



Zoning Board of Appeals Wednesday, November 13, 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 – October 8, 2024

E. Announcements

F. New Business

1. Case Number: **ZVR2024-00079**
Applicant: Stone Mountain Nissan c/o Jennifer Wolfe
Owner: TT of Gwinnett Inc.
Contact: Jennifer Wolfe
Phone Number: 770-568-8867
Zoning: C-3
Location: 4275 Stone Mountain Highway
Map Number: R6055 006
Variance Requested: Wall signs to exceed maximum square footage
Commission District: (2) Ku/Edinger

2. Case Number: **ZVR2024-00085**
Applicant/Owner/Contact: Steve Clayton
Phone Number: 404-626-2131
Zoning: R-140
Location: 5270 Whispering Pines Lane
Map Number: R4318 024
Variance Requested: Accessory building to exceed maximum square
footage
Commission District: (3) Watkins/Timler

3. Case Number: **ZVR2024-00086**
Applicant/Owner/Contact: Steve Clayton
Phone Number: 404-626-2131
Zoning: R-140
Location: 5270 Whispering Pines Lane
Map Number: R4318 024
Variance Requested: Allow prohibited design materials
Commission District: (3) Watkins/Timler

4. Case Number: **ZVR2024-00087**
Applicant/Owner: Paul Breedlove
Contact: Joe Heckler
Phone Number: 678-414-5176
Zoning: RA-200
Location: 2067 Old Peachtree Road
Map Number: R7061 027
Variance Requested: Reduce minimum lot width
Commission District: (4) Holtkamp/Rumbaugh
5. Case Number: **ZVR2024-00088**
Applicant/Owner: Rudolph Foods Company
Contact: Jonathan Cook
Phone Number: 419-648-3611
Zoning: M-1
Location: 1050 Progress Circle
Map Number: R7014 030
Variance Requested: Exceed maximum parking
Commission District: (4) Holtkamp/Rumbaugh
6. Case Number: **ZVR2024-00089**
Applicants/Owners: Gary and Karen Marshall
Contact: Gary Marshall
Phone Number: 770-315-3159
Zoning: R-100
Location: 2562 Lindsey Grace Lane
Map Number: R7142 056
Variance Requested: Allow restricted vehicle parking
Commission District: (4) Holtkamp/Rumbaugh
7. Case Number: **ZVR2024-00090**
Applicant: Taurus Management Services, LLC
Owner: TCD255 GA Property, LLC
Contact: Shelly Rosamilia
Phone Number: 904-854-9566
Zoning: M-1
Location: 5870 Oakbrook Parkway
Map Number: R6196 105
Variance Requested: Exceed maximum fence height
Commission District: (2) Ku/Edinger
8. Case Number: **ZVR2024-00091**
Applicant/Owner/Contact: Stanislav Pashnyak
Phone Number: 404-936-6970
Zoning: R-100
Location: 215 Russell Road
Map Number: R7068 098
Variance Requested: Accessory building located in the front yard
Commission District: (4) Holtkamp/Rumbaugh

9. Case Number: **ZVR2024-00092**
Applicant/Owner/Contact: Stanislav Pashnyak
Phone Number: 404-936-6970
Zoning: R-100
Location: 215 Russell Road
Map Number: R7068 098
Variance Requested: Accessory building materials and colors different from the primary residence
Commission District: (4) Holtkamp/Rumbaugh
10. Case Number: **ZVR2024-00093**
Applicant/Owner/Contact: Stanislav Pashnyak
Phone Number: 404-936-6970
Zoning: R-100
Location: 215 Russell Road
Map Number: R7068 098
Variance Requested: Allow prohibited flooring material
Commission District: (4) Holtkamp/Rumbaugh
11. Case Number: **ZVR2024-00094**
Applicant: Richard Robinson
Owners: Lexie Ann Kreckman and Linda Shulin
Contact: Eric Bott
Phone Number: 770-560-1158
Zoning: C-2 and R-75
Location: 2696 Lawrenceville Highway
Map Number: R5018 046
Variance Requested: Exceed maximum parking
Commission District: (2) Ku/Edinger
12. Case Number: **ZVR2024-00095**
Applicant: Patty Shupe
Owner: Carlili Hernandez
Contact: Patty Shupe
Phone Number: 678-765-2596
Zoning: RA-200
Location: 3760 Hamilton Mill Road
Map Number: R7222 023
Variance Requested: Accessory structure located in the front yard
Commission District: (4) Holtkamp/Rumbaugh
13. Case Number: **ZVR2024-00096**
Applicant/Owner/Contact: "Anna" Nhung H. Nguyen
Phone Number: 770-883-3551
Zoning: R-100
Location: 342 Rockbridge Road
Map Number: R6114 118
Variance Requested: Reduce the minimum lot size for a personal care home
Commission District: (2) Ku/Edinger

14. Case Number: **ZVR2024-00097**
Applicant/Owner: Brand Properties
Contact: Jonathon Barge
Phone Number: 770-497-6474
Zoning: RM-24
Location: 1095 Ballpark Lane
Map Numbers: R7132 003 and 044
Variance Requested: Dumpster located in the front yard
Commission District: (4) HoltKamp/Rumbaugh
15. Case Number: **ZVR2024-00098**
Applicant/Owner: Brand Properties
Contact: Jonathon Barge
Phone Number: 770-497-6474
Zoning: RM-24 and MU-R
Location: 1095, 1165, and 1170 Ballpark Lane
Map Numbers: R7132 003, 006, 044, and R7147 193, 407
Variance Requested: Exceed maximum fence height
Commission District: (4) HoltKamp/Rumbaugh

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT