
**Zoning Board of Appeals
Tuesday, September 10, 2024, at 6:30pm**

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

Present: Jeff Timler, Bess Walthour, Jim Nash, Richard Edinger

Absent: Denise Rumbaugh

- A. Call To Order, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda
{Action: Approved; Motion: Nash Second: Walthour; Vote: 4-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Absent; Nash-Yes}
- D. Approval of Minutes: August 13, 2024
{Action: Approved; Motion: Walthour Second: Edinger; Vote: 4-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Absent; Nash-Yes}
- E. Announcements
- F. New Business
- 1. Case Number: **ZVR2024-00072**
Applicant/Owner/Contact: Emily Fernandez
Phone Number: 404.955.3199
Zoning: R-75
Location: 2588 Ingram Road
Map Number: R6240 059
Variance Requested: Accessory dwelling rear setback encroachment
Commission District: (1) Carden
{Action: Approved with Conditions; Motion: Walthour Second: Edinger; Vote: 4-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Absent; Nash-Yes}

2. Case Number: **ZVR2024-00073**
Applicant: Redemption Remodeling
Owner: Juan Lopez
Contact: Jeremy Ziadie
Phone Number: 678.725.4240
Zoning: R-100
Location: 2111 Plantation Court
Map Number: R7003 189
Variance Requested: Accessory building side setback encroachment
Commission District: (2) Ku
{Action: Approved with Conditions; Motion: Edinger Second: Walthour; Vote: 4-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Absent; Nash-Yes}
3. Case Number: **ZVR2024-00074**
Applicant: Redemption Remodeling
Owner: Juan Lopez
Contact: Jeremy Ziadie
Phone Number: 678.725.4240
Zoning: R-100
Location: 2111 Plantation Court
Map Number: R7003 189
Variance Requested: Accessory building materials and colors different from the primary residence
Commission District: (2) Ku
{Action: Approved with Conditions; Motion: Edinger Second: Walthour; Vote: 4-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Absent; Nash-Yes}
4. Case Number: **ZVR2024-00075**
Applicant: Redemption Remodeling
Owner: Juan Lopez
Contact: Jeremy Ziadie
Phone Number: 678.725.4240
Zoning: R-100
Location: 2111 Plantation Court
Map Number: R7003 189
Variance Requested: Accessory building to exceed height of the primary residence
Commission District: (2) Ku
{Action: Approved with Conditions; Motion: Edinger Second: Walthour; Vote: 4-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Absent; Nash-Yes}

5. Case Number: **ZVR2024-00076**
Applicant: Redemption Remodeling
Owner: Juan Lopez
Contact: Jeremy Ziadie
Phone Number: 678.725.4240
Zoning: R-100
Location: 2111 Plantation Court
Map Number: R7003 189
Variance Requested: Accessory buildings to exceed maximum cumulative square footage
Commission District: (2) Ku
{Action: Approved with Conditions; Motion: Edinger Second: Walthour; Vote: 4-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Absent; Nash-Yes}
6. Case Number: **ZVR2024-00077 (Public Hearing Held on 9/10/2024)**
Applicant: Lauren Gibbs
Owner: David Kirkland
Contact: Lauren Gibbs
Phone Number: 770.536.7906
Zoning: C-2
Location: 2160 Riverside Parkway
Suites 134/135
Map Number: R7033 195
Variance Requested: Wall signs to exceed maximum square footage
Commission District: (1) Carden
{Action: Tabled to October 8, 2024; Motion: Walthour Second: Edinger; Vote: 4-0: Timler-Yes; Edinger-Yes; Walthour-Yes Rumbaugh-Absent; Nash-Yes}
7. Case Number: **ZVR2024-00078 (Public Hearing Held on 9/10/2024)**
Applicant: Lauren Gibbs
Owner: David Kirkland
Contact: Lauren Gibbs
Phone Number: 770.536.7906
Zoning: C-2
Location: 2160 Riverside Parkway
Suites 134/135
Map Number: R7033 195
Variance Requested: Window signs to exceed cumulative surface area
Commission District: (1) Carden
{Action: Tabled to October 8, 2024; Motion: Walthour Second: Edinger; Vote: 4-0: Timler-Yes; Edinger-Yes; Walthour-Yes Rumbaugh-Absent; Nash-Yes}
- G. OTHER BUSINESS
- H. ANNOUNCEMENTS
- I. ADJOURNMENT
{Action: Approved; Motion: Nash Second: Edinger; Vote: 4-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Absent; Nash-Yes}