

**Zoning Board of Appeals
Wednesday, November 12, 2025, at 6:30pm**

Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: Denise Rumbaugh, Bess Walthour, Jeff Timler, Jim Nash
Via Teleconference: Rich Edinger

- A. Call To Order, Pledge to Flag
- B. Opening Remarks by Chairwoman and Rules of Order
- C. Approval of Amended Agenda
{Action: Approved; Motion: Walthour Second: Timler; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes: October 14, 2025
{Action: Approved; Motion: Walthour Second: Timler; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- E. Announcements
- F. Old Business
- 1. Case Number: **VAR2025-00051**
Applicant: Keystone Land Surveying
Owner: Clayton Complex, LLC
Contact: Jeff Nash
Phone Number: (770) 231-4314
Zoning: R-100
Location: 963 Cooper Road
Map Number: R5101 037
Variance Requested: Accessory structures without a primary dwelling
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler Second: Walthour; Vote: 4-0-1: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Abstained}

2. Case Number: **VAR2025-00052**
Applicant: Keystone Land Surveying
Owner: Clayton Complex, LLC
Contact: Jeff Nash
Phone Number: (770) 231-4314
Zoning: R-100
Location: 963 Cooper Road
Map Number: R5101 037
Variance Requested: Accessory structures setback encroachment
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler Second: Walthour; Vote: 4-0-1: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Abstained}

3. Case Number: **VAR2025-00053**
Applicant: Keystone Land Surveying
Owner: Clayton Complex, LLC
Contact: Jeff Nash
Phone Number: (770) 231-4314
Zoning: R-100
Location: 963 Cooper Road
Map Number: R5101 037
Variance Requested: Accessory structures to exceed maximum cumulative square footage
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler Second: Walthour; Vote: 4-0-1: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Abstained}

G. New Business

1. Case Number: **VAR2025-00056**
Applicant/Owner/Contact: John Bisges
Phone Number: 707.338.3654
Zoning: RL
Location: 6593 Garrett Road
Map Number: R7362A038
Variance Requested: Accessory building located in the front yard
Commission District: (4) Holtkamp
{Action: Approved with Conditions; Motion: Rumbaugh Second: Walthour; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

2. Case Number: **VAR2025-00057**
Applicant: Damiane Handa
Owners: VS Creekside Phase I LP, Mont Belvieu Properties LLC
Contact: Damiane Handa
Phone Number: 727.254.6491
Zoning: C-2
Location: 860 Duluth Highway
Map Number: R7008 060
Variance Requested: Exceed maximum wall sign area per elevation
Commission District: (1) Carden
{Action: Approved with Conditions; Motion: Walthour Second: Nash; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
3. Case Number: **VAR2025-00058**
Applicant: Ricardo Juarez
Owner: Pablo Vega
Contact: Ricardo Juarez
Phone Number: 404.201.9818
Zoning: R-100
Location: 503 Waverly Forest Court
Map Number: R5185 081
Variance Requested: Exceed maximum paved surface area in the front yard
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler Second: Nash; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
4. Case Number: **VAR2025-00067**
Applicant: Ricardo Juarez
Owner: Pablo Vega
Contact: Ricardo Juarez
Phone Number: 404.201.9818
Zoning: R-100
Location: 503 Waverly Forest Court
Map Number: R5185 081
Variance Requested: Exceed maximum cumulative square footage
Commission District: (3) Watkins
{Action: Approved with Conditions; Motion: Timler Second: Nash; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
5. Case Number: **VAR2025-00059**
Applicant/Owner/Contact: Maria Hernandez
Phone Number: 770.882.7579
Zoning: OSC
Location: 3574 River Drive
Map Number: R6108 007
Variance Requested: Accessory dwelling located in the side yard
Commission District: (2) Ku
{Action: Approved with Conditions; Motion: Edinger Second: Walthour; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

6. Case Number: **VAR2025-00066 – Administratively Withdrawn**
7. Case Number: **VAR2025-00060**
Applicant: Davis Engineering & Surveying, LLC
Owner: MLC Centerville, LLC
Contact: Owen Herbert
Phone Number: 706.265.1234
Zoning: C-1
Location: 3280 Centerville Highway
Map Number: R6030 091
Variance Requested: Overlay District design standard
Commission District: (2) Ku
{Action: Approved with Conditions; Motion: Edinger Second: Walthour; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
8. Case Number: **VAR2025-00061**
Applicant: Davis Engineering & Surveying, LLC
Owner: MLC Centerville, LLC
Contact: Owen Herbert
Phone Number: 706.265.1234
Zoning: C-1
Location: 3280 Centerville Highway
Map Number: R6030 091
Variance Requested: Overlay District parking standard
Commission District: (2) Ku
{Action: Approved with Conditions; Motion: Edinger Second: Walthour; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
9. Case Number: **VAR2025-00062**
Applicant: Davis Engineering & Surveying, LLC
Owner: MLC Centerville, LLC
Contact: Owen Herbert
Phone Number: 706.265.1234
Zoning: C-1
Location: 3280 Centerville Highway
Map Number: R6030 091
Variance Requested: Dumpster located in the front yard
Commission District: (2) Ku
{Action: Approved with Conditions; Motion: Edinger Second: Walthour; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

10. Case Number: **VAR2025-00063**
Applicant: Davis Engineering & Surveying, LLC
Owner: MLC Centerville, LLC
Contact: Owen Herbert
Phone Number: 706.265.1234
Zoning: C-1
Location: 3280 Centerville Highway
Map Number: R6030 091
Variance Requested: Exceed maximum parking
Commission District: (2) Ku
{Action: Approved with Conditions; Motion: Edinger Second: Walthour; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

11. Case Number: **VAR2025-00064**
Applicant: MJF Permitting Services, LLC
Owner: Madison Williams and Lindsay Williams
Contact: Matthew Foley
Phone Number: 404.918.4053
Zoning: R-75
Location: 2400 Pond Road
Map Number: R6239 017
Variance Requested: Accessory dwelling located in the front yard
Commission District: (1) Carden
{Action: Approved with Conditions; Motion: Walthour Second: Nash; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

12. Case Number: **VAR2025-00065**
Applicant/Owner/Contact: Guoquan Li
Phone Number: 678.860.1682
Zoning: R-75
Location: 3568 Tracey Drive
Map Number: R6262 128
Variance Requested: Accessory building located in the front yard
Commission District: (1) Carden
{Action: Approved with Conditions; Motion: Walthour Second: Edinger; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT

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