

**Zoning Board of Appeals
Thursday, November 17, 2022, at 6:30pm**

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

Present: Paula Hastings, Jeff Timler, Matt Peevy, Jim Nash

Absent: Jason Graham

- 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: Peevy; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
- D. Approval of Minutes:
October 11, 2022
{Action: Approved Motion: Peevy; Second: Nash; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
- E. Announcements
- F. Old Business
- 1. Case Number: **ZVR2022-00059**
Applicant: Reside Partners, LLC
c/o Andersen Tate & Carr, P.C.
Owners: Mansour Properties, LLC Lifestyle Family, LP
Reside Partners, LLC
Rubin Lansky, et.al.
The Lansky Partnership, LP
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822.0900
Zoning: MU-R
Locations: 1213 Laurel Crossing Parkway
2900 Buford Drive
Map Numbers: R7146 031 and 050
R7146 001 and 007
Proposed Development: Mixed-Use Development
Variance Requested: Reduce minimum heated floor area per dwelling
Commission District: (4) Fosque
{Action: Tabled to February 2023 Motion: Peevy ; Second: Nash; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

2. Case Number: **ZVR2022-00077 (Public Hearing Held 9/13/2022/
Action Tabled to 11/17/2022)**
Applicant/Owner/Contact: Perlin Ramirez
Phone Number: 678.699.1098
Zoning: R-75
Location: 5688 Brooklyn Lane
Map Number: R6170 337
Proposed Development: Accessory Building
Variance Requested: Allow an accessory building to encroach into the
accessory building setback
Commission District: (2) Ku
{Action: Approved with Conditions Motion: Nash; Second: Timler; Vote: 4-0: Hastings-Yes; Timler-Yes;
Peevy-Yes; Nash-Yes}

3. Case Number: **ZVR2022-00083 (Public Hearing Held 9/13/2022/
Action Tabled to 11/17/2022)**
Applicant/Owner/Contact: Perlin Ramirez
Phone Number: 678.699.1098
Zoning: R-75
Location: 5688 Brooklyn Lane
Map Number: R6170 337
Proposed Development: Accessory Building
Variance Requested: Allow exterior finish materials of an accessory building
that are not similar to the principal building
Commission District: (2) Ku
{Action: Approved with Conditions Motion: Nash; Second: Timler; Vote: 4-0: Hastings-Yes; Timler-Yes;
Peevy-Yes; Nash-Yes}

G. **New Business**

1. Case Number: **ZVR2022-00092**
Applicant/Owner/Contact: Jun Jeon
Phone Number: 404.723.7711
Zoning: R-100
Location: 2406 Meadow Church Road
Map Number: R7121 611
Proposed Development: Single-Family Residence
Variance Requested: Allow encroachment into rear yard setback
Commission District: (1) Carden
{Action: Approved Motion: Hastings; Second: Peevy; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes;
Nash-Yes}

2. Case Number: **ZVR2022-00093**
Applicant: Lee Ryfun
Owner: Pate Stevens
Contact: Lee Ryfun
Phone Number: 678.725.0500
Zoning: R-100
Location: 3638 Wentworth Lane
Map Number: R6104 227
Proposed Development: Accessory Structure
Variance Requested: Allow accessory building to exceed maximum square footage

Commission District: (2) Ku
{Action: Tabled to February 2023 Motion: Nash; Second: Peevy; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
3. Case Number: **ZVR2022-00094**
Applicant: Lee Ryfun
Owner: Pate Stevens
Contact: Lee Ryfun
Phone Number: 678.725.0500
Zoning: R-100
Location: 3638 Wentworth Lane
Map Number: R6104 227
Proposed Development: Accessory Structure
Variance Requested: Allow an accessory building located in front yard
Commission District: (2) Ku
{Action: Tabled to February 2023 Motion: Nash; Second: Peevy; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
4. Case Number: **ZVR2022-00095**
Applicant: Lee Ryfun
Owner: Pate Stevens
Contact: Lee Ryfun
Phone Number: 678.725.0500
Zoning: R-100
Location: 3638 Wentworth Lane
Map Number: R6104 227
Proposed Development: Accessory Structure
Variance Requested: Allow accessory building to exceed height requirement

Commission District: (2) Ku
{Action: Tabled to February 2023 Motion: Nash; Second: Peevy; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

5. Case Number: **ZVR2022-00096**
Applicant: Lee Ryfun
Owner: Pate Stevens
Contact: Lee Ryfun
Phone Number: 678.725.0500
Zoning: R-100
Location: 3638 Wentworth Lane
Map Number: R6104 227
Proposed Development: Accessory Structure
Variance Requested: Allow an accessory building to have different materials to the primary structure

Commission District: (2) Ku
{Action: Tabled to February 2023 Motion: Nash; Second: Peevy; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
6. Case Number: **ZVR2022-00097**
Applicant: Parkland Communities, Inc.
c/o Alliance Engineering and Planning

Owners: Multiple
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning: OSC
Location: 295 Hoke Okelly Mill Road
Map Number: R5163 012
Proposed Development: Cul-de-Sac
Variance Requested: Allow cul-de-sac street longer than 600 feet
Commission District: (3) Watkins
{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 3-1: Hastings-Yes; Timler-Yes; Peevy-No; Nash-Yes}
7. Case Number: **ZVR2022-00098**
Applicant/Owner/Contact: Neal Bowser
Phone Number: 678.471.8292
Zoning: R-100
Location: 1853 Easter Cody Court
Map Number: R5059 126
Proposed Development: Accessory Structure
Variance Requested: Allow accessory building to exceed maximum square footage

Commission District: (3) Watkins
{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

8. Case Number: **ZVR2022-00099**
Applicant/Owner/Contact: Neal Bowser
Phone Number: 678.471.8292
Zoning: R-100
Location: 1853 Easter Cody Court
Map Number: R5059 126
Proposed Development: Accessory Structure
Variance Requested: Allow increase in accessory structure height
Commission District: (3) Watkins
{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

9. Case Number: **ZVR2022-00100**
Applicant/Owner/Contact: Neal Bowser
Phone Number: 678.471.8292
Zoning: R-100
Location: 1853 Easter Cody Court
Map Number: R5059 126
Proposed Development: Accessory Structure
Variance Requested: Allow encroachment into the side yard setback
Commission District: (3) Watkins
{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT

{Action: Approved Motion: Nash; Second: Peevy; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes Nash-Yes}