

Zoning Board of Appeals
Tuesday, June 11, 2024, at 6:30pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: Jeff Timler, Bess Walthour, Jim Nash, Denise Rumbaugh
Absent: Jason Graham

- A. Call To Order, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda
{Action: Approved; Motion: Walthour Second: Nash; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes:

April 10, 2024
{Action: Approved; Motion: Rumbaugh Second: Walthour; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- E. Announcements
- F. New Business
- 1. Case Number: **ZVR2024-00026**
Applicant: Dimension Development Partners, LLC
c/o Mahaffey Pickens Tucker, LLP

Owner: Hamilton Village LLC
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2
Location: 2759 Hamilton Mill Road
Map Number: R1001 024B
Variance Requested: Exceed maximum parking
Commission District: (4) Holtkamp
{Action: Approved with Conditions; Motion: Rumbaugh Second: Nash; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

2. Case Number: **ZVR2024-00034**
Applicant: Behnaz Motlagh
Owner: Jacob Sedgh
Contact: Behnaz Motlagh
Phone Number: 770.993.0200
Zoning: C-2
Location: 5370 Stone Mountain Highway
Map Number: R6061 023
Variance Requested: Additional ground sign
Commission District: (2) Ku
{Action: Approved with Conditions; Motion Nash: Second: Walthour; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
3. Case Number: **ZVR2024-00035**
Applicant/ Owner/Contact: Nina Marx
Phone Number: 678.707.9238
Zoning: R-140
Location: 2900 Still Meadows Way
Map Number: R7180 038
Variance Requested: Exceed maximum fence height
Commission District: (4) Holtkamp
{Action: Approved with Conditions; Motion: Rumbaugh Second: Nash; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
4. Case Number: **ZVR2024-00036**
Applicant: Winston Simmonds
c/o LJA Engineering
Owner: Excelsior Investment Holdings LLC
Contact: Tyler Lasser
Phone Number: 470.202.9321
Zoning: R-100
Location: 1906 Knight Circle
Map Number: R4273 019
Variance Requested: Minimum lot width reduction
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler Second: Walthour; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- G. OTHER BUSINESS
- H. ANNOUNCEMENTS
- I. ADJOURNMENT
{Action: Approved Motion: Nash Second: Walthour; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}