

**Zoning Board of Appeals
Monday, November 13, 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. Approval of Agenda
{Action: Approved; Motion: Walthour; Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes:

October 10, 2023
{Action: Approved; Motion: Graham; Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes }
- E. Approval of Special Called Meeting Minutes – October 10, 2023
{Action: Approved; Motion: Nash; Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes }
- F. Announcements
- G. New Business
 - 1. Case Number: **ZVR2023-00059**
Applicant: Juan Garcia and Maria Garcia
Owner: Juan Garcia
Contact: Fiorella Soto
Phone Number: 678.542.0348
Zoning: R-75
Location: 4291 Jody Lane
Map Number: R6149 210
Variance Requested: Accessory structure encroachment into the 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}

2. Case Number: **ZVR2023-00128**
Applicant: Jason M. Sterner
Owner: Jason M. Sterner
Contact: Jason M. Sterner
Phone Number: 717.304.5432
Zoning: R-100
Location: 885 Oaklen View Drive
Map Number: R7338 122
Variance Requested: Accessory building in the front yard
Commission District: (4) Holtkamp
{Action: Approved; Motion: Rumbaugh; Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
3. Case Number: **ZVR2023-00129**
Applicant: Jason M. Sterner
Owner: Jason M. Sterner
Contact: Jason M. Sterner
Phone Number: 717.304.5432
Zoning: R-100
Location: 885 Oaklen View Drive
Map Number: R7338 122
Variance Requested: Exceed maximum fence height
Commission District: (4) Holtkamp
{Action: Approved; Motion: Rumbaugh; Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
4. Case Number: **ZVR2023-00137 – Administratively Withdrawn**
5. Case Number: **ZVR2023-00141**
Applicant: Frances Taylor
Owner: 6482 Investments, LLC
Contact: Frances Taylor
Phone Number: 470.554.7138
Zoning: RL
Location: 6482 Garrett Road
Map Number: R7362A082
Variance Requested: Accessory structure located in the front yard
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}
6. Case Number: **ZVR2023-00143 – Administratively Withdrawn**

7. Case Number: **ZVR2023-00142**
Applicant: Silverton Holdings, LLC
Owner: Peau Investments, LLC
Contact: Peter Evers
Phone Number: 678.235.8611
Zoning: R-TH
Location: 3567 Sardis Church Road
Map Number: R1001 454
Variance Requested: Eliminate required grass or landscape strip between townhouses
Commission District: (4) Holtkamp
{Action: Denied; Motion: Rumbaugh; Second: Nash; Vote: 3-2: Timler-Yes; Graham-No; Walthour-No; Rumbaugh-Yes; Nash-Yes}
8. Case Number: **ZVR2023-00144**
Applicant: Susan Romaine Robinson
Owner: Susan Romaine Robinson
Contact: Susan Romaine Robinson
Phone Number: 631.294.3788
Zoning: R-100
Location: 2957 Joseph Marion Court
Map Number: R4301 140
Variance Requested: Exceed maximum fence 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}
9. Case Number: **ZVR2023-00145**
Applicant: Sebastian Garcia
Owner: Vu Nguyen
Contact: Sebastian Garcia
Phone Number: 404.259.5512
Zoning: R-75
Location: 5817 Dana Drive
Map Number: R6163 061
Variance Requested: Accessory dwelling encroaching into setbacks
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: **ZVR2023-00147**
Applicant: Liliya Tsur-Tsar
Owner: Liliya Tsur-Tsar
Contact: Liliya Tsur-Tsar
Phone Number: 678.772.5590
Zoning: R-60
Location: 2341 Grady Ridge Drive
Map Number: R7158 179
Variance Requested: Accessory structure in the front yard
Commission District: (1) Carden
{Action: Approved with Conditions; Motion: Walthour; Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes }

11. Case Number: **ZVR2023-00148**
Applicant: Randall D. Rowe
Owner: Randall D. Rowe
Contact: Randall D. Rowe
Phone Number: 770.972.5681
Zoning: R-100
Location: 2490 Brooks Road
Map Number: R5296 028
Variance Requested: Minimum lot width reduction
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}
12. Case Number: **ZVR2023-00150**
Applicant: Tarr Group, LLC
Owner: WMG Acquisitions, LLC
Contact: Jamie Linenberg
Phone Number: 317.678.7517
Zoning: C-2
Location: 2785 Loganville Highway
Map Number: R5156 574
Variance Requested: Dumpster in front yard
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler; Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- H. OTHER BUSINESS
- I. ANNOUNCEMENTS
- J. ADJOURNMENT
{Action: Approved Motion: Graham; Second: Nash; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}