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**Zoning Board of Appeals**  
**Tuesday, March 10, 2026, at 7:00pm**  
Gwinnett Justice and Administration Center  
75 Langley Drive, Lawrenceville, GA 30046

**Present:** Bess Walthour, Rich Edinger, Jeff Timler, Sammy Baker , 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: Timler Second: Edinger; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}
- D. Approval of Minutes: February 10, 2026  
{Action: Approved; Motion: Edinger Second: Timler; Vote: 4-0-1: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Abstained; Nash-Yes}
- E. Announcements
- F. Old Business
- 1. Case Number: **VAR2026-00003 (Public Hearing Held 2/10/2026)**  
Applicant: Brandon Le  
Owner: Binh Nguyen  
Contact: Brandon Le  
Phone Number: 404.610.6481  
Zoning: R-100MOD  
Location: 1385 Creek Pointe Circle  
Map Number: R7055 274  
Variance Requested: Exceed maximum lot coverage  
Commission District: (4) Holtkamp  
{Action: Approved with Conditions; Motion: Timler Second: Nash; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}

**G. New Business**

1. Case Number: **VAR2026-00004**  
Applicant/Owner/Contact: John Talipsky  
Phone Number: 678.462.0626  
Zoning: R-100  
Location: 2783 Bicentennial Drive  
Map Number: R6039 069  
Variance Requested: Accessory structure located in the front yard  
Commission District: (2) Ku  
{Action: Approved with Conditions; Motion: Edinger Second: Timler; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}
  
2. Case Number: **VAR2026-00008**  
Applicant/Owner/Contact: Adriana Hernandez  
Phone Number: 770.560.3658  
Zoning: MH  
Location: 1576 High Sierra Drive  
Map Number: R7044 097  
Variance Requested: Accessory building setback encroachments  
Commission District: (1) Carden  
{Action: Approved with Conditions; Motion: Walthour Second: Timler; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}
  
3. Case Number: **VAR2026-00009**  
Applicant/Owner/Contact: Adriana Hernandez  
Phone Number: 770.560.3658  
Zoning: MH  
Location: 1576 High Sierra Drive  
Map Number: R7044 097  
Variance Requested: Accessory building design standards  
Commission District: (1) Carden  
{Action: Approved with Conditions; Motion: Walthour Second: Timler; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}
  
4. Case Number: **VAR2026-00010**  
Applicant/Owner/Contact: Adriana Hernandez  
Phone Number: 770.560.3658  
Zoning: MH  
Location: 1576 High Sierra Drive  
Map Number: R7044 097  
Variance Requested: Accessory dwelling rear setback encroachment  
Commission District: (1) Carden  
{Action: Approved with Conditions; Motion: Walthour Second: Timler; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}

5. Case Number: **VAR2026-00011**  
Applicant/Owner/Contact: Adriana Hernandez  
Phone Number: 770.560.3658  
Zoning: MH  
Location: 1576 High Sierra Drive  
Map Number: R7044 097  
Variance Requested: Accessory dwelling height to exceed primary residence height  
Commission District: (1) Carden  
{Action: Approved with Conditions; Motion: Walthour Second: Timler; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}

6. Case Number: **VAR2026-00012**  
Applicant/Owner/Contact: Adriana Hernandez  
Phone Number: 770.560.3658  
Zoning: MH  
Location: 1576 High Sierra Drive  
Map Number: R7044 097  
Variance Requested: Accessory dwelling design standards  
Commission District: (1) Carden  
{Action: Approved with Conditions; Motion: Walthour Second: Timler; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT

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