



Zoning Board of Appeals
Tuesday, June 20, 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 – May 9, 2023

E. Announcements

F. Old Business

- | | |
|----------------------|--|
| 1. Case Number: | ZVR2023-00046 (Public Hearing Held 5/9/2023/Action Tabled to June 13, 2023) |
| 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 |

G. New Business

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|--------------------------|--|
| 1. Case Number: | ZVR2023-00055 |
| Applicant/Owner/Contact: | Nashombia Thames-Scott |
| Phone Number: | 786.985.7884 |
| Zoning: | R-100 |
| Location: | 2600 Suncrest Court |
| Map Number: | R7133 175 |
| Variance Requested: | Allow different exterior walls than that of principal building |
| Commission District: | (4) Holtkamp |

2. Case Number: **ZVR2023-00056**
Applicant/Owner/Contact: Nashombia Thames-Scott
Phone Number: 786.985.7884
Zoning: R-100
Location: 2600 Suncrest Court
Map Number: R7133 175
Variance Requested: Allow maximum square footage of accessory building
Commission District: (4) Holtkamp
3. Case Number: **ZVR2023-00057 – Administratively Held**
4. Case Number: **ZVR2023-00058 – Administratively Held**
5. Case Number: **ZVR2023-00062**
Applicant: Cooper Signage & Graphics, Inc.
Owner: Reverend Thomas Galban
Contact: Crystal Barmann
Phone Number: 770.985.9044
Zoning: R-100
Location: 3857 Centerville Rosebud Road
Map Number: R6019 007
Variance Requested: Allow internal illumination for a sign in a residential district
Commission District: (2) Ku
6. Case Number: **ZVR2023-00063**
Applicant: Cooper Signage & Graphics, Inc.
Owner: Reverend Thomas Galban
Contact: Crystal Barmann
Phone Number: 770.985.9044
Zoning: R-100
Location: 3857 Centerville Rosebud Road
Map Number: R6019 007
Variance Requested: Exceed the maximum height for a ground sign
Commission District: (2) Ku
7. Case Number: **ZVR2023-00064**
Applicant: Cooper Signage & Graphics, Inc.
Owner: Reverend Thomas Galban
Contact: Crystal Barmann
Phone Number: 770.985.9044
Zoning: R-100
Location: 3857 Centerville Rosebud Road
Map Number: R6019 007
Variance Requested: Exceed maximum size for a wall sign
Commission District: (2) Ku

8. Case Number: **ZVR2023-00065**
Applicant: Cooper Signage & Graphics, Inc.
Owner: Reverend Thomas Galban
Contact: Crystal Barmann
Phone Number: 770.985.9044
Zoning: R-100
Location: 3857 Centerville Rosebud Road
Map Number: R6019 007
Variance Requested: Allow wall sign to be on rear elevation
Commission District: (2) Ku
9. Case Number: **ZVR2023-00066**
Applicant/Owner/Contact: Hyung O. Lee
Phone Number: 404.488.9872
Zoning: R-100
Location: 2718 Duluth Highway
Map Number: R7160 269
Variance Requested: Parking surface to exceed maximum hard surface area in front yard
Commission District: (1) Carden
10. Case Number: **ZVR2023-00067**
Applicant/Owner/Contact: Hyung O. Lee
Phone Number: 404.488.9872
Zoning: R-100
Location: 2722 Duluth Highway
Map Number: R7160 008
Variance Requested: Parking surface to exceed maximum hard surface area in front yard
Commission District: (1) Carden
11. Case Number: **ZVR2023-00068**
Applicant/Owner/Contact: Kathy Pham
Phone Number: 678.663.3249
Zoning: R-100
Location: 403 Puckett Terrace SW
Map Number: R6111 364
Variance Requested: Accessory building to exceed maximum square footage
Commission District: (2) Ku
12. Case Number: **ZVR2023-00069**
Applicant/Owner/Contact: Kathy Pham
Phone Number: 678.663.3249
Zoning: R-100
Location: 403 Puckett Terrace SW
Map Number: R6111 364
Variance Requested: Accessory building to have roof materials different from primary residence
Commission District: (2) Ku

13. Case Number: **ZVR2023-00070**
Applicant/Owner/Contact: LeMario Law
Phone Number: 770.871.6161
Zoning: R-100
Location: 3237 Blackstone Run
Map Number: R7091 126
Variance Requested: Accessory building to exceed maximum square footage
Commission District: (4) Holtkamp
14. Case Number: **ZVR2023-00071**
Applicant/Owner/Contact: LeMario Law
Phone Number: 770.871.6161
Zoning: R-100
Location: 3237 Blackstone Run
Map Number: R7091 126
Variance Requested: Accessory structure to encroach into the twenty-foot setback
Commission District: (4) Holtkamp
15. Case Number: **ZVR2023-00072**
Applicant/Owner/Contact: Ana Mata
Phone Number: 770.875.5068
Zoning: R-75
Location: 2356 Bailey Drive
Map Number: R6226 056
Variance Requested: Accessory structure to encroach into the required setback
Commission District: (1) Carden
16. Case Number: **ZVR2023-00073**
Applicant/Owner/Contact: Ana Mata
Phone Number: 770.875.5068
Zoning: R-75
Location: 2356 Bailey Drive
Map Number: R6226 056
Variance Requested: Allow an accessory structure roof pitch and materials to differ from the principal structure
Commission District: (1) Carden
17. Case Number: **ZVR2023-00074**
Applicant/Owner/Contact: Ana Mata
Phone Number: 770.875.5068
Zoning: R-75
Location: 2356 Bailey Drive
Map Number: R6226 056
Variance Requested: Allow an accessory structure to exceed twelve feet in height
Commission District: (1) Carden

18. Case Number: **ZVR2023-00078**
Applicant/Owner/Contact: Ana Mata
Phone Number: 770.875.5068
Zoning: R-75
Location: 2356 Bailey Drive
Map Number: R6226 056
Variance Requested: Allow the cumulative area of all accessory structures to exceed 500 square feet
Commission District: (1) Carden
19. Case Number: **ZVR2023-00075**
Applicant/Owner/Contact: Anthony Dermeyer
Phone Number: 678.855.3747
Zoning: R-100
Location: 1181 Paiute Court
Map Number: R5298 094
Variance Requested: Accessory building to exceed the maximum square footage
Commission District: (3) Watkins
20. Case Number: **ZVR2023-00076**
Applicant/Owner/Contact: Anthony Dermeyer
Phone Number: 678.855.3747
Zoning: R-100
Location: 1181 Paiute Court
Map Number: R5298 094
Variance Requested: Allow different exterior wall material than that of principal building
Commission District: (3) Watkins
21. Case Number: **ZVR2023-00077**
Applicant/Owner/Contact: Anthony Dermeyer
Phone Number: 678.855.3747
Zoning: R-100
Location: 1181 Paiute Court
Map Number: R5298 094
Variance Requested: Allow different roofing materials and color than that of principal building
Commission District: (3) Watkins

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT