

**Zoning Board of Appeals
Tuesday, October 8, 2024, at 6:30pm**

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

Present: Jeff Timler, Bess Walthour, Rich Edinger, Jim Nash, 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: Rumbaugh Second: Walthour; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes: September 10, 2024
{Action: Approved; Motion: Edinger Second: Rumbaugh; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- E. Announcements
- F. Old Business
- 1. Case Number: **ZVR2024-00077 (Public Hearing Held 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: Denied; Motion: Walthour Second: Nash; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

2. Case Number: **ZVR2024-00078 (Public Hearing Held 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: Denied; Motion: Walthour Second: Nash; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

G. New Business

1. Case Number: **ZVR2024-00080**
Applicant/Owner/Contact: Jody Jones
Phone Number: 678.873.3859
Zoning: RA-200
Location: 4051 Bailey Road
Map Number: R2004 059
Variance Requested: Accessory dwelling in the front yard
Commission District: (4) Holtkamp
{Action: Approved with Conditions; Motion: Rumbaugh Second: Walthour; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

2. Case Number: **ZVR2024-00081**
Applicant/Owner/Contact: Jody Jones
Phone Number: 678.873.3859
Zoning: RA-200
Location: 4051 Bailey Road
Map Number: R2004 059
Variance Requested: Accessory dwelling to exceed maximum square footage
Commission District: (4) Holtkamp
{Action: Approved with Conditions; Motion: Rumbaugh Second: Walthour; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

3. Case Number: **ZVR2024-00082**
Applicant: LJA Engineering
Owner: Husein Hamirani
Contact: Terry Boomer
Phone Number: 678.462.4072
Zoning: C-2
Location: 6590 Sugarloaf Parkway
Map Number: R7122 185
Variance Requested: Reduction in drive-through stacking spaces
Commission District: (1) Carden
{Action: Approved with Conditions; Motion: Walthour Second: Edinger; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

4. Case Number: **ZVR2024-00083**
Applicant/Owner/Contact: Gustavo R. Sardina
Phone Number: 305.506.5028
Zoning: R-100
Location: 5184 Silver Creek Drive
Map Number: R6094 349
Variance Requested: Non-motor/recreational vehicle parking in front yard
Commission District: (2) Ku
{Action: Denied; Motion: Edinger Second: Nash; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

5. Case Number: **ZVR2024-00084**
Applicant: Big Mouth Signs
Owner: New Mercies Christian Church
c/o Diana Lynch
Contact: Mark Kasson
Phone Number: 770.381.9300
Zoning: C-2
Location: 4000 Five Forks Trickum Road
Map Number: R6090 031
Variance Requested: Illuminated LED Signage
Commission District: (2) Ku
{Action: Denied; Motion: Edinger Second: Nash; Vote: 3-2: Timler-Yes; Edinger-Yes; Walthour-No; Rumbaugh-No; Nash-Yes}

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT

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