

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

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

Present: Jeff Timler, Bess Walthour, Jim Nash, Denise Rumbaugh, 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: Rumbaugh Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes: July 10, 2024
{Action: Approved; Motion: Rumbaugh Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- 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
{Action: Approved with Conditions; Motion: Rumbaugh Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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
{Action: Approved with Conditions; Motion: Rumbaugh Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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
{Action: Approved with Conditions; Motion: Rumbaugh Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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
{Action: Approved with Conditions; Motion: Rumbaugh Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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
{Action: Approved with Conditions; Motion: Rumbaugh Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
Commission District: (2) Ku
{Action: Approved with Conditions; Motion: Rumbaugh Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Rumbaugh Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Graham Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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
{Action: Approved with Conditions; Motion: Timler Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Timler Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Graham Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Timler Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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
{Action: Approved with Conditions; Motion: Graham Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Graham Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Graham Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Graham Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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
{Action: Approved with Conditions; Motion: Graham Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Timler Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Timler Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Timler Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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
{Action: Approved with Conditions; Motion: Timler Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Timler Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Timler Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- H. OTHER BUSINESS
- I. ANNOUNCEMENTS
- J. ADJOURNMENT
{Action: Approved Motion: Rumbaugh Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}