



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS AGENDA

Monday, September 20, 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. VAR2021-00060; Hoang Thuy; 180 Canterbury Lane

Final Adjournment



LAWRENCEVILLE

GEORGIA

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

Item: VAR2021-00060; Hoang Thuy; 180 Canterbury Lane

Department: Planning and Development

Date of Meeting: Monday, September 20, 2021

Presented By: Todd Hargrave, Director of Planning and Development

Action Requested: Relief from Article 5, Section 504, 6.

Summary: Applicant requests relief of Article 5, Section 504 Residential Parking and Driveways, number 6; Impervious surfaces in the front yard area are limited to 35 percent. The extension of the driveway has already been done.

Attachments/Exhibits:

- **VAR2021-00060 Report**
- **VAR2021-00060 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: VAR2021-00060

Appeal Description:	Front Yard Impervious Surface
Applicant Name:	Hoang Thuy
Development Type:	Residential
Ordinance:	Zoning Ordinance, Article 5 Parking
Code Section:	Section 504 Residential Parking Driveways A.5 and 6.
Property Address:	180 Canterbury Lane
Parcel #:	R5172A029

The property has a Code Enforcement Case (CEU2021-03333) for extending the driveway without a permit. When the applicant attempted to submit the permit, the survey indicated the impervious surface may be greater than 35 percent, therefore, requesting a variance.

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:
Seconders :
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: _____

Owner: Hoang D Thuy Vo

Address: NA

Address: 180 Canterbury Lane

Lawrenceville, GA 30046

Telephone: _____

Telephone: 678674 0506

Contact person: Dang Nguyen

Contact telephone: 404 953 8995

Email: thuyvo10101989@gmail.com

PROPERTY IN QUESTION

Street Address: 180 Canterbury Lane, Lawrenceville GA 30046

Property identification number: (Tax parcel number) 1 / 1 / 1

Present zoning: RM12

Variance(s) requested:

504 # 6 allow 35 percent.

Signature of applicant

Date

Signature of property owner

Date

Printed name

Date

Printed name

Date

Notary public

Date

Notary public



70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046
770.963.2414 • www.lawrencevillega.org

LEGAL DESCRIPTION
180 Canterbury Lane

All that tract or parcel of land lying and being in Land Lot 172 of the 5th District of Gwinnett County, Georgia, and being Lot 8, Block A in Quinn Ridge Forest Subdivision recorded in Plat Book 44, Page 193 and being more particularly described as follows:

BEGINNING at the intersection of the easterly right of way of New Hope Road (80' R/W) and the northerly right of way of Canterbury Lane (60 R/W) thence easterly along the northerly right of way of Canterbury Lane a distance of 214.17 feet to a point thence South 41 degrees 58 minutes 29 seconds West a distance of 4.80 feet thence proceeding easterly along the northerly right of way of Canterbury Lane (50' R/W) a distance of 784.74 feet to an iron pin set; and said point being the TRUE POINT OF BEGINNING; from said the POINT OF BEGINNING as thus established;

Thence, North 38 degrees 20 minutes 05 seconds West a distance of 125.00 feet to a found ½" rebar;

Thence, North 51 degrees 39 minutes 55 seconds East a distance of 70.00 feet to a found nail;

Thence, South 38 degrees 20 minutes 05 seconds East a distance of 125.00 feet to a found ½" rebar;

Thence, South 51 degrees 39 minutes 55 seconds West a distance of 70.00 feet to an iron pin set;

Said point being the TRUE POINT OF BEGINNING as shown as 180 Canterbury Lane on a survey prepared by Keystone Land Surveying dated 7-13-2021.

INVOICE (INV-00006748)
FOR CITY OF LAWRENCEVILLE

1.

BILLING CONTACT
HOANG THUY VO
180



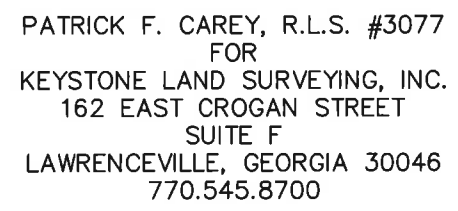
INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00006748	07/23/2021	07/23/2021	Due	RELIEF FROM ARTICLE 504.6 TO ALLOW MORE THAN 35% IMPERVIOUS SURFACE.

REFERENCE NUMBER	FEE NAME	TOTAL
VAR2021-00060	Single-Family Residential, One Lot	\$200.00
180 Canterbury Ln GA 30046		SUB TOTAL \$200.00

REMITTANCE INFORMATION

P.O. Box 2200
Lawrenceville, GA 30046

TOTAL **\$200.00**



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.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set for 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 15-6-67

[illegible]