



Zoning Board of Appeals
Wednesday, December 13, 2023, at 6:30pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

- A. Call To Order, Pledge to Flag**
- B. Opening Remarks by Chairman and Rules of Order**
- C. Approval of Agenda**
- D. Approval of Minutes – November 13, 2023**
- E. Announcements**
- F. Old Business**
- 1. Case Number: **ZVR2023-00099 (Public Hearing Held 10/10/2023)**
 - 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
 - 2. Case Number: **ZVR2023-00121 (Public Hearing Held 10/10/2023)**
 - 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

G. New Business

1. Case Number: **ZVR2023-00149**
Applicant: Tomas Vega
Owner: Tomas Vega
Contact: Tomas Vega
Phone Number: 678.313.5675
Zoning: R-75
Location: 2710 Wyndham Place Drive
Map Number: R7001 129
Variance Requested: Accessory building encroachment into rear setback
Commission District: (2) Ku
2. Case Number: **ZVR2023-00151**
Applicant: Johnson Nguyen
Owner: Chau Nguyen
Contact: Johnson Nguyen
Phone Number: 478.952.1283
Zoning: R-75CSO
Location: 4624 Jack Nicklaus Street
Map Number: R6228 273
Variance Requested: Addition encroachment into rear setback
Commission District: (1) Carden
3. Case Number: **ZVR2023-00152**
Applicant: Jill and Aaron Maguire
Owner: Jill and Aaron Maguire
Contact: Aaron Maguire
Phone Number: 917.923.8960
Zoning: R-60
Location: 2797 Dawsons Chase
Map Number: R7162 165
Variance Requested: Accessory building encroachment into rear setback
Commission District: (1) Carden
4. Case Number: **ZVR2023-00153**
Applicant: James Humphrey
Owner: James Humphrey
Contact: James Humphrey
Phone Number: 770.316.3968
Zoning: R-75
Location: 674 Rebecca Street
Map Number: R6156A015
Variance Requested: Accessory structure in front yard
Commission District: (2) Ku

5. Case Number: **ZVR2023-00154**
Applicant: Shawn Regis
Owner: Shawn Regis
Contact: Shawn Regis
Phone Number: 347.414.0137
Zoning: R-100
Location: 1880 Hampton Walk Court
Map Number: R3003D028
Variance Requested: Exceed maximum fence height
Commission District: (4) Holtkamp
6. Case Number: **ZVR2023-00155**
Applicant: Premier Pools & Spas
Owner: Lilliani Arroyo
Contact: Sherri McKelvey
Phone Number: 678.782.6899
Zoning: R-100MOD
Location: 4321 Elvie Way
Map Number: R3003A311
Variance Requested: A pool in front yard
Commission District: (4) Holtkamp
7. Case Number: **ZVR2023-00156**
Applicant: Kevin Khoi Nguyen
Owner: Kevin Khoi Nguyen
Contact: Kevin Khoi Nguyen
Phone Number: 630.272.4306
Zoning: R-100CSO
Location: 6328 Stewart Ridge Walk
Map Number: R7351 121
Variance Requested: Exceeds maximum hard surface area
Commission District: (4) Holtkamp
8. Case Number: **ZVR2023-00162**
Applicant: Hightower Commercial Properties, LLC
Owner: North Point Hotels Group LLC
Contact: Melody A. Glouton
Phone Number: 770.822.0900
Zoning: C-2
Location: 6170 McDonough Drive
Map Number: R6195 122
Variance Requested: Building height increase
Commission District: (2) Ku

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT