



**CITY OF SNELLVILLE
BOARD OF ZONING APPEALS**

**REGULAR MEETING MINUTES
September 12, 2023**

Council Chambers, City Hall, 2342 Oak Road

Members Present: Emmett Clower, Vice-Chairman, Betty Ann Kumin, and Lori-Ann Spears.

Members Absent: Tim Van Valkenburg and Deborah Jones.

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

CALL TO ORDER

Vice-Chairman Emmett Clower called the September 12, 2023 regular meeting to order at 7:30 p.m.

APPROVAL OF AGENDA

Betty Ann Kumin made a motion to approve the September 12th meeting agenda.

Lori Ann Spears made a second to the motion.

A vote was taken; voted three (3) in favor, zero (0) opposed, motion approved.

APPROVAL OF MINUTES

Betty Ann Kumin made a motion to approve the August 8, 2023 regular meeting minutes.

Lori-Ann Spears made a second to the motion.

A vote was taken; voted three (3) in favor, zero (0) opposed, motion approved.

OLD BUSINESS

None.

NEW BUSINESS

#BOA 23-02 - Application by Jennifer Wolfe (applicant) and Stephen Roca (property owner) requesting variance from Sec. 403-1.4.A. (Stream Buffer and Setback Requirements) to encroach into the 75-foot impervious surface buffer by adding 182 sq. ft. (3.1%) of additional impervious coverage for a proposed 16-foot by 20-foot (320 sq. ft.) two-story addition to the rear of the two-story single-family residential dwelling on the 1.014± acre lot, zoned RS-30 (Single-family Residential) District, 2478 Ellis Court, Snellville, Georgia (Tax Parcel 5028 068).

Planning Director Jason Thompson presented a summary of the request for variance from the city's stream buffer protection ordinance to allow for minimal encroachment into the 75-foot impervious surface setback for a 320 sq. ft. two-story addition to the rear of the house. The lot is a deep lot and contains a perennial stream that runs along the northern side property line toward the rear of the lot. At the time the subdivision was platted and the house was constructed, the code required a 20-foot drainage easement along both sides of the stream. Thereafter the code changed requiring a 25-foot State buffer that eventually evolved into a 50-foot stream buffer and 75-foot impervious surface setback.

The proposed addition is to add a playroom and office on the ground floor with a bedroom, bathroom and closet being added to the second floor. The addition will encroach 182 sq. ft. into the 75-foot impervious surface buffer. To mitigate this encroachment, the applicant is proposing to install an NDS dry-well system to collect stormwater from the roof addition's gutter and downspout and temporarily retain it for discharge into the subsoil without any adverse impact to the nearby stream.

The Planning Department recommends approval with two conditions as per the staff report, as follows:

1. An approved building permit by the City of Snellville Planning Department must be obtained before commencement of any demolition or new construction activity on the dwelling structure.
2. Installation of the NDS Flo-Well system shall be in accordance with the submitted details on the HLP (revised 6-30-2023) and completed and inspected by the City Building Official before release of the Certificate of Occupancy.

Mr. Thompson responded to questions from the Board.

Jennifer Wolfe, It's Permittable, 4113 N. Swann Street, Covington, Georgia spoke representing her client and property owner Stephen Roca. The variance request is to allow encroachment of

approximately 182 sq. ft. into the 75-foot impervious surface setback for a two-story addition to the rear of the house.

Vice-Chairman Clower asked to see plans for the proposed addition.

Vice-Chairman Clower opened the meeting to public comment.

There was none.

Vice-Chairman Clower closed the meeting to public comment and asked for a motion.

Betty Ann Kumin made a motion to approve #BOA 23-02 with the two conditions per the staff recommendation.

Lori-Ann Spears made a second to the motion.

A vote was taken; voted three (3) in favor, zero (0) opposed, motion approved.

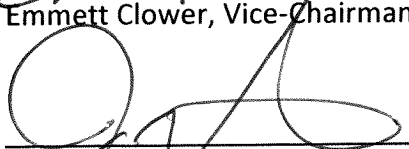
ANNOUNCEMENTS

Jason Thompson announced that instead of the October 10th regular meeting, we will have a called meeting the following week on Oct 17th in order to meet the 30-day advertising requirement.

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.


Emmett Clower, Vice-Chairman


John Dennis, Secretary

THESE ARE OFFICIAL MINUTES AND WERE APPROVED BY THE BOARD OF APPEALS AT THE OCTOBER 17, 2023 SPECIALLY CALLED MEETING.