



Zoning Board of Appeals Wednesday, December 11, 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 – November 13, 2024

E. Announcements

F. Old Business

1. Case Number: **ZVR2024-00089 (Public Hearing Held 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

G. New Business

1. Case Number: **ZVR2024-00099**
Applicant/Owner/Contact: David Dewald
Phone Number: 706.206.5250
Zoning: R-100
Location: 405 Arcadia Place
Map Number: R6112 073
Variance Requested: Accessory structure materials and colors different from the primary residence
Commission District: (2) Ku
2. Case Number: **ZVR2024-00100**
Applicant/Owner/Contact: David Dewald
Phone Number: 706.206.5250
Zoning: R-100
Location: 405 Arcadia Place
Map Number: R6112 073
Variance Requested: Accessory structure side setback encroachment
Commission District: (2) Ku

3. Case Number: **ZVR2024-00101**
Applicant/Owner/Contact: David Dewald
Phone Number: 706.206.5250
Zoning: R-100
Location: 405 Arcadia Place
Map Number: R6112 073
Variance Requested: Accessory building to exceed maximum cumulative square footage
Commission District: (2) Ku

4. Case Number: **ZVR2024-00102**
Applicant: Jim Kozel, World Emblem
Owner: Fooo Dog Holdings
Contact: Jim Kozel
Phone Number: 404.543.1314
Zoning: M-1
Location: 4250 International Boulevard
Map Number: R6201 064
Variance Requested: Front setback and side setback encroachment
Commission District: (2) Ku

5. Case Number: **ZVR2024-00103**
Applicant: Jim Kozel, World Emblem
Owner: Fooo Dog Holdings
Contact: Jim Kozel
Phone Number: 404.543.1314
Zoning: M-1
Location: 4250 International Boulevard
Map Number: R6201 064
Variance Requested: Exceed maximum parking
Commission District: (2) Ku

6. Case Number: **ZVR2024-00104**
Applicant: King's Reserve Sugarloaf, LLC dba King's Reserve Suwanee
Owner: c/o Mahaffey Pickens Tucker, LLP
King's Reserve Sugarloaf, LLC dba King's Reserve Suwanee
Contact: Julia Maxwell
Phone Number: 770.232.0000
Zoning: O-I
Location: 1152, 1210, and 1220 Satellite Boulevard
Map Number: R7155 298, 312 and 520
Variance Requested: Reduce minimum parking
Commission District: (1) Carden

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT