



Zoning Board of Appeals
Tuesday, August 8, 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: Graham; Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes:
July 12, 2023
{Action: Approved; Motion: Graham; Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- E. Announcements
- F. Old Business
- 1. 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: To exceed maximum paved surface area in the front 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}

2. 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: To exceed maximum paved surface area in the front 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}
3. 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: Approved with Conditions; Motion: Walthour; Second: Nash; Vote: 4-1: Timler-No; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
4. 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: Approved with Conditions; Motion: Walthour; Second: Nash; Vote: 4-1: Timler-No; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
5. 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: Approved with Conditions; Motion: Walthour; Second: Nash; Vote: 4-1: Timler-No; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

6. 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: Approved with Conditions; Motion: Walthour; Second: Nash; Vote: 4-1 Timler-No; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

G. New Business

1. Case Number: **ZVR2023-00057**
Applicant/Owner/Contact: Anthony Heffner
Phone Number: 678.595.6749
Zoning: R-100
Location: 1971 Wessington Court
Map Number: R7186 065
Variance Requested: Allow recreational vehicle to be parked on paved surface in front yard

Commission District: (4) Holtkamp
{Action: Denied; Motion: Rumbaugh; Second: Walthour; Vote: 4-1: Timler-Yes; Graham-No; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
2. Case Number: **ZVR2023-00058**
Applicant/Owner/Contact: Magaly I. Mendez
Phone Number: 678.577.2314
Zoning: R-100
Location: 3561 Hanover Drive
Map Number: R7186 058
Variance Requested: Allow recreational vehicle to be parked on paved surface in front yard

Commission District: (4) Holtkamp
{Action: Denied; Motion: Rumbaugh; Second: Nash; Vote: 4-1: Timler-Yes; Graham-No; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
3. Case Number: **ZVR2023-00093**
Applicant/Owner/Contact: Andrei Piu
Phone Number: 678.761.7490
Zoning: R-100
Location: 2631 Sardis Way
Map Number: R1002B195
Variance Requested: Exceed accessory building size
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}

4. Case Number: **ZVR2023-00094**
Applicant/Owner/Contact: Andrei Piu
Phone Number: 678.761.7491
Zoning: R-100
Location: 2631 Sardis Way
Map Number: R1002B195
Variance Requested: Exceed accessory building height
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}
5. Case Number: **ZVR2023-00095**
Applicant/Owner: Juan Hernandez Villegas
Contact: Laura Rodriguez
Phone Number: 470.985.2500
Zoning: R-100
Location: 3350 Wildwood Road
Map Number: R7168 018
Variance Requested: Primary residence side setback encroachment
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: **ZVR2023-00096**
Applicant/Owner: Juan Hernandez Villegas
Contact: Laura Rodriguez
Phone Number: 470.985.2500
Zoning: R-100
Location: 3350 Wildwood Road
Map Number: R7168 018
Variance Requested: Accessory buildings and a Pool 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}
7. Case Number: **ZVR2023-00097**
Applicant: Ezekiel Construction
Owner: Jiun Yeh Peng/HPL Realty LLC
Contact: Serge Charles
Phone Number: 678.508.4417
Zoning: R-100
Location: 1695 Old Peachtree Road
Map Number: R7165 005
Variance Requested: Eliminate road frontage requirement
Commission District: (1) Carden
{Action: Denied without Prejudice; Motion: Graham; Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

8. Case Number: **ZVR2023-00100**
Applicant: Sydney Stokes
Owner: Epizon Financial Group LLC
Contact: Sydney Stokes
Phone Number: 678.541.3291
Zoning: R-L
Location: 6388 Garrett Road
Map Number: R7362 008
Variance Requested: To allow a rear setback encroachment by 17 feet for a new single-family home
Commission District: (4) Holtkamp
{Action: Approved with Conditions; Motion: Rumbaugh; Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
9. Case Number: **ZVR2023-00101**
Applicant/Owner/Contact: David L. Bush
Phone Number: 770.985.5217
Zoning: R-100
Location: 2490 Falcon Ridge Drive
Map Number: R5070 096
Variance Requested: Accessory building in front yard
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}
10. Case Number: **ZVR2023-00102**
Applicant/Owner/Contact: David L. Bush
Phone Number: 770.985.5218
Zoning: R-100
Location: 2490 Falcon Ridge Drive
Map Number: R5070 096
Variance Requested: Accessory building roof different from primary residence
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}
11. Case Number: **ZVR2023-00103**
Applicant: Radovic Permits, LLC
Owner: Ton Sang That
Contact: Maya Radovic
Phone Number: 404.717.4795
Zoning: R-75
Location: 83 Sweetgum Road
Map Number: R5206 004A
Variance Requested: More than one ground sign per road frontage
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler; Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

12. Case Number: **ZVR2023-00104**
Applicant: Radovic Permits, LLC
Owner: Ton Sang That
Contact: Maya Radovic
Phone Number: 404.717.4795
Zoning: R-75
Location: 83 Sweetgum Road
Map Number: R5206 004A
Variance Requested: Ground sign to exceed maximum height
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler; Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
13. Case Number: **ZVR2023-00105**
Applicant: Radovic Permits, LLC
Owner: Ton Sang That
Contact: Maya Radovic
Phone Number: 404.717.4795
Zoning: R-75
Location: 83 Sweetgum Road
Map Number: R5206 004A
Variance Requested: Different ground sign base material
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler; Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
14. Case Number: **ZVR2023-000106**
Applicant: Culver Incorporated
Owner: Aleem Wadhwanian
Contact: Jack Richard Culver
Phone Number: 770.652.8472
Zoning: R-100
Location: 739 Middle Fork Trail
Map Number: R7285 329
Variance Requested: Exceed accessory building height
Commission District: (4) Holtkamp
{Action: Approved with Conditions; Motion: Rumbaugh; Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
15. Case Number: **ZVR2023-00107**
Applicant: Culver Incorporated
Owner: Aleem Wadhwanian
Contact: Jack Richard Culver
Phone Number: 770.652.8472
Zoning: R-100
Location: 739 Middle Fork Trail
Map Number: R7285 329
Variance Requested: Exceed accessory building size
Commission District: (4) Holtkamp
{Action: Approved with Conditions; Motion: Rumbaugh; Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

16. Case Number: **ZVR2023-00091**
Applicant/Owner/Contact: Jose Alvarez
Phone Number: 770.906.0834
Zoning: R-75
Location: 1100 Appian Way
Map Number: R5082 137
Variance Requested: Exceed accessory building size
Commission District: (1) Carden
{Action: Denied; Motion: Walthour; Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

17. Case Number: **ZVR2023-00092**
Applicant/Owner/Contact: Jose Alvarez
Phone Number: 770.906.0834
Zoning: R-75
Location: 1100 Appian Way
Map Number: R5082 137
Variance Requested: Accessory building in side yard
Commission District: (1) Carden
{Action: Denied; Motion: Walthour; Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

18. Case Number: **ZVR2023-00098**
Applicant/Owner/Contact: Jose Alvarez
Phone Number: 770.906.0834
Zoning: R-75
Location: 1100 Appian Way
Map Number: R5082 137
Variance Requested: Exceed accessory building height
Commission District: (1) Carden
{Action: Denied; Motion: Walthour; Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

H. OTHER BUSINESS

1. Case: **Time Lapse Waiver**
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: Graham; Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

I. ANNOUNCEMENTS

J. ADJOURNMENT

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