

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

**Present:** Jeff Timler, Bess Walthour, Jim Nash, Denise Rumbaugh, Jason Graham

- 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: Nash; Vote: 4-0-1: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Out of Room; Nash-Yes }
- D. Announcements
- E. Old Business
- 1. Case Number: **ZVR2024-00014 - Administratively Withdrawn**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  
{Action: Approved with Conditions; Motion: Timler Second: Walthour; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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  
{Action: Approved with Conditions; Motion: Timler Second: Nash; Vote: 4-0-1: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Out of Room; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Timler Second: Nash; Vote: 4-0-1: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Out of Room; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Timler Second: Nash; Vote: 4-0-1: Timler-Yes; Graham-Yes; Walthour-Yes Rumbaugh-Out of Room; Nash-Yes}
5. Case Number: **ZVR2024-00025**  
Applicant: Maya Radovic w/Radovic Permits 1, Inc.  
Owner: European Construction and Design LLC  
Contact: Maya Radovic  
Phone Number: 404.717.4795  
Zoning: RA-200  
Location: 1254 Prospect Road  
Map Number: R7054 106  
Variance Requested: Lot width reduction  
Commission District: (4) Holtkamp  
{Action: Approved with Conditions; Motion: Nash Second: Walthour; Vote: 4-0-1: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Out of Room; Nash-Yes}

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  
{Action: Tabled to August 13, 2024, Motion: Nash Second: Walthour; Vote: 4-0-1: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Out of Room; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Timler Second: Graham; Vote: 4-0-1: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Out of Room; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Timler Second: Graham; Vote: 4-0-1: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Out of Room; Nash-Yes}

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  
{Action: Approved with Conditions; Motion: Timler Second: Graham; Vote: 4-0-1: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Out of Room; Nash-Yes}
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  
{Action: Approved with Conditions; Motion: Timler Second: Graham; Vote: 4-0-1: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Out of Room; Nash-Yes}
11. Case Number: **ZVR2024-00032 (Public Hearing Held)**  
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  
{Action: Tabled to July 10, 2024, Motion: Timler Second: Walthour; Vote: 4-0-1: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Out of Room; Nash-Yes}

12. Case Number: **ZVR2024-00033 (Public Hearing Held)**  
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  
{Action: Tabled to July 10, 2024, Motion: Timler Second: Walthour; Vote: 4-0-1: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Out of Room; Nash-Yes}

G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT

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