

Zoning Board of Appeals
Tuesday, May 9, 2023, at 6:30pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: Jeff Timler, Jason Graham, Bess Walthour, Denise Rumbaugh

Absent: Jim Nash

- A. Call To Order, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Amendment of Agenda
{Action: Approved Motion: Walthour; Second: Rumbaugh; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}
- D. Approval of Amended Agenda
{Action: Approved Motion: Rumbaugh; Second: Walthour; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}
- E. Approval of Minutes:
April 12, 2023
{Action: Approved Motion: Graham; Second: Walthour; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}
- F. Announcements
- G. 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: Denied Motion: Rumbaugh; Second: Walthour; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}

H. 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
{Action: Approved with Conditions Motion: Timler; Second: Graham; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}
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
{Action: Denied Motion: Rumbaugh; Second: Walthour Vote: 3-1: Timler-Yes; Graham-No; Walthour-Yes; Rumbaugh-Yes}
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
{Action: Tabled to July 12, 2023, Motion: Timler; Second: Graham Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}
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
{Action: Approved with Conditions Motion: Timler; Second: Graham Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}

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
{Action: Approved with Conditions Motion: Timler; Second: Graham Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}
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
{Action: Approved with Conditions Motion: Timler; Second: Graham Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}
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
{Action: Approved with Conditions Motion: Timler; Second: Graham Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}
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
{Action: Approved with Conditions Motion: Walthour; Second: Graham; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}

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
{Action: Tabled to June 13, 2023, Motion: Walthour; Second: Graham; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}
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
{Action: Approved with Conditions Motion: Walthour; Second: Graham; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}
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
{Action: Approved with Conditions Motion: Walthour; Second: Graham; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}

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
{Action: Approved with Conditions Motion: Walthour; Second: Graham; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}
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
{Action: Approved with Conditions Motion: Walthour; Second: Graham; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}
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
{Action: Denied Motion: Timler; Second: Graham; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}
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
{Action: Approved with Conditions Motion: Graham; Second: Rumbaugh; Vote: 3-0-1: Timler-Abstained; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}

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
{Action: Approved with Conditions Motion: Graham; Second: Rumbaugh; Vote: 3-0-1: Timler-Abstained; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}

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
{Action: Approved with Conditions Motion: Graham; Second: Walthour; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}

I. OTHER BUSINESS

J. ANNOUNCEMENTS

K. ADJOURNMENT

{Action: Approved Motion: Graham; Second: Rumbaugh; Vote: 4-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes}