



**Zoning Board of Appeals**  
**Tuesday, February 14, 2023, 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 10, 2023**

**E. Announcements**

**F. Old Business**

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| 1. Case Number:<br>Applicant:<br><br>Owners:<br><br><br>Contact:<br>Phone Number:<br>Zoning:<br>Locations:<br><br>Map Numbers:<br><br>Proposed Development:<br>Variance Requested:<br><br>Commission District: | <b>ZVR2022-00059</b><br>Reside Partners, LLC<br>c/o Andersen Tate & Carr, P.C.<br>Mansour Properties, LLC Lifestyle Family, LP<br>Reside Partners, LLC<br>Rubin Lansky, et.al.<br>The Lansky Partnership, LP<br>Melody A. Glouton, Esq.<br>770.822.0900<br>MU-R<br>1213 Laurel Crossing Parkway<br>2900 Buford Drive<br>R7146 031 and 050<br>R7146 001 and 007<br>Mixed-Use Development<br>Reduce minimum heated floor area per dwelling<br>unit<br>(4) Holtkamp |
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2. Case Number: **ZVR2022-00093 (Public Hearing Held 11/17/2022/  
Action Tabled to 2/14/2023)**  
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
3. Case Number: **ZVR2022-00094(Public Hearing Held 11/17/2022/  
Action Tabled to 2/14/2023)**  
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
4. Case Number: **ZVR2022-00095 (Public Hearing Held 11/17/2022/  
Action Tabled to 2/14/2023)**  
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

5. Case Number: **ZVR2022-00096 (Public Hearing Held 11/17/2022/  
Action Tabled to 2/14/2023)**
- 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

**G. New Business**

1. Case Number: **ZVR2023-00003**  
Applicant: North Georgia Urgent Care  
c/o Dr. Sinan Haddad  
Owner: Nidál Boughannam  
Contact: Dr. Sinan Haddad  
Phone Number: 678.680.4290  
Zoning: C-2  
Location: 1630 Pleasant Hill Road, Suite 340  
Map Number: R6204 030  
Proposed Development: Sign  
Variance Requested: Allow a second ground sign per road frontage  
Commission District: (1) Carden
2. Case Number: **ZVR2023-00004**  
Applicant: North Georgia Urgent Care  
c/o Dr. Sinan Haddad  
Owner: Nidál Boughannam  
Contact: Dr. Sinan Haddad  
Phone Number: 678.680.4290  
Zoning: C-2  
Location: 1630 Pleasant Hill Road, Suite 340  
Map Number: R6204 030  
Proposed Development: Sign  
Variance Requested: Exceed maximum sign area  
Commission District: (1) Carden
3. Case Number: **ZVR2023-00005**  
Applicant/Owner/Contact: Sonya Loflin  
Phone Number: 678.549.5203  
Zoning: R-75  
Location: 4567 Bogie Road  
Map Number: R6228 001G  
Proposed Development: Accessory Building  
Variance Requested: Allow an accessory building to exceed maximum height  
Commission District: (1) Carden

4. Case Number: **ZVR2023-00007 – Administratively Held**
5. Case Number: **ZVR2023-00008**  
Applicant: Ali Mehran  
Owner: Ali Givchchi  
Contact: Ali Mehran  
Phone: 949.929.4660  
Zoning: R-100  
Location: 2474 East Maddox Road  
Map Number: R7226 114  
Proposed Development: Fence  
Variance Requested: Allow fence to exceed maximum height  
Commission District: (4) Holtkamp
6. Case Number: **ZVR2023-00009**  
Applicant: Jonathan Welch  
Owners: Troy and Teresa McNeely  
Contact: Jonathan Welch  
Phone: 678.372.1610  
Zoning: TND  
Location: 908 Hilltop Park Court  
Map Number: R2001B 117  
Proposed Development: Accessory Structure  
Variance Requested: Allow an accessory structure in the front yard  
Commission District: (4) Holtkamp
7. Case Number: **ZVR2023-00010**  
Applicant: Jonathan Welch  
Owners: Troy and Teresa McNeely  
Contact: Jonathan Welch  
Phone: 678.372.1610  
Zoning: TND  
Location: 908 Hilltop Park Court  
Map Number: R2001B 117  
Proposed Development: Fence  
Variance Requested: Allow fence to exceed maximum height  
Commission District: (4) Holtkamp
8. Case Number: **ZVR2023-00011**  
Applicant: Premier Pools & Spas  
c/o Sherri McKelvey  
Owners: David and Carlotta Casey  
Contact: Sherri McKelvey  
Phone: 678.782.6899  
Zoning: R-100  
Location: 5700 Willaurel Way  
Map Number: R6116 341  
Proposed Development: Accessory Structure  
Variance Requested: Allow an accessory structure in the side yard  
Commission District: (2) Ku

**H. OTHER BUSINESS**

**I. ANNOUNCEMENTS**

**J. ADJOURNMENT**