
Zoning Board of Appeals
Monday, December 13, 2021, at 6:30pm
Gwinnett Justice and Administration Center
75 Langley Drive, Lawrenceville, GA 30046

Present: Paula Hastings, Jason Graham (Arrived at 6:37pm), Jeff Timler, Jim Nash
Absent: Matt Peevy

- A. Call To Order, Moment of Silence, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Agenda
{Action: Approved Motion: Nash; Second: Timler; Vote: 3-0: Hastings-Yes; Graham-Absent; Timler-Yes; Nash-Yes}
- D. Approval of Minutes:

November 9, 2021
{Action: Approved Motion: Nash; Second: Timler; Vote: 3-0: Hastings-Yes; Graham-Absent; Timler-Yes; Nash-Yes}
- E. Announcements
- F. Old Business
- 1. Case Number: **ZVR2021-00120 (Public Hearing Held 11/9/21)**
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
{Action: Approved Motion: Nash; Second: Timler; Vote: 3-0: Hastings-Yes; Graham-Absent; Timler-Yes; Nash-Yes}

G. New Business

1. Case Number: **ZVR2021-00119 (Public Hearing Held 12/13/21)**
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
{Action: Tabled to 1/11/2022 Motion: Nash; Second: Timler; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

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: R5086 628
Proposed Development: Wall Sign
Variance Requested: Allow increase in maximum sign area
Commission District: (3) Watkins
{Action: Denied Motion: Timler; Second: Nash; Vote: 3-1: Hastings-Yes; Graham-Against; Timler-Yes; Nash-Yes}

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: R5189 078
Proposed Development: Gazebo
Variance Requested: Allow an accessory building in a front yard
Commission District: (3) Watkins
{Action: Approved with Staff Recommended Conditions Motion: Timler; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

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: R7111 001
Proposed Development: Grocery Store
Variance Requested: Allow an increase in maximum width of an interior driveway

Commission District: (1) Carden

{Action: Approved with Staff Recommended Conditions Motion: Hastings; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

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: R7111 001
Proposed Development: Grocery Store
Variance Requested: Allow an increase in maximum sign area

Commission District: (1) Carden

{Action: Approved with Staff Recommended Conditions Motion: Hastings; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

6. Case Number: **ZVR2021-00130 (Public Hearing Held 12/13/21)**
Applicant: Dharani Investments, LLLP
Owner: Dharani Investments
Contact: Venkatram Korapaty
Phone Number: 224.388.4567
Zoning: C-2
Location: 1924 Braselton Highway
Map Number: R7094 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

{Action: Tabled to 1/11/2022 Motion: Nash; Second: Timler; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

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: R5137 019
Proposed Development: Restaurant
Variance Requested: Allow more than 20 percent of parking area in the front yard in an overlay district
Commission District: (3) Watkins

{Action: Approved Motion: Timler; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

8. Case Number: **ZVR2021-00132**
Applicant/Owner/Contact: Ion Istudor
Phone Number: 678.614.2707
Zoning: RA-200
Location: 566 Auburn Road
Map Number: R2003 104
Proposed Development: Single-Family Residence
Variance Requested: Allow reduction of lot width for a single-family residence
Commission District: (3) Watkins

{Action: Approved with Staff Recommended Conditions Motion: Timler; Second: Graham; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

9. Case Number: **ZVR2021-00139**
Applicant/Owner/Contact: Ion Istudor
Phone Number: 678.614.2707
Zoning: RA-200
Location: 566 Auburn Road
Map Number: R2003 104
Proposed Development: Single-Family Residence
Variance Requested: Allow reduction of road frontage for a single family residence
Commission District: (3) Watkins

{Action: Approved with Staff Recommended Conditions Motion: Timler; Second: Graham; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

10. Case Number: **ZVR2021-00136 (Public Hearing Held 12/13/21)**
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: R7119A192
Proposed Development: Single-Family Residence
Variance Requested: Encroachment into front yard setbacks
Commission District: (1) Carden

{Action: Tabled to 1/11/2022 Motion: Hastings; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

11. Case Number: **ZVR2021-00137 (Public Hearing Held 12/13/21)**
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: R7119A192
Proposed Development: Single-Family Residence
Variance Requested: Encroachment into rear yard setback
Commission District: (1) Carden

{Action: Tabled to 1/11/2022 Motion: Hastings; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

12. Case Number: **ZVR2021-00137 (Public Hearing Held 12/13/21)**
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: R7119A192
Proposed Development: Single-Family Residence
Variance Requested: Encroachment into side yard setback
Commission District: (1) Carden

{Action: Tabled to 1/11/2022 Motion: Hastings; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}

H. Other Business

I. Announcements

J. Adjournment

{Action: Approved Motion: Timler; Second: Nash; Vote: 4-0: Hastings-Yes; Graham-Yes; Timler-Yes; Nash-Yes}