



Zoning Board of Appeals
Wednesday, April 12, 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 – March 14, 2023

E. Announcements

F. Old Business

- | | |
|----------------------|--------------------------------|
| 1. 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 |
| Variance: | Fence to exceed maximum height |
| Commission District: | (4) Holtkamp |

G. New Business

- | | |
|--------------------------|-------------------------------------|
| 1. Case Number: | ZVR2023-00007 |
| Applicant/Owner/Contact: | Jeremy Sheres |
| Phone Number: | 678.895.6246 |
| Zoning: | R-140 |
| Location: | 442 Four Seasons Court |
| Map Number: | R2001 065 |
| Variance: | Accessory building in the side yard |
| Commission District: | (4) Holtkamp |

2. Case Number: **ZVR2023-00016**
Applicant: Wanda and Edward Price
Owner: Wanda Price
Contact: Edward Price
Phone Number: 404.202.6567
Zoning: R-100
Location: 1066 Oak Road
Map Number: R5011 231
Variance: Accessory building encroachment into the side setback

Commission District: (3) Watkins
3. Case Number: **ZVR2023-00017**
Applicant: Wanda and Edward Price
Owner: Wanda Price
Contact: Edward Price
Phone Number: 404.202.6567
Zoning: R-100
Location: 1066 Oak Road
Map Number: R5011 231
Variance: Accessory building to exceed maximum square footage

Commission District: (3) Watkins
4. Case Number: **ZVR2023-00018**
Applicant: Wanda and Edward Price
Owner: Wanda Price
Contact: Edward Price
Phone Number: 404.202.6567
Zoning: R-100
Location: 1066 Oak Road
Map Number: R5011 231
Variance: Accessory building to exceed maximum height

Commission District: (3) Watkins
5. Case Number: **ZVR2023-00024**
Applicant: Morosan Homes LLC
c/o Alliance Engineering and Planning
Owner: Morosan Homes LLC
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning: RA-200
Location: 1572 Harbins Road
Map Number: R5312 063
Variance: Minimum lot width reduction for a single-family residence

Commission District: (3) Watkins

6. Case Number: **ZVR2023-00025**
Applicant: Morosan Homes LLC
c/o Alliance Engineering and Planning
Owner: Morosan Homes LLC
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning: RA-200
Location: 1572 Harbins Road
Map Number: R5312 063
Variance: Minimum road frontage reduction for a single-family residence
Commission District: (3) Watkins
7. Case Number: **ZVR2023-00026**
Applicant/Owner/Contact: Mikael Nigatu Bogale
Phone Number: 408.313.8746
Zoning: RM
Location: 1908 Patterson Court
Map Number: R5051 071
Variance: Quadplex encroachment into the side setback
Commission District: (3) Watkins
8. Case Number: **ZVR2023-00027**
Applicant: Raheel Sohani
Owner: Rafia Hussain
Contact: Raheel Sohani
Phone Number: 678.862.9726
Zoning: R-100
Location: 1176 Lanford Drive
Map Number: R6094 017C
Variance: Accessory structure in the front yard
Commission District: (2) Ku
9. Case Number: **ZVR2023-00028**
Applicant: Raheel Sohani
Owner: Rafia Hussain
Contact: Raheel Sohani
Phone Number: 678.862.9726
Zoning: R-100
Location: 1176 Lanford Drive
Map Number: R6094 017C
Variance: Fence to exceed maximum height
Commission District: (2) Ku

10. Case Number: **ZVR2023-00029**
Applicant/Owner/Contact: Fred Napier
Phone Number: 770.231.8909
Zoning: RA-200
Location: 3495 North Bogan Road
Map Number: R1004 178
Variance: Fence to exceed maximum height
Commission District: (4) Holtkamp
11. Case Number: **ZVR2023-00030**
Applicant/Owner/Contact: Jaime Reyes
Phone Number: 404.477.9862
Zoning: R-100
Location: 761 Midway Road
Map Number: R5126 136
Variance: Fence to exceed maximum height
Commission District: (3) Watkins
12. Case Number: **ZVR2023-00031**
Applicant: Shannon Johnson
Owner: Sana Neyazi
Contact: Shannon Johnson
Phone Number: 678.758.3923
Zoning: RA-200
Location: 3186 Camp Branch Road
Map Number: R7180 201
Variance: Minimum lot width reduction for a single-family residence
Commission District: (4) Holtkamp
13. Case Number: **ZVR2023-00032**
Applicant: Kevin Kolb
Owner: Bark Stone Mountain HY RE, LLC
Contact: Kevin Kolb
Phone Number: 954.288.7136
Zoning: C-3
Location: 4355 Stone Mountain Highway
Map Number: R6064 096
Variance: Ground sign encroachment into the sign setback
Commission District: (2) Ku
14. Case Number: **ZVR2023-00034**
Applicant/Owner/Contact: James Aaron Smith
Phone Number: 770.757.9188
Zoning: R-100
Location: 4634 Rivercliff Drive
Map Number: R6056 113
Variance: Accessory building in the front yard
Commission District: (2) Ku

15. Case Number: **ZVR2023-00035**
Applicant/Owner/Contact: James Aaron Smith
Phone Number: 770.757.9188
Zoning: R-100
Location: 4634 Rivercliff Drive
Map Number: R6056 113
Variance: Accessory building to exceed maximum height
Commission District: (2) Ku
16. Case Number: **ZVR2023-00036**
Applicant/Owner/Contact: James Aaron Smith
Phone Number: 770.757.9188
Zoning: R-100
Location: 4634 Rivercliff Drive
Map Number: R6056 113
Variance: Accessory building to exceed the maximum square
footage
Commission District: (2) Ku
17. Case Number: **ZVR2023-00037**
Applicant: Tony and Gloria Radford
Owner: Tony Radford
Contact: Tony Radford
Phone Number: 770.329.7122
Zoning: R-140
Location: 686 Hillwood Court
Map Number: R2001 084
Variance: Acreage reduction for livestock on a single-family
residential lot
Commission District: (4) Holtkamp

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT