

Zoning Board of Appeals
Tuesday, October 10, 2023, at 6:30pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

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

- A. Call To Order, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Amend Agenda to Move ZVR2023-00125 to First New Business
{Action: Approved; Motion: Graham; Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Agenda
{Action: Approved; Motion: Graham; Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- E. Approval of Minutes:

September 12, 2023
{Action: Approved; Motion: Graham; Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes }
- F. Announcements
- G. Old Business
- 1. Case Number: **ZVR2023-00117 (PUBLIC HEARING HELD 9/12/2023)**
Applicant: Quinetta Shorter
Owner: Atlanta Lifestyle Inc.
Contact: Quinetta Shorter
Phone Number: 404.625.7523
Zoning: RA-200
Location: 1572 Brooks Road
Map Number: R5247 049
Variance Requested: Accessory building larger than principal building
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}

2. Case Number: **ZVR2023-00118 (PUBLIC HEARING HELD 9/12/2023)**
Applicant: Quinetta Shorter
Owner: Atlanta Lifestyle Inc.
Contact: Quinetta Shorter
Phone Number: 404.625.7523
Zoning: RA-200
Location: 1572 Brooks Road
Map Number: R5247 049
Variance Requested: Accessory building in front yard
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}

H. New Business

1. Case Number: **ZVR2023-00125**
Applicant: Truth Chapel Church
Owner: Cortt Chavis
Contact: George Harris
Phone Number: 231.343.0658
Zoning: R-100
Location: 3425 Loganville Highway
Map Number: R5163 129
Variance Requested: Allow gravel parking
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}

2. Case Number: **ZVR2023-00099 (PUBLIC HEARING HELD)**
Applicant: Isabel Rivas Acosta
Owner: Maria Rivas
Contact: Isabel Rivas Acosta
Phone Number: 404.935.2785
404.988.1187
Zoning: R-75
Location: 4008 Carter Drive
Map Number: R6150 095
Variance Requested: Encroachment into required setback
Commission District: (2) Ku
{Action: Tabled to December 13, 2023; Motion: Graham; Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

3. Case Number: **ZVR2023-00121 (PUBLIC HEARING HELD)**
Applicant: Isabel Rivas Acosta
Owner: Maria Rivas
Contact: Isabel Rivas Acosta
Phone Number: 404.935.2785 and 404.988.1187
Zoning: R-75
Location: 4008 Carter Drive
Map Number: R6150 095
Variance Requested: Accessory building materials different from principal
Commission District: (2) Ku
{Action: Tabled to December 13, 2023; Motion: Graham; Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes }
4. Case Number: **Reconsideration of 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: Principal building rear setback encroachment
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: **ZVR2023-00109**
Applicant: Mike Kim
Owner: Sae Jae Oh
Contact: Mike Kim
Phone Number: 323.333.5748
Zoning: O-I
Location: 2444 Duluth Highway
Map Number: R7119 058
Variance Requested: Dumpster location in 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}
6. Case Number: **ZVR2023-00110**
Applicant: Mike Kim
Owner: Sae Jae Oh
Contact: Mike Kim
Phone Number: 323.333.5748
Zoning: O-I
Location: 2444 Duluth Highway
Map Number: R7119 058
Variance Requested: Reduce concrete pad size for dumpster
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: **ZVR2023-00122**
Applicant: Mike Kim
Owner: Sae Jae Oh
Contact: Mike Kim
Phone Number: 323.333.5748
Zoning: O-I
Location: 2444 Duluth Highway
Map Number: R7119 058
Variance Requested: Dumpster enclosure different from structure materials
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}
8. Case Number: **ZVR2023-00111**
Applicant: DRB Group
Owner: Thomas T. Hamilton
Mary Hamilton
Contact: Cari Smith
Phone Number: 229.218.7789
Zoning: OSC
Location: 2600 Block of Ozora Church Road
Map Number: R5198 007, 008, and 169
Variance Requested: Cul-de-sac street longer than 600 feet
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler; Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
9. Case Number: **ZVR2023-00112**
Applicant: DRB Group
Owner: Thomas T. Hamilton
Mary Hamilton
Contact: Cari Smith
Phone Number: 229.218.7789
Zoning: OSC
Location: 2600 Block of Ozora Church Road
Map Number: R5198 007, 008, and 169
Variance Requested: Eliminate street connection requirements
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler; Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
10. Case Number: **ZVR2023-00113**
Applicant: Bobby Bullard
Owner: Robert F. Bullard
Contact: Bobby Bullard
Phone Number: 404.456.4391
Zoning: RA-200
Location: 1230 Prospect Road
Map Number: R7055 014
Variance Requested: Accessory building setback encroachment
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}

11. Case Number: **ZVR2023-00114**
Applicant: Bobby Bullard
Owner: Robert F. Bullard
Contact: Bobby Bullard
Phone Number: 404.456.4391
Zoning: RA-200
Location: 1230 Prospect Road
Map Number: R7055 014
Variance Requested: Accessory building setback encroachment
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}
12. Case Number: **ZVR2023-00116**
Applicant: Bobby Bullard
Owner: Robert F. Bullard
Contact: Bobby Bullard
Phone Number: 404.456.4391
Zoning: RA-200
Location: 1230 Prospect Road
Map Number: R7055 014
Variance Requested: Accessory structures without a principal structure
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}
13. Case Number: **ZVR2023-00123**
Applicant: Bluepoint Construction SE
Owner: Indu Patel
Contact: Todd Shoemaker
Phone Number: 678.485.2922
Zoning: R-100
Location: 2408 Meadow Church Road
Map Number: R7121 610
Variance Requested: Encroachment into the rear setback
Commission District: (1) Carden
{Action: Approved with Conditions; Motion: Walthour; Second: Nash; Vote: 4-1: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-No; Nash-Yes}
14. Case Number: **ZVR2023-00124**
Applicant: Apollo Sign & Light (on behalf of Discount Tire)
Owner: Matthew Johnson (Halle Properties)
Contact: Mike Hammond
Phone Number: 864.909.5558
Zoning: C-2
Location: 1153 Scenic Highway
Map Number: R5086 625
Variance Requested: Allow wall sign to exceed maximum area for lot size
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler; Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

15. Case Number: **ZVR2023-00126**
Applicant/Owner/Contact: Lauro Montenegro
Phone Number: 770.369.2010
Zoning: R-75
Location: 2985 Landington Way
Map Number: R6260 188
Variance Requested: Accessory 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}
16. Case Number: **ZVR2023-00127**
Applicant: Andy Jean-Baptiste
Owner: Andy Jean-Baptiste
Contact: Andy Jean-Baptiste
Phone Number: 404.840.1706
Zoning: R-100
Location: 4817 James Floyd Way
Map Number: R4301 162
Variance Requested: Exceed maximum fence height in the front yard
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler; Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
17. Case Number: **ZVR2023-00130**
Applicant: Sylvia London-Patterson
Owner: Nakris Adeyinka Ojo
Contact: Sylvia London-Patterson
Phone Number: 770.652.0057
Zoning: R-100CSO
Location: 6230 Stewart Road
Map Number: R7351 013
Variance Requested: Lot width reduction
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}
18. Case Number: **ZVR2023-00131**
Applicant: Sylvia London-Patterson
Owner: Nakris Adeyinka Ojo
Contact: Sylvia London-Patterson
Phone Number: 770.652.0057
Zoning: R-100CSO
Location: 6230 Stewart Road
Map Number: R7351 013
Variance Requested: Front setback reduction
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}

19. Case Number: **ZVR2023-00132**
Applicant: Sylvia London-Patterson
Owner: Nakris Adeyinka Ojo
Contact: Sylvia London-Patterson
Phone Number: 770.652.0057
Zoning: R-100CSO
Location: 6230 Stewart Road
Map Number: R7351 013
Variance Requested: Side setback encroachment
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}
20. Case Number: **ZVR2023-00133**
Applicant: Gwinnett Christian Life Assembly of God Church
Owner: Reverend Daniel Rager
Contact: Ernestine J. Brown
Reverend Dr. Walter F. Brown
Phone Number: 951.536.3015
951.242.6181
Zoning: R-100
Location: 1670 Sever Road
Map Number: R7072 004
Variance Requested: Ground sign height
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}
21. Case Number: **ZVR2023-00134**
Applicant: Gwinnett Christian Life Assembly of God Church
Owner: Reverend Daniel Rager
Contact: Ernestine J. Brown
Reverend Dr. Walter F. Brown
Phone Number: 951.536.3015
951.242.6181
Zoning: R-100
Location: 1670 Sever Road
Map Number: R7072 004
Variance Requested: Internal sign illumination
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}

I. OTHER BUSINESS

J. ANNOUNCEMENTS

K. ADJOURNMENT

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