The applicant is requesting a relief from Article 5, Section 504, 6. Residential Parking and Driveways. To allow more than 35% impervious surface in the front yard area.

Attachments/Exhibits:

- **VAR2021-00058** Report
- **VAR2021-00058** Attachments



LAWRENCEVILLE

GEORGIA

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: VAR2021-00058

<i>Appeal Description:</i>	Front Yard Building Setbacks
<i>Applicant Name:</i>	Humberto Cardona
<i>Development Type:</i>	Residential
<i>Ordinance:</i>	Zoning Ordinance, Article 5 Parking
<i>Code Section:</i>	Section 504 Residential Parking Driveways A.5 and 6.
<i>Property Address:</i>	667 New Hope Road
<i>Parcel #:</i>	R5172A019

The applicant request a Variance to allow the impervious surface in the front yard area to exceed 35 percent.

The property has a Code Enforcement Case (CEU2021-02284) for a fence that was being built off the property line, on the right-of-way; it has since been removed. The court date is August 17, 2021. During the investigation for the case, it was clear that the driveway has been extended without a permit. Therefore, an application was submitted for review. Upon review of the application, it was discovered that the driveway and turnaround pad exceed the 35 percent of impervious surface allowed in the front yard.

Article 5, Section 504.A5 states:

- Additional parking/vehicle turnaround pads shall be limited to one pad per lot no greater than 20 feet by 20 feet, and shall be setback at least 10 feet from the right-of-way.
 - The applicant's parking/turnaround exceeds the square footage allowed.

Article 5, Section 504.A.6 states:

- Impervious surfaces in the front yard area are limited to 35 percent. A variance shall be required for impervious surfaces exceeding 35 percent of the front yard area.
 - The applicant did the work prior to getting a permit.

The Planning and Development Department recommends denial of the request due to the execution of the parking/turnaround exceeding the allowed impervious surface prior to obtaining permit.



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

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: Humberto Cardona Owner: Humberto Cardona Salazar
Address: 667 New Hope Rd Address: 667 New Hope Rd
Lawrenceville GA 30046 Lawrenceville GA 30046
Telephone: 678-643 0966 Telephone: 678-643 0966
Contact person: MAURA GUYER
Contact telephone: 678-643 0966 Email: mauragv-77@hotmail.com

PROPERTY IN QUESTION

Street Address: 667 New Hope Rd Lawrenceville GA 30046
Property identification number: (Tax parcel number) 51/72A/019
Present zoning: _____

Variance(s) requested:

Increase 5% paved parking

<u>[Signature]</u>	<u>06-28-2021</u>	<u>[Signature]</u>	<u>06-28-2021</u>
Signature of applicant	Date	Signature of property owner	Date
<u>Humberto Cardona</u>	<u>06-28-2021</u>	<u>Humberto Cardona</u>	<u>06-28-2021</u>
Printed name	Date	Printed name	Date
<u>[Signature]</u>	<u>06/28/2021</u>	<u>[Signature]</u>	<u>06/28/2021</u>
Notary public	Date	Notary public	Date

Ides Mercado NOTARY PUBLIC Gwinnett County, GEORGIA My Commission Expires 01/19/2025	Ides Mercado NOTARY PUBLIC Gwinnett County, GEORGIA My Commission Expires 01/19/2025
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Legal Description: 667 New Hope Road Lawrenceville GA 30046

All that tract or parcel of land lying and being in Land Lot 172 of the 5th District, Gwinnett County, Georgia; and being more particularly described as follows:

COMMENCING at a point where the original land lot line common to Land Lots 172 and 173 intersects the southwestern right-of-way line of the Lawrenceville-New Hope Road; Thence proceed southeasterly along the right-of-way of New Hope Road, 686.7 feet to a 1"OTP and the true Point of Beginning,

From the true Point of Beginning established, run South 41 degrees 47 minutes 25 seconds East along the southern right-of-way of New Hope Road, a distance of 182.47 feet to a 1/2"RBS,

Thence leaving said right-of-way South 49 degrees 01 minutes 00 seconds West a distance of 205.80 feet to a 1/2"RBS,

Thence run North 41 degrees 55 minutes 00 Seconds West a distance of 182.30 feet to a 1/2"RBS,

Thence run North 48 degrees 58 minutes 00 Seconds East a distance of 206.20 feet to a 1"OTP located on the southern right of way of New Hope Road and the true Point of Beginning.

