



Zoning Board of Appeals
Tuesday, February 11, 2025, 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 – January 14, 2025

E. Announcements

F. Old Business

1. Case Number: **ZVR2025-00001 (Public Hearing Held 1/14/2025)**
Applicant/Owner/Contact: Vanessa Canty
Phone Number: 470.222.6480
Zoning: R-100
Location: 2331 Laura Court
Map Number: R6054 218
Variance Requested: Reduce minimum lot size for personal care home
Commission District: (2) Ku

G. New Business

1. Case Number: **ZVR2025-00005**
Applicant: Haines, Gipson & Associates, Inc.
Owners: Brook Hollow Corners, LLC and 6185 BH, LLC
Contact: Joseph McCown
Phone Number: 770.491.7550
Zoning: M-1 and C-2
Location: 6175 and 6185 Brook Hollow Parkway
Map Numbers: R6216 060 and 007
Variance Requested: Exceed maximum parking
Commission District: (1) Carden

2. Case Number: **ZVR2025-00015**
Applicant: Haines, Gipson & Associates, Inc.
Owners: Brook Hollow Corners, LLC and 6185 BH, LLC
Contact: Joseph McCown
Phone Number: 770.491.7550
Zoning: M-1 and C-2
Location: 6175 and 6185 Brook Hollow Parkway
Map Numbers: R6216 060 and 007
Variance Requested: To not provide streetscapes
Commission District: (1) Carden
3. Case Number: **ZVR2025-00016**
Applicant: Haines, Gipson & Associates, Inc.
Owners: Brook Hollow Corners, LLC and 6185 BH, LLC
Contact: Joseph McCown
Phone Number: 770.491.7551
Zoning: M-1 and C-2
Location: 6175 and 6185 Brook Hollow Parkway
Map Numbers: R6216 060 and 007
Variance Requested: To not provide streetlights
Commission District: (1) Carden
4. Case Number: **ZVR2025-00017**
Applicant: Haines, Gipson & Associates, Inc.
Owners: Brook Hollow Corners, LLC and 6185 BH, LLC
Contact: Joseph McCown
Phone Number: 770.491.7552
Zoning: M-1 and C-2
Location: 6175 and 6185 Brook Hollow Parkway
Map Numbers: R6216 060 and 007
Variance Requested: To not provide 5 foot wide walkway
Commission District: (1) Carden
5. Case Number: **ZVR2025-00006**
Applicant/Owner/Contact: Beverly Davison
Phone Number: 404.402.2516
Zoning: R-100MOD
Location: 2845 Old Peachtree Road
Map Number: R7023 004
Variance Requested: Side setback encroachment
Commission District: (4) Holtkamp
6. Case Number: **ZVR2025-00007**
Applicant/Owner/Contact: Beverly Davison
Phone Number: 404.402.2516
Zoning: R-100MOD
Location: 2845 Old Peachtree Road
Map Number: R7023 004
Variance Requested: Accessory dwelling unit not on a separate electric meter
Commission District: (4) Holtkamp

7. Case Number: **ZVR2025-00008**
Applicant/Owner: Francisca Reyes
Contact: Shirley Barrera
Phone Number: 404.482.8109
Zoning: R-100
Locations: 307 and 327 Paden Drive
Map Numbers: R5017 153 and 560
Variance Requested: Accessory building to exceed maximum cumulative square footage
Commission District: (2) Ku
8. Case Number: **ZVR2025-00009**
Applicant: Patti Henderson
Owner: Beckie Moses
Contact: Patti Henderson
Phone Number: 404.401.1173
Zoning: R-100
Location: 3870 Yellowstone Way
Map Number: R6072 273
Variance Requested: Accessory building located in the front yard
Commission District: (2) Ku
9. Case Number: **ZVR2025-00010**
Applicant: Patti Henderson
Owner: Beckie Moses
Contact: Patti Henderson
Phone Number: 404.401.1173
Zoning: R-100
Location: 3870 Yellowstone Way
Map Number: R6072 273
Variance Requested: Accessory building setback encroachment
Commission District: (2) Ku
10. Case Number: **ZVR2025-00011**
Applicant: Ian O'Mahony
Owner: Nick Eddy - Foxfield Real Estate
Contact: Ian O'Mahony
Phone Number: 770.843.3248
Zoning: M-2
Location: 2070 Old Norcross Road
Map Number: R7036 102
Variance Requested: Chain link fence in a front yard
Commission District: (1) Carden

11. Case Number: **ZVR2025-00012**
Applicant: Mike Haigh - Quattro Development
Owner: Roger D. Williams
Contact: Mike Haigh
Phone Number: 630.891.6472
Zoning: C-1
Location: 2584 Loganville Highway
Map Number: R5155 025
Variance Requested: Exceed maximum allowed parking between front entrance of the building and right-of-way
Commission District: (3) Watkins
12. Case Number: **ZVR2025-00013**
Applicant: Mike Haigh - Quattro Development
Owner: Roger D. Williams
Contact: Mike Haigh
Phone Number: 630.891.6472
Zoning: C-1
Location: 2584 Loganville Highway
Map Number: R5155 025
Variance Requested: Exceed maximum retaining wall height
Commission District: (3) Watkins
13. Case Number: **ZVR2025-00014**
Applicant: Brixworx Development
Owner: Red Properties, LLC
Contacts: Garret LeBlanc and Philip Cochran
Phone Numbers: 561.706.0626 and 770.617.4262
Zoning: C-2
Location: 2476 Hamilton Mill Road
Map Number: R3002 004A
Variance Requested: Overlay District parking standard
Commission District: (4) Holtkamp
14. Case Number: **ZVR2025-00022**
Applicant: Abernathy Engineering Group, LLC
Owner: AYP Holdings, LLC
Contact: Steve Landers
Phone Number: 706.461.6767
Zoning: M-1
Location: 2275 Cook Drive
Map Number: R6221 004
Variance Requested: Reduce front setback
Commission District: (1) Carden

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT