

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 Case Number: **ZVR2024-00014 - Administratively Withdrawn**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}