



Zoning Board of Appeals
Tuesday, May 9, 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 – April 12, 2023

E. Announcements

F. Old Business

- | | |
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| 1. Case Number: | ZVR2023-00008 (Public Hearing Held 4/12/2023/Action Tabled to 5/9/2023) |
| 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: | ZVR2023-00033 |
| Applicant/Owner/Contact: | Jessie Lin-Díaz |
| Phone Number: | 470.429.8362 |
| Zoning: | R-75 |
| Location: | 514 Oak Way |
| Map Number: | R5140 146 |
| Variance: | Enclosed carport encroachment into side setback |
| Commission District: | (3) Watkins |

2. Case Number: **ZVR2023-00039**
Applicant/Owner: Ben Collins
Contact: Ben Collins or Jamie Collins
Phone Number: 317.413.4874
Zoning: R-100
Location: 370 Timber Laurel Lane
Map Number: R7050 125
Variance: Recreational vehicle parking in the side yard
Commission District: (4) Holtkamp
3. Case Number: **ZVR2023-00040**
Applicant: Carlos Guzman
Owner: Maria Solorio
Contact: Carlos Guzman
Phone Number: 770.828.9836
Zoning: R-75
Location: 597 Paper Mill Road
Map Number: R5180 003
Variance: Encroachment into the front setback
Commission District: (3) Watkins
4. Case Number: **ZVR2023-00041**
Applicant: Luther Kelton
Owner: Alma Jean Kelton
Contact: Luther Kelton
Phone Number: 678.327.7933
Zoning: R-75MOD
Location: 58 Ludwick Lane
Map Number: R5171 293
Variance: Accessory building encroachment into the side setback
Commission District: (3) Watkins
5. Case Number: **ZVR2023-00042**
Applicant: Luther Kelton
Owner: Alma Jean Kelton
Contact: Luther Kelton
Phone Number: 678.327.7933
Zoning: R-75MOD
Location: 58 Ludwick Lane
Map Number: R5171 293
Variance: Accessory building to exceed maximum square footage
Commission District: (3) Watkins

6. Case Number: **ZVR2023-00043**
Applicant: Luther Kelton
Owner: Alma Jean Kelton
Contact: Luther Kelton
Phone Number: 678.327.7933
Zoning: R-75MOD
Location: 58 Ludwick Lane
Map Number: R5171 293
Variance: Allow a metal accessory building
Commission District: (3) Watkins
7. Case Number: **ZVR2023-00044**
Applicant: Luther Kelton
Owner: Alma Jean Kelton
Contact: Luther Kelton
Phone Number: 678.327.7933
Zoning: R-75MOD
Location: 58 Ludwick Lane
Map Number: R5171 293
Variance: Allow a metal roof on an accessory building
Commission District: (3) Watkins
8. Case Number: **ZVR2023-00045**
Applicant: W.P. Carey, Inc.
c/o Mahaffey Pickens Tucker, LLP
Owner: BFS (DE), LP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: M-1
Location: 6870 Mimms Drive
Map Number: R6221 075
Variance: Eliminate streetscape requirement within the Gateway 85 Overlay District
Commission District: (1) Carden
9. Case Number: **ZVR2023-00046**
Applicant: W.P. Carey, Inc.
c/o Mahaffey Pickens Tucker, LLP
Owner: BFS (DE), LP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: M-1
Location: 6870 Mimms Drive
Map Number: R6221 075
Variance: Eliminate street light requirement within the Gateway 85 Overlay District
Commission District: (1) Carden

10. Case Number: **ZVR2023-00047**
Applicant: W.P. Carey, Inc.
c/o Mahaffey Pickens Tucker, LLP
Owner: BFS (DE), LP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: M-1
Location: 6870 Mimms Drive
Map Number: R6221 075
Variance: Eliminate walkway requirement within the Gateway
85 Overlay District
Commission District: (1) Carden
11. Case Number: **ZVR2023-00048**
Applicant: W.P. Carey, Inc.
c/o Mahaffey Pickens Tucker, LLP
Owner: BFS (DE), LP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: M-1
Location: 6870 Mimms Drive
Map Number: R6221 075
Variance: Encroachment into the side setback
Commission District: (1) Carden
12. Case Number: **ZVR2023-00049**
Applicant: W.P. Carey, Inc.
c/o Mahaffey Pickens Tucker, LLP
Owner: BFS (DE), LP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: M-1
Location: 6870 Mimms Drive
Map Number: R6221 075
Variance: Eliminate interparcel driveway access
Commission District: (1) Carden
13. Case Number: **ZVR2023-00050**
Applicant: W.P. Carey, Inc.
c/o Mahaffey Pickens Tucker, LLP
Owner: BFS (DE), LP
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: M-1
Location: 6870 Mimms Drive
Map Number: R6221 075
Variance: Exceed maximum interior driveway width
Commission District: (1) Carden

14. Case Number: **ZVR2023-00051**
Applicant/Owner/Contact: Verria Hairston
Phone Number: 470.702.3500
Zoning: R-100
Location: 4704 Amanda Louisa Court
Map Number: R4301 104
Variance: Exceed maximum fence height
Commission District: (3) Watkins
15. Case Number: **ZVR2023-00052**
Applicant/Owner: Webb Gin Multifamily Owner, LLC
Contact: Andy Thompson
Phone Number: 912.308.1074
Zoning: RM-24
Location: 550 Webb Gin House Road
Map Number: R5138 014
Variance: Exceed maximum wall sign area
Commission District: (3) Watkins
16. Case Number: **ZVR2023-00053**
Applicant/Owner: Webb Gin Multifamily Owner, LLC
Contact: Andy Thompson
Phone Number: 912.308.1074
Zoning: RM-24
Location: 550 Webb Gin House Road
Map Number: R5138 014
Variance: Internal illumination of wall sign
Commission District: (3) Watkins
17. Case Number: **ZVR2023-00054**
Applicant: Eugene and Te'Quilla Hollis
Owner: Eugene C. Hollis
Contact: Eugene or Te'Quilla Hollis
Phone Number: 678.906.7412
678.906.7416
Zoning: R-100
Location: 4661 Hadley Place
Map Number: R6011 069
Variance: Exceed maximum fence height
Commission District: (2) Ku

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT