

Zoning Board of Appeals
Wednesday, April 12, 2023, at 6:30pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: Jeff Timler, Jason Graham, Bess Walthour, Denise Rumbaugh, 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: Nash; Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes:
March 14, 2023
{Action: Approved Motion: Nash; Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- 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
{Action: Tabled to May 9, 2023, Motion: Rumbaugh; Second: Nash; Vote: 3-2: Timler-Yes; Graham-No; Walthour-No; Rumbaugh-Yes; Nash-Yes}

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

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
{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 3-1-1: Timler-Yes; Graham-Abstained; Walthour-No; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 3-1-1: Timler-Yes; Graham-Abstained; Walthour-No; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions Motion: Timler; Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions Motion: Graham; Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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

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

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

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT

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