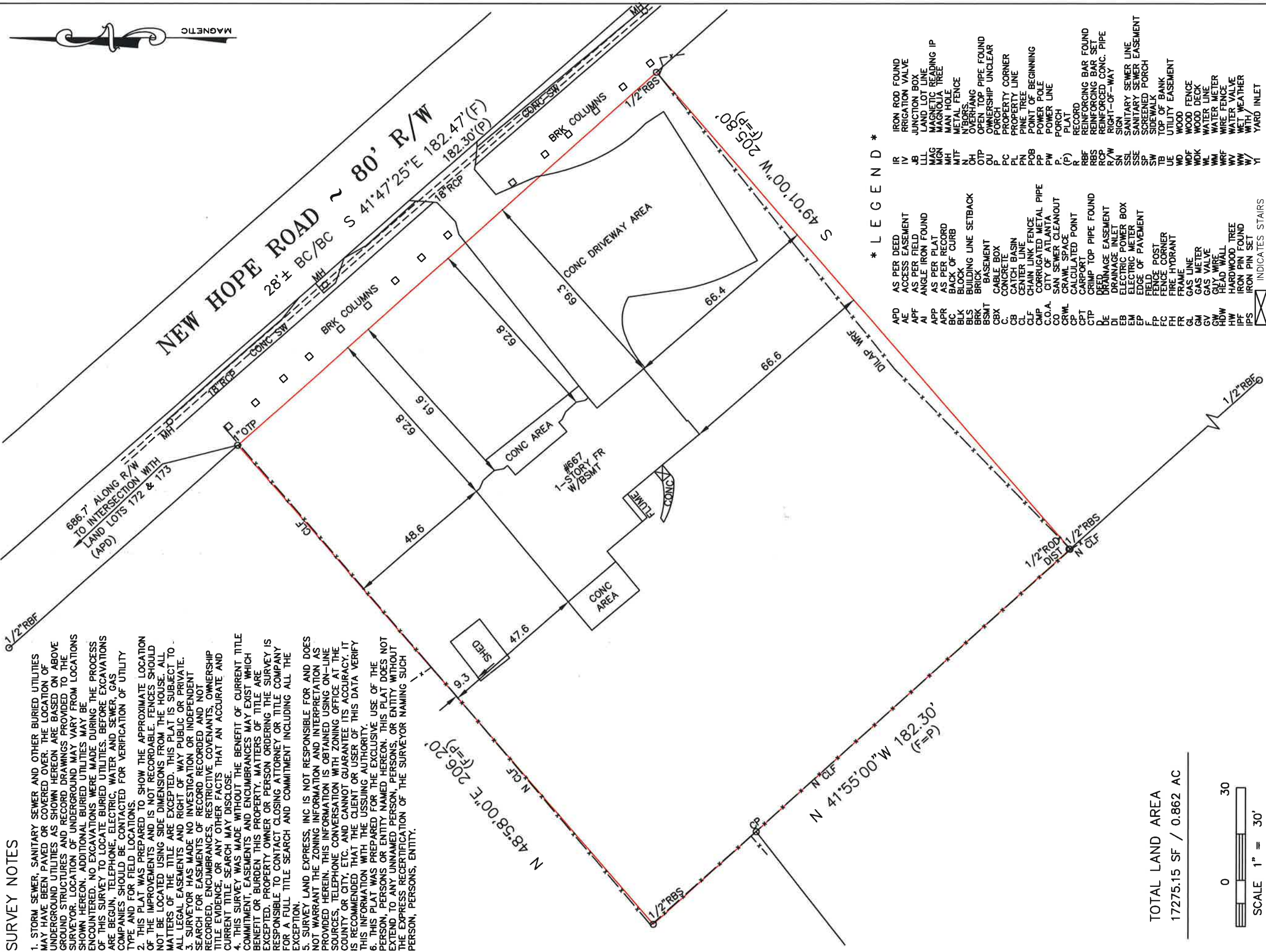
Land Area 0.862 AC

Survey completed by Survey Land Express, Inc, dated March 04, 2021

End

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

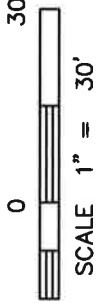


* L E G E N D *

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|--------|-----------------------|-----|-------------------------|
| APD | AS PER DEED | IR | IRON ROD FOUND |
| AE | ACCESS EASEMENT | IV | IRRIGATION VALVE |
| APF | AS PER FIELD | JB | JUNCTION BOX |
| AI | ANGLE IRON FOUND | LLL | LAND LOT LINE |
| APP | AS PER PLAT | MAG | MAGNETIC READING IP |
| APR | AS PER RECORD | MGN | MAGNOLIA TREE |
| BC | BACK OF CURB | MH | MAN HOLE |
| BLK | BLACK | MTF | METAL FENCE |
| BLS | BUILDING LINE SETBACK | N | N'BERS |
| BRK | BRICK | NH | OVERHANG |
| BSMT | BASEMENT | OH | OPEN TOP PIPE FOUND |
| CBX | CABLE BOX | OU | OWNERSHIP UNCLEAR |
| C | CONCRETE | P | PORCH |
| CB | CATCH BASIN | PC | PROPERTY CORNER |
| CL | CENTER LINE | PL | PROPERTY LINE |
| CLF | CHAIN LINK FENCE | PN | PINE TREE |
| CLP | CORRUGATED METAL PIPE | POB | POINT OF BEGINNING |
| C.O.A. | CITY OF ATLANTA | PP | POWER POLE |
| CO | SAN SEWER CLEANOUT | PW | POWER LINE |
| CRWL | CRAWL SPACE | P. | PORCH |
| CP | CALCULATED POINT | (P) | PLAT |
| CPT | CARPOT | R | RECORD |
| CTP | CRIMP TOP PIPE FOUND | RBF | REINFORCING BAR FOUND |
| DE | DEED | RBS | REINFORCING BAR SET |
