



**CITY OF SNELLVILLE
BOARD OF ZONING APPEALS**

REGULAR MEETING MINUTES
August 13, 2024

Council Chambers, City Hall, 2342 Oak Road

Members Present: Tim Van Valkenburg, Chairman; Emmett Clower, Betty Ann Kumin, and Lori-Ann Spears.

Member Absent: Deborah Jones. Post 1 is vacant.

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

CALL TO ORDER

Chairman Valkenburg called the August 13, 2024 regular meeting to order at 7:30 p.m.

APPROVAL OF AGENDA

Betty Ann Kumin made a motion to approve the August 13th regular meeting agenda.

Lori-Ann Spears made a second to the motion.

A vote was taken; voted four (4) in favor, zero (0) opposed, motion approved.

APPROVAL OF MINUTES

Emmett Clower made a motion to approve the December 12, 2023 regular meeting minutes.

Betty Ann Kumin made a second to the motion.

A vote was taken; voted four (4) in favor, zero (0) opposed, motion approved.

ELECTION OF OFFICERS AND APPOINTMENT OF SECRETARY

Chairman Valkenburg asked for a motion on nomination of Chairman of the Board of Appeals.

Betty Ann Kumin made a motion to nominate Tim Van Valkenburg to serve as Chairman of the Board of Appeals.

Emmett Clower made a second to the motion.

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

Chairman Valkenburg asked for a motion on nomination of Vice-Chairman of the Board of Appeals.

Betty Ann Kumin made a motion to nominate Emmett Clower to serve as Vice-Chairman of the Board of Appeals.

Lori-Ann Spears made a second to the motion.

A vote was taken; voted four (4) in favor, zero (0) opposed, motion approved.

Chairman Valkenburg asked for a motion on the appointment of Secretary for the Board of Appeals.

Betty Ann Kumin made a motion to appoint John Dennis (Planning Department Staff) to serve as Secretary for the Board of Appeals.

Lori-Ann Spears made a second to the motion.

A vote was taken; voted four (4) in favor, zero (0) opposed, motion approved.

OLD BUSINESS

None.

NEW BUSINESS

#BOA 24-01 - Application by F. Garcia Campos and M. Aguilera Vivas (property owners) requesting variance from Sec. 403-1.4.A. (Stream Buffer and Setback Requirements) to encroach into the 75-foot impervious surface setback by adding 340 sq. ft. of additional impervious coverage for a 168 sq. ft. bathroom addition and 305 sq. ft. deck addition to the rear of the one-story with basement single-family residential dwelling on the 0.754± acre lot, zoned RS-30 (Single-family Residential) District, 2037 Tanglewood Drive, Snellville, Georgia (Tax

Parcel 5025 064).

Jason Thompson presented a summary of the requested variance from the City's stream buffer and impervious surface setback regulations to encroach into the 75-foot impervious surface buffer to allow 340 sq. ft. of additional impervious coverage for a 168 sq. ft. bathroom addition and 305 sq. ft. deck addition. The house was constructed in 1968 when there was no stream buffer requirement. Then, in 1975 the State of Georgia adopted a 25-foot stream buffer that in 2001 the buffer was increased to 50-feet and added a 25-foot impervious surface setback, 75-foot combined. The proposed bathroom and deck addition does not encroach into the stream buffer, just a portion of the impervious surface setback.

The Planning Department recommends approval of the variance with the following conditions:

1. An approved building permit issued by the City of Snellville Planning Department must be obtained before commencement of any demolition or new construction activity on the dwelling structure.
2. All gutters and downspouts shall be installed on the rear roofline and connected by a six-inch HDPE pipe to a minimum of two (2) 50-gallon NDS Flo-Well (dry well) systems located outside of the 50-foot stream buffer with said mitigation measure being installed, inspected and approved by the City Building Official before release of the Certificate of Occupancy.

The applicant Mariana Aguilera, 2037 Tanglewood Drive, Snellville was present and asked approval of the variance so that they can make the necessary improvement to the home, making it more comfortable.

Chairman Valkenburg opened the meeting to public comment.

Kurt Schulz, 2027 Tanglewood Drive, Snellville, adjacent property owner to the northeast spoke in support of the variance request and welcomed the Aguilera family to the neighborhood.

Chairman Valkenburg closed the meeting to public comment and asked for a motion.

Emmett Clower made a motion to approve #BOA 24-01 with the two staff conditions as presented by staff.

Betty Ann Kumin made a second to the motion.

Chairman Valkenburg asked Ms. Aguilera if she understands the two conditions recommended by staff and is agreeable to them.

Ms. Aguilera said she was provided a copy of the staff report by Mr. Dennis and is okay with the two conditions.

A vote was taken; voted four (4) in favor, zero (0) opposed, motion approved.

ANNOUNCEMENTS

None.

ADJOURNMENT

Motion to adjourn made by Emmett Clower.

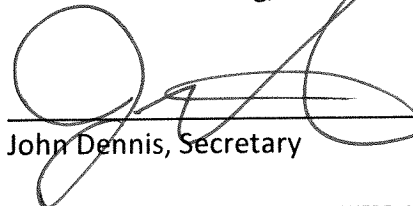
Lori-Ann Spears made a second to the motion.

A vote was taken; voted four (4) in favor, zero (0) opposed, motion approved.

The meeting was adjourned at 7:41 p.m.



Tim Van Valkenburg, Chairman



John Dennis, Secretary

THESE ARE OFFICIAL MINUTES AND WERE APPROVED BY THE BOARD OF APPEALS AT THE NOVEMBER 12, 2024 REGULAR MEETING.