

**Zoning Board of Appeals  
Wednesday, July 10, 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: Walthour Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- D. Approval of Minutes: June 11, 2024  
{Action: Approved; Motion: Nash Second: Rumbaugh; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- E. Approval of Special Called Meeting Minutes - June 27, 2024  
{Action: Approved; Motion: Nash Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}
- 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  
{Action: Approved with Conditions; Motion: Timler Second: Graham; Vote: 5-0: Timler-Yes; Graham-Yes; Walthour-Yes; Rumbaugh-Yes; Nash-Yes}

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

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

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

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

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

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

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

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

I. OTHER BUSINESS

J. ANNOUNCEMENTS

K. ADJOURNMENT

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