



Zoning Board of Appeals
Tuesday, August 13, 2024, at 6:30pm

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

A. Call To Order, Pledge to Flag

B. Opening Remarks by Chairman and Rules of Order

C. Approval of Agenda

D. Approval of Minutes – July 10, 2024

E. Announcements

F. New Business

1. Case Number: **ZVR2024-00027**
Applicant/Owner/Contact: Javier Robledo
Phone Number: 404.775.1117
Zoning: RA-200
Location: 1297 Harris Road
Map Number: R7056 248
Variance Requested: Accessory building in the front yard
Commission District: (4) Holtkamp

2. Case Number: **ZVR2024-00045**
Applicant/Owner/Contact: Michele Richards
Phone Number: 678.733.0411
Zoning: RA-200
Location: 2720 Talley Lane
Map Number: R1002 102
Variance Requested: Rental of an accessory dwelling when the primary dwelling is not owner-occupied
Commission District: (4) Holtkamp

3. Case Number: **ZVR2024-00048**
Applicant: Deborah Cox
Owners: Deborah and Brian Cox
Contact: Elliott B. Smith and Matthew W. Dominick
Phone Number: 678.965.5539
678.773.2251
Zoning: RL
Location: 1757 Green Road
Map Number: R7372 042
Variance Requested: Allow an accessory building constructed prior to principal
Commission District: (4) Holtkamp

4. Case Number: **ZVR2024-00049**
Applicant: Deborah Cox
Owners: Deborah and Brian Cox
Contact: Elliott B. Smith and Matthew W. Dominick
Phone Number: 678.965.5539
678.773.2251

Zoning: RL
Location: 1757 Green Road
Map Number: R7372 042
Variance Requested: Allow an accessory building in the front yard
Commission District: (4) Holtkamp
5. Case Number: **ZVR2024-00050**
Applicant: Deborah Cox
Owners: Deborah and Brian Cox
Contact: Elliott B. Smith and Matthew W. Dominick
Phone Number: 678.965.5539
678.773.2251

Zoning: RL
Location: 1757 Green Road
Map Number: R7372 042
Variance Requested: Allow an accessory building closer than 10 feet to
any property line
Commission District: (4) Holtkamp
6. Case Number: **ZVR2024-00051**
Applicant: Deborah Cox
Owners: Deborah and Brian Cox
Contact: Elliott B. Smith and Matthew W. Dominick
Phone Number: 678.965.5539
678.773.2251

Zoning: RL
Location: 1757 Green Road
Map Number: R7372 042
Variance Requested: Allow recreational vehicle parked in the front yard
Commission District: (4) Holtkamp
7. Case Number: **ZVR2024-00053**
Applicant/Owner/Contact: Judy York
Phone Number: 404.394.9664
Zoning: R-140
Location: 635 Winding Creek Trail
Map Number: R7016 001
Variance Requested: Accessory building to exceed maximum square
footage
Commission District: (4) Holtkamp

8. Case Number: **ZVR2024-00054**
Applicant/Owner/Contact: Minh H. Tran
Phone Number: 678.982.0010
Zoning: R-75
Location: 5173 Singleton Road
Map Number: R6187 502
Variance Requested: Exceed maximum paved surface area in the front yard
Commission District: (2) Ku
9. Case Number: **ZVR2024-00055**
Applicant/Owner/Contact: Brian Unrein
Phone Number: 678.777.4229
Zoning: R-100
Location: 4050 Whispering Pines Trail
Map Number: R4317 011
Variance Requested: Allow prohibited design materials
Commission District: (3) Watkins
10. Case Number: **ZVR2024-00056**
Applicant/Owner/Contact: Brian Unrein
Phone Number: 678.777.4229
Zoning: R-100
Location: 4050 Whispering Pines Trail
Map Number: R4317 011
Variance Requested: Accessory building to exceed maximum square footage
Commission District: (3) Watkins
11. Case Number: **ZVR2024-00057**
Applicant: Terry M. Hampel (Branch Properties)
Owner: SCG BR Five Forks LP
Contact: Hayley Todd
Phone Number: 404.832.8900
Zoning: C-2
Location: 4045 Five Forks Trickum Road
Map Number: R6090 198
Variance Requested: Exceed maximum parking
Commission District: (2) Ku
12. Case Number: **ZVR2024-00058**
Applicants: Sam Tidwell and Ket Korposy
Owner: Malania Wilson
Contact: Sam Tidwell and Ket Korposy
Phone Number: 404.514.8398 and 404.431.8406
Zoning: R-100
Location: 4434 Windsong Court
Map Number: R6102 172
Variance Requested: Accessory building in the front yard
Commission District: (2) Ku

