
**Zoning Board of Appeals
Wednesday, December 14, 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: Peevy; Second: Nash; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
 - D. Approval of Minutes:
November 17, 2022
{Action: Approved Motion: Peevy; Second: Nash; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
 - E. Announcements
 - F. New Business
 - 1. Case Number: **ZVR2022-00101- Administratively Held**
 - 2. Case Number: **ZVR2022-00102**
 - Applicant/Owner/Contact: Sharon Samuel Enoch
 - Phone Number: 510.364.2624
 - Zoning: R-100 MOD
 - Location: 3046 Sarah Ellen Court
 - Map Number: R3002A 462
 - Proposed Development: Accessory Building
 - Variance Requested: Allow an accessory building to have different roofing materials from primary residence
 - Commission District: (3) Watkins
- {Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

3. Case Number: **ZVR2022-00103**
Applicant: ASI Signage
Owner: Bradley Bernheim
Contact: Chris Jansen
Phone Number: 678.973.0371
Zoning: MU-R
Location: 2925 Buford Drive
Map Number: R7146 073
Proposed Development: Wall Sign
Variance Requested: Allow a wall sign to project more than 12 inches
Commission District: (4) Fosque
{Action: Approved with Conditions Motion: Peevy; Second: Nash; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
4. Case Number: **ZVR2022-00104**
Applicant: Frank V. Sosbee
Owner: Deana Jones
Contact: Frank V. Sosebee
Phone Number: 770.654.5592
Zoning: R-100 MOD
Location: 1857 Dewberry Court
Map Number: R7056 126
Proposed Development: Single-Family Residence Addition
Variance Requested: Allow an encroachment into the rear yard setback
Commission District: (4) Fosque
{Action: Approved with Conditions Motion: Peevy; Second: Nash; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
5. Case Number: **ZVR2022-00105**
Applicant/Owner/Contact: Elizabeth Elizalde
Phone Number: 678.549.1694
Zoning: R-75
Location: 4106 Burns Road
Map Number: R6150 139
Proposed Development: Fence
Variance Requested: Allow fence to exceed the maximum height
Commission District: (2) Ku
{Action: Approved with Conditions Motion: Nash; Second: Peevy; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
6. Case Number: **ZVR2022-00106**
Applicant/Owner/Contact: Elizabeth Elizalde
Phone Number: 678.549.1694
Zoning: R-75
Location: 4106 Burns Road
Map Number: R6150 139
Proposed Development: Accessory Building
Variance Requested: Allow an accessory building materials dissimilar to primary residence
Commission District: (2) Ku
{Action: Approved with Conditions Motion: Nash; Second: Peevy; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

7. Case Number: **ZVR2022-000107**
Applicant/Owner/Contact: Ronald Stewart
Phone Number: 678.234.6037
Zoning: R-100
Location: 1820 Green Alder Drive
Map Number: R5264 006
Proposed Development: Accessory Dwelling
Variance Requested: Exceed maximum accessory dwelling 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: **ZVR2022-00108**
Applicant/Owner: 3695 Braselton Highway, LLC
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-1
Location: 3695 Braselton Highway
Map Number: R3002B 495
Proposed Development: Ground Sign
Variance Requested: Allow an encroachment into the sign setback from the right-of-way
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: **ZVR2022-00109**
Applicant: Long Engineering, Inc.
Owner: Northside Hospital, Inc.
Contact: Michael De Leon
Phone Number: 770.951.2495
Zoning: C-2
Location: 2800 Buford Drive
Map Number: R7147 005 and 077A
Proposed Development: Off-Street Parking
Variance Requested: Eliminate bumper stops
Commission District: (1) Carden
{Action: Approved Motion: Hastings; Second: Timler; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

10. Case Number: **ZVR2022-00111**
Applicant: Lizeth Garcia
Owner: JSL Homes Associates LLC
Contact: Lizeth Garcia
Phone Number: 404.437.2780
Zoning: R-75
Location: 3011 Cardinal Lake Drive
Map Number: R6234 129
Proposed Development: Accessory Building
Variance Requested: Allow an accessory building in the front yard
Commission District: (1) Carden
{Action: Approved with Conditions Motion: Hastings; Second: Timler; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
11. Case Number: **ZVR2022-00112**
Applicant: Lizeth Garcia
Owner: JSL Homes Associates LLC
Contact: Lizeth Garcia
Phone Number: 404.437.2780
Zoning: R-75
Location: 3011 Cardinal Lake Drive
Map Number: R6234 129
Proposed Development: Accessory Building
Variance Requested: Allow an encroachment into the accessory building setback
Commission District: (1) Carden
{Action: Approved with Conditions Motion: Hastings; Second: Timler; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
12. Case Number: **ZVR2022-00113**
Applicant: Lizeth Garcia
Owner: JSL Homes Associates LLC
Contact: Lizeth Garcia
Phone Number: 404.437.2780
Zoning: R-75
Location: 3011 Cardinal Lake Drive
Map Number: R6234 129
Proposed Development: Accessory Building
Variance Requested: Allow an accessory building to exceed the maximum square footage
Commission District: (1) Carden
{Action: Approved with Conditions Motion: Hastings; Second: Timler; Vote: 4-0: Hastings-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT

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