
**Zoning Board of Appeals
Wednesday, November 13, 2024, at 6:30pm**

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

Present: Bess Walthour, Denise Rumbaugh, Jim Nash, Richard Edinger
Absent: Jeff Timler

- A. Call To Order, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda
{Action: Approved; Motion: Edinger Second: Nash; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes: October 8, 2024
{Action: Approved; Motion: Edinger Second: Walthour; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

- E. Announcements

ZBA December public hearing will be held on December 11, 2024

- F. New Business

- 1. Case Number: **ZVR2024-00079**
Applicant: Stone Mountain Nissan c/o Jennifer Wolfe
Owner: TT of Gwinnett Inc.
Contact: Jennifer Wolfe
Phone Number: 770-568-8867
Zoning: C-3
Location: 4275 Stone Mountain Highway
Map Number: R6055 006
Variance Requested: Wall signs to exceed maximum square footage
Commission District: (2) Ku/Edinger
{Action: Approved with Conditions; Motion: Edinger Second: Nash; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

2. Case Number: **ZVR2024-00085**
Applicant/Owner/Contact: Steve Clayton
Phone Number: 404-626-2131
Zoning: R-140
Location: 5270 Whispering Pines Lane
Map Number: R4318 024
Variance Requested: Accessory building to exceed maximum square footage
Commission District: (3) Watkins/Timler
{Action: Approved with Conditions; Motion: Nash Second: Walthour; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

3. Case Number: **ZVR2024-00086**
Applicant/Owner/Contact: Steve Clayton
Phone Number: 404-626-2131
Zoning: R-140
Location: 5270 Whispering Pines Lane
Map Number: R4318 024
Variance Requested: Allow prohibited design materials
Commission District: (3) Watkins/Timler
{Action: Approved with Conditions; Motion: Nash Second: Walthour; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

4. Case Number: **ZVR2024-00087**
Applicant/Owner: Paul Breedlove
Contact: Joe Heckler
Phone Number: 678-414-5176
Zoning: RA-200
Location: 2067 Old Peachtree Road
Map Number: R7061 027
Variance Requested: Reduce minimum lot width
Commission District: (4) Holtkamp/Rumbaugh
{Action: Approved with Conditions; Motion: Rumbaugh Second: Edinger; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

5. Case Number: **ZVR2024-00088**
Applicant/Owner: Rudolph Foods Company
Contact: Jonathan Cook
Phone Number: 419-648-3611
Zoning: M-1
Location: 1050 Progress Circle
Map Number: R7014 030
Variance Requested: Exceed maximum parking
Commission District: (4) Holtkamp/Rumbaugh
{Action: Approved with Conditions; Motion: Rumbaugh Second: Nash; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

6. Case Number: **ZVR2024-00089 (Public Hearing Held on 11/13/2024)**
Applicants/Owners: Gary and Karen Marshall
Contact: Gary Marshall
Phone Number: 770-315-3159
Zoning: R-100
Location: 2562 Lindsey Grace Lane
Map Number: R7142 056
Variance Requested: Allow restricted vehicle parking
Commission District: (4) Holtkamp/Rumbaugh
{Action: Tabled to December 11, 2024; Motion: Rumbaugh Second: Walthour; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes Rumbaugh-Yes; Nash-Yes}
7. Case Number: **ZVR2024-00090**
Applicant: Taurus Management Services, LLC
Owner: TCD255 GA Property, LLC
Contact: Shelly Rosamilia
Phone Number: 904-854-9566
Zoning: M-1
Location: 5870 Oakbrook Parkway
Map Number: R6196 105
Variance Requested: Exceed maximum fence height
Commission District: (2) Ku/Edinger
{Action: Approved with Conditions; Motion: Edinger Second: Nash; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
8. Case Number: **ZVR2024-00091**
Applicant/Owner/Contact: Stanislav Pashnyak
Phone Number: 404-936-6970
Zoning: R-100
Location: 215 Russell Road
Map Number: R7068 098
Variance Requested: Accessory building located in the front yard
Commission District: (4) Holtkamp/Rumbaugh
{Action: Approved with Conditions; Motion: Rumbaugh Second: Walthour; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
9. Case Number: **ZVR2024-00092**
Applicant/Owner/Contact: Stanislav Pashnyak
Phone Number: 404-936-6970
Zoning: R-100
Location: 215 Russell Road
Map Number: R7068 098
Variance Requested: Accessory building materials and colors different from the primary residence
Commission District: (4) Holtkamp/Rumbaugh
{Action: Approved with Conditions; Motion: Rumbaugh Second: Walthour; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

10. Case Number: **ZVR2024-00093**
Applicant/Owner/Contact: Stanislav Pashnyak
Phone Number: 404-936-6970
Zoning: R-100
Location: 215 Russell Road
Map Number: R7068 098
Variance Requested: Allow prohibited flooring material
Commission District: (4) Holtkamp/Rumbaugh
{Action: Approved with Conditions; Motion: Rumbaugh Second: Walthour; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
11. Case Number: **ZVR2024-00094**
Applicant: Richard Robinson
Owners: Lexie Ann Kreckman and Linda Shulin
Contact: Eric Bott
Phone Number: 770-560-1158
Zoning: C-2 and R-75
Location: 2696 Lawrenceville Highway
Map Number: R5018 046
Variance Requested: Exceed maximum parking
Commission District: (2) Ku/Edinger
{Action: Approved with Conditions; Motion: Edinger Second: Walthour; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
12. Case Number: **ZVR2024-00095**
Applicant: Patty Shupe
Owner: Carlili Hernandez
Contact: Patty Shupe
Phone Number: 678-765-2596
Zoning: RA-200
Location: 3760 Hamilton Mill Road
Map Number: R7222 023
Variance Requested: Accessory structure located in the front yard
Commission District: (4) Holtkamp/Rumbaugh
{Action: Approved with Conditions; Motion: Rumbaugh Second: Walthour; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
13. Case Number: **ZVR2024-00096**
Applicant/Owner/Contact: "Anna" Nhung H. Nguyen
Phone Number: 770-883-3551
Zoning: R-100
Location: 342 Rockbridge Road
Map Number: R6114 118
Variance Requested: Reduce the minimum lot size for a personal care home
Commission District: (2) Ku/Edinger
{Action: Approved with Conditions; Motion: Edinger Second: Nash; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

14. Case Number: **ZVR2024-00097**
Applicant/Owner: Brand Properties
Contact: Jonathon Barge
Phone Number: 770-497-6474
Zoning: RM-24
Location: 1095 Ballpark Lane
Map Numbers: R7132 003 and 044
Variance Requested: Dumpster located in the front yard
Commission District: (4) HoltKamp/Rumbaugh
{Action: Approved with Conditions; Motion: Rumbaugh Second: Walthour; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

15. Case Number: **ZVR2024-00098**
Applicant/Owner: Brand Properties
Contact: Jonathon Barge
Phone Number: 770-497-6474
Zoning: RM-24 and MU-R
Location: 1095, 1165, and 1170 Ballpark Lane
Map Numbers: R7132 003, 006, 044, and R7147 193, 407
Variance Requested: Exceed maximum fence height
Commission District: (4) HoltKamp/Rumbaugh
{Action: Approved with Conditions; Motion: Rumbaugh Second: Walthour; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT

{Action: Approved Motion: Edinger Second: Walthour; Vote: 4-0: Timler-Absent; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}