



Zoning Board of Appeals
Wednesday, July 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: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes:
June 20, 2023
{Action: Approved; Motion: Nash; Second: Rumbaugh; Vote: 3-0-2: Timler-Yes; Graham-Abstained; Walthour-Abstained; Rumbaugh-Yes; Nash-Yes}
- E. Announcements
- F. Old Business
- 1. 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: Approved with Conditions; Motion: Timler; Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

G. New Business

1. Case Number: **ZVR2023-00079**
Applicant/Owner/Contact: Aaron Price
Phone Number: 404.247.6810
Zoning: R-100
Location: 610 and 615 Settlesbrook Court
Map Numbers: R7311 431 and 432
Variance Requested: Accessory buildings and a pool in side yard
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}
2. Case Number: **ZVR2023-00080**
Applicant/Owner/Contact: Aaron Price
Phone Number: 404.247.6810
Zoning: R-100
Location: 610 and 615 Settlesbrook Court
Map Numbers: R7311 431 and 432
Variance Requested: Accessory building materials different from primary 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}
3. Case Number: **ZVR2023-00081**
Applicant/Owner/Contact: David Bautista
Phone Number: 770.291.9130
Zoning: R-ZT
Location: 900 Burns Walk Court
Map Numbers: R6160 510
Variance Requested: Accessory building in side 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}
4. Case Number: **ZVR2023-00082**
Applicant/Owner/Contact: David Bautista
Phone Number: 770.291.9130
Zoning: R-ZT
Location: 900 Burns Walk Court
Map Numbers: R6160 510
Variance Requested: Exceed fence 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}

5. Case Number: **ZVR2023-00083**
Applicant: Cidney Johnson
Owner: Deborah Johnson
Contact: Cidney Johnson
Phone Number: 404.577.3786
Zoning: R-75
Location: 4791 Trevino Circle
Map Number: R6239 269
Variance Requested: Recreational vehicle parking in side yard
Commission District: (1) Carden
{Action: Approved with Conditions; Motion: Walthour; Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
6. Case Number: **ZVR2023-00084**
Applicant: Cidney Johnson
Owner: Deborah Johnson
Contact: Cidney Johnson
Phone Number: 404.577.3786
Zoning: R-75
Location: 4791 Trevino Circle
Map Number: R6239 269
Variance Requested: Exceed maximum front yard paving
Commission District: (1) Carden
{Action: Approved with Conditions; Motion: Walthour; Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
7. Case Number: **ZVR2023-00085**
Applicant: Radovic Permits, LLC
Owner: Tinh X Vo
Contact: Maya Radovic
Phone Number: 404.717.4795
Zoning: C-2
Location: 3495 Greenview Drive
Map Number: R6181 036
Variance Requested: Ground sign base material different from primary structure and open space within sign face
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}
8. Case Number: **ZVR2023-00086**
Applicant: Radovic Permits, LLC
Owner: Tinh X Vo
Contact: Maya Radovic
Phone Number: 404.717.4795
Zoning: C-2
Location: 3495 Greenview Drive
Map Number: R6181 036
Variance Requested: Exceed ground sign 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}

9. Case Number: **ZVR2023-00087**
Applicant: Radovic Permits, LLC
Owner: Tinh X Vo
Contact: Maya Radovic
Phone Number: 404.717.4795
Zoning: C-2
Location: 3495 Greenview Drive
Map Number: R6181 036
Variance Requested: Ground sign setback encroachment
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: **ZVR2023-00088**
Applicant: ATAI Construction
c/o Alliance Engineering and Planning
Shanaya Properties, LLC, SIASIM Investments LLC
Owner: Tyler Lasser
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning: C-2
Location: 1855 Duluth Highway
Map Number: R7081 136
Variance Requested: Eliminate road frontage
Commission District: (1) Carden

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

11. Case Number: **ZVR2023-00089**
Applicant: ATAI Construction
c/o Alliance Engineering and Planning
Shanaya Properties, LLC, SIASIM Investments LLC
Owner: Tyler Lasser
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning: C-2
Location: 1855 Duluth Highway
Map Number: R7081 136
Variance Requested: Eliminate interparcel access
Commission District: (1) Carden

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

12. Case Number: **ZVR2023-00090**
Applicant: ATAI Construction
c/o Alliance Engineering and Planning
Owner: Shanaya Properties, LLC, SIASIM Investments LLC
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning: C-2
Location: 1855 Duluth Highway
Map Number: R7081 136
Variance Requested: Exceed maximum parking spaces in front and side yard
Commission District: (1) Carden
{Action: Approved with Conditions; Motion: Walthour; Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT

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