

**Zoning Board of Appeals**  
**Wednesday, December 10, 2025, at 6:30pm**  
Gwinnett Justice and Administration Center  
75 Langley Drive, Lawrenceville, GA 30046

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

- A. Call To Order, Pledge to Flag
- B. Opening Remarks by Chairwoman and Rules of Order
- C. Approval of Agenda  
{Action: Approved; Motion: Edinger Second: Walthour; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes: November 12, 2025  
{Action: Approved; Motion: Timler Second: Edinger; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- E. Announcements
- F. New Business
  - 1. Case Number: **VAR2025-00068**  
Applicant: Knoll Construction, LLC  
Owner: Salmon Property Investments, LLC  
Contact: Richard Brown  
Phone Number: 770.368.1399  
Zoning: C-3  
Location: 3552 Satellite Boulevard  
Map Number: R6232 015  
Variance Requested: Allow a second primary ground sign  
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}
  - 2. Case Number: **VAR2025-00069 – Administratively Held**
  - 3. Case Number: **VAR2025-00070 – Administratively Held**

4. Case Number: **VAR2025-00071**  
Applicant/Owner/Contact: Dejuan Baker  
Phone Number: 404.587.8332  
Zoning: R-100  
Location: 2914 Bicentennial Drive  
Map Number: R6039 057  
Variance Requested: Exceed maximum paved surface area in the front yard  
Commission District: (2) Ku  
{Action: Approved with Conditions; Motion: Edinger Second: Timler; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
5. Case Number: **VAR2025-00072**  
Applicant: Jeremy and Brooke Boysen  
c/o Andersen, Tate & Carr, P.C.  
Owners: Jeremy and Brooke Boysen  
Contact: Melody Glouton  
Phone Number: 770.822.0900  
Zoning: R-100  
Location: 5759 Austin Garner Road  
Map Number: R7337 016  
Variance Requested: Accessory building to exceed maximum cumulative square footage  
Commission District: (4) Holtkamp  
{Action: Approved with Conditions; Motion: Rumbaugh Second: Timler; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
6. Case Number: **VAR2025-00073**  
Applicant/Owner/Contact: Maria Socorro  
Phone Number: 404.610.4527  
Zoning: R-100  
Location: 2450 Marble Court  
Map Number: R7133 153  
Variance Requested: Accessory dwelling rear setback encroachment  
Commission District: (4) Holtkamp  
{Action: Denied; Motion: Rumbaugh Second: Edinger; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT

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