



Zoning Board of Appeals
Monday, December 13, 2021, 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 – November 9, 2021

E. Announcements

F. Old Business

1. Case Number: **ZVR2021-00120**
Applicant/Owner/Contact: Luis Socorro
Phone Number: 404.610.4527
Zoning: R-75
Location: 2715 Windstream Way
Map Number: R5016 187
Proposed Development: Single-Family Residential Subdivision
Variance Requested: Exceed the maximum allowable hard surface area in a front yard
Commission District: (4) Fosque

G. New Business

1. Case Number: **ZVR2021-00119**
Applicant/Owner/Contact: Ruben Diaz
Phone Number: 786.873.1535
Zoning: RZT
Location: 1900 Hollywood Drive
Map Number: R5049 136
Proposed Development: Single-Family Residence
Variance Requested: Exceed the maximum allowable hard surface area in a front yard
Commission District: (4) Fosque

2. Case Number: **ZVR2021-00126**
Applicant: Tire Discounters
Owner: T.D. Management Ltd.
Contact: Danny Lankford
Phone Number: 404.983.5851
Zoning: C-2
Location: 1093 Scenic Highway
Map Number: 5086 628
Proposed Development: Wall Sign
Variance Requested: Allow increase in maximum sign area
Commission District: (3) Watkins
3. Case Number: **ZVR2021-00127**
Applicant: William Bryant
Owner: Lora Bryant
Contact: William Bryant
Phone Number: 404.328.6548
Zoning: R-100
Location: 300 Grove Ridge Drive
Map Number: 5189 078
Proposed Development: Gazebo
Variance Requested: Allow an accessory building in a front yard
Commission District: (3) Watkins
4. Case Number: **ZVR2021-00128**
Applicant: Lidl US, LLC
Owner: Horizon Baptist Church
Contact: Deborah Pybum
Phone Number: 703.965.1740
Zoning: C-2
Location: 2172 Lawrenceville-Suwanee Road
Map Number: 7111 001
Proposed Development: Grocery Store
Variance Requested: Allow an increase in maximum width of an interior driveway
Commission District: (1) Carden

5. Case Number: **ZVR2021-00129**
Applicant: Lidl US, LLC
Owner: Horizon Baptist Church
Contact: Deborah Pybum
Phone Number: 703.965.1740
Zoning: C-2
Location: 2172 Lawrenceville-Suwanee Road
Map Number: 7111 001
Proposed Development: Grocery Store
Variance Requested: Allow increase in maximum sign area
Commission District: (1) Carden
6. Case Number: **ZVR2021-00130**
Applicant: Dharani Investments, LLLP
Owner: Dharani Investments
Contact: Venkatram Korapaty
Phone Number: 224.388.4567
Zoning: C-2
Location: 1924 Braselton Highway
Map Number: 7094 156
Proposed Development: Convenience Store with Fuel Pumps
Variance Requested: Allow more than 20 percent of parking area in the front yard in an overlay district
Commission District: (4) Fosque
7. Case Number: **ZVR2021-00131**
Applicant: Mahaffey Pickens Tucker, LLP
Owner: Hillside 20 Tract, LLC
Contact: Shane Lanham
Phone Number: 678.618.7467
Zoning: C-2
Location: 1655 Grayson Hwy
Map Number: 5137 019
Proposed Development: Restaurant
Variance Requested: Allow more than 20 percent of parking area in the front yard in an overlay district
Commission District: (1) Carden

8. Case Number: **ZVR2021-00132**
Applicant/Owner/Contact: Ion Istudor
Phone Number: 678.614.2707
Zoning: RA-200
Location: 566 Auburn Road
Map Number: 2003 104
Proposed Development: Single-Family Residence
Variance Requested: Allow reduction of lot width for a single-family residence
Commission District: (4) Fosque
9. Case Number: **ZVR2021-00139**
Applicant/Owner/Contact: Ion Istudor
Phone Number: 678.614.2707
Zoning: RA-200
Location: 566 Auburn Road
Map Number: 2003 104
Proposed Development: Single-Family Residence
Variance Requested: Allow reduction of road frontage for a single-family residence
Commission District: (4) Fosque
10. Case Number: **ZVR2021-00136**
Applicant: Jayson Diocares
Owner: Jayson Diocares
Contact: W. Charles Ross
Phone Number: 770.962.0100
Zoning: R-75
Location: 2830 Cardinal Lake Drive
Map Number: 7119A192
Proposed Development: Single-Family Residence
Variance Requested: Encroachment into front yard setbacks
Commission District: (1) Carden

11. Case Number: **ZVR2021-00137**
Applicant: Jayson Diocares
Owner: Jayson Diocares
Contact: W. Charles Ross
Phone Number: 770.962.0100
Zoning: R-75
Location: 2830 Cardinal Lake Drive
Map Number: 7119A192
Proposed Development: Single-Family Residence
Variance Requested: Encroachment into rear yard setback
Commission District: (1) Carden

12. Case Number: **ZVR2021-00138**
Applicant: Jayson Diocares
Owner: Jayson Diocares
Contact: W. Charles Ross
Phone Number: 770.962.0100
Zoning: R-75
Location: 2830 Cardinal Lake Drive
Map Number: 7119A192
Proposed Development: Single-Family Residence
Variance Requested: Encroachment into side yard setback
Commission District: (1) Carden

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT