

**Zoning Board of Appeals**  
**Tuesday, June 20, 2023, at 6:30pm**  
Gwinnett Justice and Administration Center  
75 Langley Drive, Lawrenceville, GA 30046

**Present:** Jeff Timler, Denise Rumbaugh, Jim Nash

**Absent:** Bess Walthour, Jason Graham

- A. Call To Order, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda  
{Action: Approved; Motion: Rumbaugh; Second: Nash; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes:  
May 9, 2023  
{Action: Approved; Motion: Rumbaugh; Second: Nash; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
- E. Announcements
- F. Old Business
- 1. Case Number: **ZVR2023-00046 (Public Hearing Held 5/9/2023)**  
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  
{Action: Approved with Conditions; Motion: Timler; Second: Nash; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}

G. New Business

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  
{Action: Approved with Conditions; Motion: Rumbaugh; Second: Nash; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Rumbaugh; Second: Nash; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Nash; Second: Rumbaugh; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}

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  
{Action: Approved with Conditions; Motion: Nash; Second: Rumbaugh; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Nash; Second: Rumbaugh; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Nash; Second: Rumbaugh; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
9. Case Number: **ZVR2023-00066**  
Applicant/Owner/Contact: Hyung O. Lee  
Phone Number: 770.985.9044  
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  
{Action: Tabled to August 8, 2023; Motion: Nash; Second: Rumbaugh; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}

10. Case Number: **ZVR2023-00067**  
Applicant/Owner/Contact: Hyung O. Lee  
Phone Number: 770.985.9044  
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  
{Action: Tabled to August 8, 2023; Motion: Nash; Second: Rumbaugh; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Nash; Second: Rumbaugh; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Nash; Second: Rumbaugh; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Rumbaugh; Second: Nash; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}

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  
{Action: Approved with Conditions; Motion: Rumbaugh; Second: Nash; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Tabled to August 8, 2023; Motion: Nash; Second: Rumbaugh; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Tabled to August 8, 2023; Motion: Nash; Second: Rumbaugh; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Tabled to August 8, 2023; Motion: Nash; Second: Rumbaugh; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}

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  
{Action: Tabled to August 8, 2023; Motion: Nash; Second: Rumbaugh; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Timler; Second: Nash; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Timler; Second: Nash; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Timler; Second: Nash; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT

{Action: Approved Motion: Nash; Second: Rumbaugh; Vote: 3-0: Timler-Yes; Rumbaugh-Yes; Nash-Yes}