

**Zoning Board of Appeals
Tuesday, February 14, 2023, at 6:30pm**

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

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

- 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; Graham-Out of Room; Timler-Yes; Peevy-Yes; Nash-Yes}
- D. Approval of Minutes:
January 10, 2023
{Action: Approved Motion: Peevy; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Out of Room; 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 unit
Commission District: (4) Holtkamp
{Action: Denied Motion: Peevy; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

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
{Action: Approved with Conditions Motion: Nash; Second: Peevy; Vote: 4-0-1: Hastings-Yes;
Graham-Abstained; Timler-Yes; Peevy-Yes; Nash-Yes}
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
{Action: Approved with Conditions Motion: Nash; Second: Peevy; Vote: 4-0-1: Hastings-Yes;
Graham-Abstained; Timler-Yes; Peevy-Yes; Nash-Yes}
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 an accessory building to exceed height requirement
Commission District: (2) Ku
{Action: Approved with Conditions Motion: Nash; Second: Peevy; Vote: 4-0-1: Hastings-Yes;
Graham-Abstained; Timler-Yes; Peevy-Yes; Nash-Yes}

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
{Action: Approved with Conditions Motion: Nash; Second: Peevy; Vote: 4-0-1: Hastings-Yes; Graham-Abstained; Timler-Yes; Peevy-Yes; Nash-Yes}

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
{Action: Approved with Conditions Motion: Hastings; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}
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
{Action: Approved with Conditions Motion: Hastings; Second: Nash Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

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
{Action: Approved with Conditions Motion: Hastings; Second: Graham; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peavy-Yes; Nash-Yes}
4. Case Number: **ZVR2023-00007 – Administratively Held**
5. Case Number: **ZVR2023-00008**
Applicant: Ali Mehran
Owner: Ali Givehchi
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
{Action: Tabled to April 12, 2023, Motion: Peavy; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Out of Room; Timler-Yes; Peavy-Yes; Nash-Yes}
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
{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peavy-Yes; Nash-Yes}

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: Accessory Structure
Variance Requested: Allow an accessory structure in the front yard
Commission District: (4) Holtkamp

{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

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

{Action: Approved with Conditions Motion: Graham; Second: Peevy; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT

{Action: Approved Motion: Peevy; Second: Nash; Vote: 5-0: Hastings-Yes; Graham-Yes; Timler-Yes; Peevy-Yes; Nash-Yes}