13. Case Number: **ZVR2024-00059**
Applicants: Sam Tidwell and Ket Korposy
Owner: Malania Wilson
Contact: Sam Tidwell and Ket Korposy
Phone Number: 404.514.8398 and 404.431.8406
Zoning: R-100
Location: 4434 Windsong Court
Map Number: R6102 172
Variance Requested: Accessory building to exceed maximum square footage
Commission District: (2) Ku
14. Case Number: **ZVR2024-00060**
Applicant/Owner/Contact: Jose Santamaria
Phone Number: 770.286.2080
Zoning: RA-200
Location: 1982 Knight Circle
Map Number: R4273 016
Variance Requested: Accessory dwelling materials and colors different from the primary residence
Commission District: (3) Watkins
15. Case Number: **ZVR2024-00061**
Applicant: Integrated Land Design, LLC
Owner: Laura Aguilar
Contact: Patrick Hand
Phone Number: 706.248.0914
Zoning: R-60
Location: 1197 Shelby Drive
Map Number: R6169 090
Variance Requested: Accessory dwelling setback encroachment
Commission District: (2) Ku
16. Case Number: **ZVR2024-00065**
Applicant: Integrated Land Design, LLC
Owner: Laura Aguilar
Contact: Patrick Hand
Phone Number: 706.248.0914
Zoning: R-60
Location: 1197 Shelby Drive
Map Number: R6169 090
Variance Requested: Accessory building to exceed maximum square footage
Commission District: (2) Ku

17. Case Number: **ZVR2024-00066**
Applicant: Integrated Land Design, LLC
Owner: Laura Aguilar
Contact: Patrick Hand
Phone Number: 706.248.0914
Zoning: R-60
Location: 1197 Shelby Drive
Map Number: R6169 090
Variance Requested: Exceed maximum paved surface area in the front yard
Commission District: (2) Ku
18. Case Number: **ZVR2024-00067**
Applicant: Integrated Land Design, LLC
Owner: Laura Aguilar
Contact: Patrick Hand
Phone Number: 706.248.0914
Zoning: R-60
Location: 1197 Shelby Drive
Map Number: R6169 090
Variance Requested: Accessory building in the front yard
Commission District: (2) Ku
19. Case Number: **ZVR2024-00068**
Applicant: Integrated Land Design, LLC
Owner: Laura Aguilar
Contact: Patrick Hand
Phone Number: 706.248.0914
Zoning: R-60
Location: 1197 Shelby Drive
Map Number: R6169 090
Variance Requested: Accessory building setback encroachment
Commission District: (2) Ku
20. Case Number: **ZVR2024-00062**
Applicant/Owner/Contact: Sayo Benson
Phone Number: 404.424.6956
Zoning: R-100
Location: 3565 Callie Still Road
Map Number: R5254 014
Variance Requested: Accessory building in the front yard
Commission District: (3) Watkins
21. Case Number: **ZVR2024-00063**
Applicant/Owner/Contact: Sayo Benson
Phone Number: 404.424.6956
Zoning: R-100
Location: 3565 Callie Still Road
Map Number: R5254 014
Variance Requested: Accessory building to exceed maximum square footage
Commission District: (3) Watkins

22. Case Number: **ZVR2024-00064**
Applicant/Owner/Contact: Sayo Benson
Phone Number: 404.424.6956
Zoning: R-100
Location: 3565 Callie Still Road
Map Number: R5254 014
Variance Requested: Accessory dwelling in the front yard
Commission District: (3) Watkins
23. Case Number: **ZVR2024-00069**
Applicant/Owner/Contact: Martha Terry
Phone Number: 727.580.7102
Zoning: R-100
Location: 3909 Lenora Church Road
Map Number: R6001 022
Variance Requested: Acreage reduction for livestock
Commission District: (3) Watkins
24. Case Number: **ZVR2024-00070**
Applicant/Owner/Contact: Martha Terry
Phone Number: 727.580.7102
Zoning: R-100
Location: 3909 Lenora Church Road
Map Number: R6001 022
Variance Requested: Accessory building to exceed maximum square
footage
Commission District: (3) Watkins
25. Case Number: **ZVR2024-00071**
Applicant/Owner/Contact: Martha Terry
Phone Number: 727.580.7102
Zoning: R-100
Location: 3909 Lenora Church Road
Map Number: R6001 022
Variance Requested: Accessory building in the front yard
Commission District: (3) Watkins

G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT