

**Zoning Board of Appeals
Wednesday, December 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
Absent: 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: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes:

November 13, 2023
{Action: Approved; Motion: Walthour; Second: Nash; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- 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
{Action: Approved with Conditions; Motion: Nash Second: Walthour; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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
{Action: Denied; Motion: Nash; Second: Walthour; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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
{Action: Approved with Conditions; Motion: Nash; Second: Walthour; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Walthour; Second: Nash; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Walthour; Second: Nash; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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
{Action: Denied; Motion: Nash; Second: Walthour; Vote: 3-1: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-No; Nash-Yes}
5. Case Number: **ZVR2023-00154 – Administratively Withdrawn**
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
{Action: Approved with Conditions; Motion: Rumbaugh; Second: Nash; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Rumbaugh; Second: Nash; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
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
{Action: Approved with Conditions; Motion: Nash; Second: Rumbaugh; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT

{Action: Approved Motion: Nash; Second: Walthour; Vote: 4-0: Timler-Yes; Graham-Absent; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}