

**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}