



**CITY OF SNELLVILLE
BOARD OF ZONING APPEALS**

**REGULAR MEETING MINUTES
August 8, 2023**

Council Chambers, City Hall, 2342 Oak Road

Members Present: Tim Van Valkenburg, Chairman; Norman A. Carter, Jr., Emmett Clower, Deborah Jones, Betty Ann Kumin, and Lori-Ann Spears.

Staff Present: Jason Thompson, Planning Director; and John Dennis, Zoning Administrator.

CALL TO ORDER

Chairman Tim Van Valkenburg called the August 8, 2023 regular meeting to order at 7:30 p.m.

APPROVAL OF AGENDA

Emmett Clower made a motion to approve the August 8th meeting agenda..

Betty Ann Kumin made a second to the motion.

A vote was taken; voted six (6) in favor, zero (0) opposed, motion approved.

APPROVAL OF MINUTES

Emmett Clower made a motion to approve the November 8, 2022 regular meeting minutes as revised.

Norman Carter made a second to the motion.

A vote was taken; voted six (6) in favor, zero (0) opposed, motion approved.

ELECTION OF OFFICERS AND APPOINTMENT OF SECRETARY

Emmett Clower made a motion to nominate Tim Van Valkenburg to serve as Chairman.

Betty Ann Kumin made a second to the motion.

A vote was taken; voted five (5) in favor, zero (0) opposed, abstention by Tim Van Valkenburg, motion approved.

Tim Van Valkenburg made a motion to nominate Emmett Clower to serve as Vice-Chairman.

Lori-Ann Spears made a second to the motion.

A vote was taken; voted five (5) in favor, zero (0) opposed, abstention by Emmett Clower, motion approved.

Emmett Clower made a motion to appoint Planning Department staff to serve as Secretary.

Betty Ann Kumin made a second to the motion.

A vote was taken; voted six (6) in favor, zero (0) opposed, motion approved.

OLD BUSINESS

None.

NEW BUSINESS

#BOA 23-01 - Application by Ed Brannen (applicant and property owner) requesting variances from Sec. 206-8.26.B.1.b (Maximum Cumulative Total Square Footage for All Roofed Accessory Structures) and Sec. 201-1.6.B.4 (Accessory Use and Structure Setback Requirements) of Chapter 200 of the Unified Development Ordinance for the City of Snellville for a 0.86± acre lot, zoned RS-30 (Single-family Residential) District, 2007 Tanglewood Dr., Snellville, Georgia (Tax Parcel 5025 091).

Planning Director Jason Thompson presented a summary of the request for variances by Mr. Brannen stating the applicant is requesting variances associated with adding a second story addition to an existing detached garage/workshop. In 2016, the previous owner came before the Board for variances to enlarge a pre-existing concrete block storage building. The requested variances were approved and the structure was enlarged. Since the 2016 approval, the regulations governing roofed accessory structures have changed.

The property was later purchased by Mr. Brannen. In March the applicant received an electrical permit to add an electric meter for a workshop. In April the applicant began adding a second-

story addition without a permit. Code Enforcement issued a Notice of Violation and stop-work order. The applicant filed for a building permit and received review comments resulting in Mr. Brannen submitting the variance application being considered tonight.

Because there is no demonstrated hardship, the Planning Department recommends denial of the two variances; however, should the Board wish to approve the request, the staff report contains two recommended conditions for Board consideration.

Mr. Thompson responded to questions from the Board.

Ed Brannen, 1125 Hickory Ridge Way, Lilburn approached the dais and distributed a copy of the June 14th Letter of Intent with Attachment 1 and signed and notarized Affidavit of Ed Brannen dated August 3rd. Mr. Brannon apologized to the Board for starting the project without first obtaining a building permit. Mr. Brannon displayed several exhibits on the overhead projector showing the existing conditions on his property. Mr. Brannen stated he understands the code considers the proposed 3-foot knee wall for the second-story addition as an increase in the floor area; therefore does not want to seek variance approval. Instead, with the elimination of the knee wall, Mr. Brannen is asking for a variance to change the existing roof pitch and roof height an additional 3 feet from 14 feet to 17 feet (as shown on Attachment 1), allowing for additional storage area on the second floor.

Mr. Brannen referred to page three of the handout and said he has no intention of adding plumbing or sanitation to the structure or to convert it to an accessory dwelling unit.

In conclusion, Mr. Brannen is asking for a denial of his original variance requests and instead be approved to allow the roof height to be increased 3 feet from 14 feet to 17 feet, as shown on Attachment 1.

Mr. Brannen answered questions from the Board.

Chairman Van Valkenburg opened the meeting to public comment.

Kurt Schulz, 2027 Tanglewood Drive, Snellville next door neighbor to Mr. Brannen. Mr. Schulz stated he is in support of the city codes and does not want to set any precedence. Mr. Brannen has been an excellent absentee owner and has done a wonderful job of maintaining the property. Although he made mistakes in the beginning, what he is proposing tonight by raising the roofline an additional 3 feet is acceptable with no further objection.

Todd Medlin, 1996 Tanglewood Drive, Snellville spoke in support of Mr. Brannen's request, stating Mr. Brannen has been a fantastic neighbor and is over there at least once a week maintaining the property. Mr. Medlin has no objection to the roof change.

Chairman Van Valkenburg closed the meeting to public comment.

Mr. Thompson answered questions from the Board. Mr. Thompson stated the Board can consider the alternative plan as presented by Mr. Brannen.

Emmett Clower made a motion to approve the alternate plan to allow the roof height to be raised an additional 3 feet to 17 feet.

Lori-Ann Spears made a second to the motion.

A vote was taken; voted six (6) in favor, zero (0) opposed, motion approved.

ANNOUNCEMENTS

Jason Thompson announced that the Planning Department received a variance application for a stream buffer encroachment variance for Board consideration at the September regular meeting.

ADJOURNMENT

Motion to adjourn made by Betty Ann Kumin.

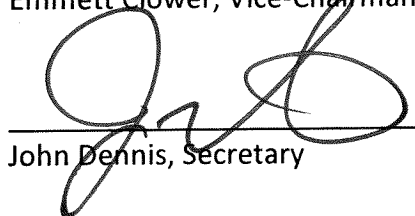
Deborah Jones made a second to the motion.

A vote was taken; voted six (6) in favor, zero (0) opposed, motion approved.

The meeting was adjourned at 8:05 p.m.



Emmett Clower, Vice-Chairman



John Dennis, Secretary

THESE ARE OFFICIAL MINUTES THAT WERE APPROVED BY THE BOARD OF APPEALS AT THE SEPTEMBER 12, 2023 REGULAR MEETING.