| DI | DRAINAGE EASEMENT | R/W | REINFORCED CONC. PIPE |
| EB | DRAINAGE INLET | SSL | RIGHT-OF-WAY |
| EM | ELECTRIC POWER BOX | SN | SIGN |
| EP | ELECTRIC METER | SS | SANITARY SEWER LINE |
| F | FIELD | SP | SANITARY SEWER EASEMENT |
| FP | FENCE POST | SW | SCREENED PORCH |
| FC | FENCE CORNER | TB | TOP OF BANK |
| FH | FIRE HYDRANT | UE | UTILITY EASEMENT |
| FR | FRAME | WD | WOOD |
| GL | GAS LINE | WDF | WOOD FENCE |
| GM | GAS METER | WOK | WOOD DECK |
| GV | GAS VALVE | WL | WATER LINE |
| GW | GUY WIRE | WM | WATER METER |
| HDW | HEAD WALL | WRF | WIRE FENCE |
| HW | HARDWOOD TREE | WV | WATER VALVE |
| IPF | IRON PIN FOUND | WY | WET WEATHER |
| IPS | IRON PIN SET | YI | YARD INLET |
- INDICATES STAIRS

TOTAL LAND AREA

17275.15 SF / 0.862 AC



BOUNDARY SURVEY PREPARED FOR: SHEET 1 OF 1

DAVID MANCHAME

PROPERTY ADDRESS:

667 NEW HOPE RD
LAWRENCEVILLE, GA 30046

SHEET 1 OF 1

LOT BLOCK UNIT SECTION

LAND LOT 172 5TH DISTRICT DB.56088/PG.0073

GWINNETT COUNTY, GEORGIA PB.M/PG.197

FIELD WORK DATE MAR 01, 2021 PRINTED/SIGNED MAR 04, 2021

ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED PAPER SIZE: 11" x 17"

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

ORD #20210469
NG #20210469

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM



BY MY OFFICE, THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY AND WAS PREPARED WITH THE NEAREST STANDARDS AND METHODS