



Official  
**MEETING MINUTES**

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## **Zoning Board of Appeals**

**Tuesday, January 13, 2026, at 7:00pm**

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 Chairman and Rules of Order
- C. Approval of Agenda  
{Action: Approved; Motion: Walthour Second: Edinger; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes: December 10, 2025  
{Action: Approved; Motion: Edinger Second: Walthour; Vote: 5-0: Timler-Yes; Edinger-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- E. Announcements
- F. New Business

1. Case Number: **VAR2025-00069**  
Applicant/Owner/Contact: Oscar Ortiz  
Phone Number: 470.902.6944  
Zoning: R-100  
Location: 1542 Pharrs Road  
Map Number: R5072 096  
Variance Requested: Accessory dwelling rear setback encroachment  
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}

2. Case Number: **VAR2025-00070**  
Applicant/Owner/Contact: Oscar Ortiz  
Phone Number: 470.902.6944  
Zoning: R-100  
Location: 1542 Pharrs Road  
Map Number: R5072 096  
Variance Requested: Accessory dwelling to exceed maximum heated 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}

3. Case Number: **VAR2025-00074**  
Applicant/Owner/Contact: Oscar Ortiz  
Phone Number: 470.902.6944  
Zoning: R-100  
Location: 1542 Pharrs Road  
Map Number: R5072 096  
Variance Requested: Exceed maximum number of accessory dwellings  
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: **VAR2026-00001**  
Applicant: Jennifer Wolfe  
Owner: Killian Hill Acquisition, LLC  
Contact: Jennifer Wolfe  
Phone Number: 770.568.8867  
Zoning: C-2  
Location: 4051 Stone Mountain Highway  
Map Number: R6054 149  
Variance Requested: Exceed maximum wall sign area  
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}

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}