



**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. Old 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

**G. New Business**

1. 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

2. 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
3. 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
4. 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
5. 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

6. 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
  
7. 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
  
8. 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
  
9. 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
  
10. 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

11. Case Number: **ZVR2024-00058 – Administratively Held**
12. Case Number: **ZVR2024-00059 – Administratively Held**
13. 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
14. 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
15. 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
16. 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

17. 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
18. 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
19. 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
20. 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
21. 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

22. 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
23. 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
24. 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

**H. OTHER BUSINESS**

**I. ANNOUNCEMENTS**

**J. ADJOURNMENT**