



Zoning Board of Appeals
Wednesday, July 10, 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. Approval of Minutes – June 11, 2024**
- E. Approval of Special Called Meeting Minutes - June 27, 2024**
- F. Announcements**
- G. Old Business**
 - 1. Case Number: **ZVR2024-00032 (Public Hearing Held 6/27/2024)**
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
 - 2. Case Number: **ZVR2024-00033 (Public Hearing Held 6/27/2024)**
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

H. New Business

1. Case Number: **ZVR2024-00038**
Applicant: VyStar Credit Union
Owner: Fuqua BCDC Ballpark Project LLC
Contact: Samantha Maffey
Phone Number: 417.291.1053
Zoning: C-2
Location: 2495 Buford Drive
Map Number: R7132 072
Variance Requested: Exceed maximum allowed parking
Commission District: (4) Holtkamp

2. Case Number: **ZVR2024-00039**
Applicant: Elizabeth Serrano
Owner: Adalberto Solis Villalva
Contact: Elizabeth Serrano
Phone Number: 404.915.2701
Zoning: R-100
Location: 2538 Bermuda Road
Map Number: R6042 070
Variance Requested: Accessory building located in the front yard
Commission District: (2) Ku

3. Case Number: **ZVR2024-00046**
Applicant: GBT Realty Corporation
c/o Andersen Tate & Carr
Owner: RI CK 2, LLC
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822.0900
Zoning: C-2
Location: 5181 Stone Mountain Highway
Map Number: R6061 056
Variance Requested: Exceed maximum allowed parking
Commission District: (2) Ku

4. Case Number: **ZVR2024-00047**
Applicant: GBT Realty Corporation
c/o Andersen Tate & Carr
Owner: RI CK 2, LLC
Contact: Melody A. Glouton, Esq.
Phone Number: 770.822.0900
Zoning: C-2
Location: 5181 Stone Mountain Highway
Map Number: R6061 056
Variance Requested: Activity Center Overlay
Commission District: (2) Ku

5. Case Number:	AAD2024-00001
Applicant:	Debbie Bice
Owner:	Quoc Huynh
Contact:	Debbie Bice
Phone Number:	770.778.9132
Zoning:	R-100
Location:	681 Devonwood Trace
Map Number:	R7148 340
Variance Requested:	Appeal of Case AVR2024-00009
Commission District:	(4) Holtkamp

I. OTHER BUSINESS

J. ANNOUNCEMENTS

K. ADJOURNMENT