

Zoning Board of Appeals
Thursday, June 27, 2024, at 6:30pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

A. Call To Order, Pledge to Flag

B. Opening Remarks by Chairman and Rules of Order

C. Approval of Agenda

D. Announcements

E. Old Business

1. Case Number: **Reconsideration of ZVR2024-00014 -
Administratively Withdrawn**

F. New Business

1. Case Number: **ZVR2024-00020**
Applicant/Owner: Jorgen Jimenez Alvarez
Contact: Alexandra Sanchez - Pena
Phone Number: 678.300.9550 or 828.238.6306
Zoning: RA-200
Location: 2840 New Hope Road
Map Number: R5261 350
Variance Requested: Accessory dwelling in the side yard
Commission District: (3) Watkins

2. Case Number: **ZVR2024-00022**
Applicant: APC Contractors Inc.
Owner: Efren Pelayo
Contact: Pilar Pedreira
Phone Number: 678.407.0601
Zoning: R-100
Location: 1142 Webb Gin House Road
Map Number: R5106 002
Variance Requested: Exceed maximum fence height
Commission District: (3) Watkins

3. Case Number: **ZVR2024-00023**
Applicant: Brent H. Moye
Owner: Deesco, Inc.
Contact: Brent H. Moye
Phone Number: 678.432.5720
Zoning: C-2
Location: 1638 Lawrenceville Highway
Map Number: R5079 097
Variance Requested: Exceed maximum parking
Commission District: (3) Watkins
4. Case Number: **ZVR2024-00024**
Applicant: Brent H. Moye
Owner: Deesco, Inc.
Contact: Brent H. Moye
Phone Number: 678.432.5720
Zoning: C-2
Location: 1638 Lawrenceville Highway
Map Number: R5079 097
Variance Requested: To not provide interparcel access
Commission District: (3) Watkins
5. Case Number: **ZVR2024-00025**
Applicant: Maya Radovic
Owner: Maya Radovic w/Radovic Permits 1, Inc.
Contact: European Construction and Design LLC
Phone Number: Maya Radovic
404.717.4795
Zoning: RA-200
Location: 1254 Prospect Road
Map Number: R7054 106
Variance Requested: Lot width reduction
Commission District: (4) Holtkamp
6. Case Number: **ZVR2024-00027**
Applicant/Owner/Contact: Javier Robledo
Phone Number: 404.775.1117
Zoning: RA-200
Location: 1297 Harris Road
Map Number: R7056 248
Variance Requested: Accessory building in front yard
Commission District: (4) Holtkamp

7. Case Number: **ZVR2024-00028**
Applicant: Piedmont Healthcare Encompass Health Eastside Rehabilitation Hospital, LLC
c/o Mahaffey Pickens Tucker, LLP
Owner: Grayson Development, LLC
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2
Location: 2945 Loganville Highway
Map Number: R5156 268
Variance Requested: Activity Center Overlay District standards
Commission District: (3) Watkins
8. Case Number: **ZVR2024-00029**
Applicant: Piedmont Healthcare Encompass Health Eastside Rehabilitation Hospital, LLC
c/o Mahaffey Pickens Tucker, LLP
Owner: Grayson Development, LLC
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2
Location: 2945 Loganville Highway
Map Number: R5156 268
Variance Requested: Activity Center Overlay District standards
Commission District: (3) Watkins
9. Case Number: **ZVR2024-00030**
Applicant: Piedmont Healthcare Encompass Health Eastside Rehabilitation Hospital, LLC
c/o Mahaffey Pickens Tucker, LLP
Owner: Grayson Development, LLC
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2
Location: 2945 Loganville Highway
Map Number: R5156 268
Variance Requested: Activity Center Overlay District standards
Commission District: (3) Watkins
10. Case Number: **ZVR2024-00031**
Applicant: Piedmont Healthcare Encompass Health Eastside Rehabilitation Hospital, LLC
c/o Mahaffey Pickens Tucker, LLP
Owner: Grayson Development, LLC
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-2
Location: 2945 Loganville Highway
Map Number: R5156 268
Variance Requested: Exceed maximum parking
Commission District: (3) Watkins

- 11. Case Number: **ZVR2024-00032**
Applicant: Linda Diulus
Owner: Pablo Jimenez
Contact: Linda Diulus
Phone Number: 678.761.1015
Zoning: R-100
Location: 422 Plantation Boulevard
Map Number: R5139 076
Variance Requested: Front setback encroachment
Commission District: (3) Watkins

- 12. Case Number: **ZVR2024-00033**
Applicant: Linda Diulus
Owner: Pablo Jimenez
Contact: Linda Diulus
Phone Number: 678.761.1015
Zoning: R-100
Location: 422 Plantation Boulevard
Map Number: R5139 076
Variance Requested: Allow unpermitted design materials
Commission District: (3) Watkins

G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT