



Zoning Board of Appeals
Wednesday, December 14, 2022, 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 17, 2022**
- E. Announcements**
- F. New Business**
 - 1. Case Number: **ZVR2022-00101 – Administratively Withdrawn**
 - 2. Case Number: **ZVR2022-00102**
 - Applicant/Owner/Contact: Sharon Samuel Enoch
 - Phone Number: 510.364.2624
 - Zoning: R-100 MOD
 - Location: 3046 Sarah Ellen Court
 - Map Number: R3002A 462
 - Proposed Development: Accessory Building
 - Variance Requested: Allow an accessory building to have different roofing materials from primary residence
 - Commission District: (3) Watkins
 - 3. Case Number: **ZVR2022-00103**
 - Applicant: ASI Signage
 - Owner: Bradley Bernheim
 - Contact: Chris Jansen
 - Phone Number: 678.973.0371
 - Zoning: MU-R
 - Location: 2925 Buford Drive
 - Map Number: R7146 073
 - Proposed Development: Wall Sign
 - Variance Requested: Allow a wall sign to project more than 12 inches
 - Commission District: (4) Fosque

4. Case Number: **ZVR2022-00104**
Applicant: Frank V. Sosebee
Owner: Deana Jones
Contact: Frank V. Sosebee
Phone Number: 770.654.5592
Zoning: R-100 MOD
Location: 1857 Dewberry Court
Map Number: R7056 126
Proposed Development: Single-Family Residence Addition
Variance Requested: Allow an encroachment into the rear yard setback
Commission District: (4) Fosque
5. Case Number: **ZVR2022-00105**
Applicant/Owner/Contact: Elizabeth Elizalde
Phone Number: 678.549.1694
Zoning: R-75
Location: 4106 Burns Road
Map Number: R6150 139
Proposed Development: Fence
Variance Requested: Allow a fence to exceed the maximum height
Commission District: (2) Ku
6. Case Number: **ZVR2022-00106**
Applicant/Owner/Contact: Elizabeth Elizalde
Phone Number: 678.549.1694
Zoning: R-75
Location: 4106 Burns Road
Map Number: R6150 139
Proposed Development: Accessory Building
Variance Requested: Allow an accessory building materials dissimilar to primary residence
Commission District: (2) Ku
7. Case Number: **ZVR2022-00107**
Applicant/Owner/Contact: Ronald Stewart
Phone Number: 678.234.6037
Zoning: R-100
Location: 1820 Green Alder Drive
Map Number: R5264 006
Proposed Development: Accessory Dwelling
Variance Requested: Exceed maximum accessory dwelling square footage
Commission District: (3) Watkins

8. Case Number: **ZVR2022-00108**
Applicant/Owner: 3695 Braselton Highway, LLC
Contact: Shane Lanham
Phone Number: 770.232.0000
Zoning: C-1
Location: 3695 Braselton Highway
Map Number: R3002B 495
Proposed Development: Ground Sign
Variance Requested: Allow an encroachment into the sign setback from the right-of-way
Commission District: (3) Watkins
9. Case Number: **ZVR2022-00109**
Applicant: Long Engineering, Inc.
Owner: Northside Hospital, Inc.
Contact: Michael De Leon
Phone Number: 770.951.2495
Zoning: C-2
Location: 2800 Buford Drive
Map Number: R7147 005 and 077A
Proposed Development: Off-Street Parking
Variance Requested: Eliminate bumper stops
Commission District: (1) Carden
10. Case Number: **ZVR2022-00111**
Applicant: Lizeth Garcia
Owner: JSL Homes Associates LLC
Contact: Lizeth Garcia
Phone Number: 404.437.2780
Zoning: R-75
Location: 3011 Cardinal Lake Drive
Map Number: R6234 129
Proposed Development: Accessory Building
Variance Requested: Allow an accessory building in the front yard
Commission District: (1) Carden
11. Case Number: **ZVR2022-00112**
Applicant: Lizeth Garcia
Owner: JSL Homes Associates LLC
Contact: Lizeth Garcia
Phone Number: 404.437.2780
Zoning: R-75
Location: 3011 Cardinal Lake Drive
Map Number: R6234 129
Proposed Development: Accessory Building
Variance Requested: Allow an encroachment into the accessory building setback
Commission District: (1) Carden

12. Case Number: **ZVR2022-00113**
Applicant: Lizeth Garcia
Owner: JSL Homes Associates LLC
Contact: Lizeth Garcia
Phone Number: 404.437.2780
Zoning: R-75
Location: 3011 Cardinal Lake Drive
Map Number: R6234 129
Proposed Development: Accessory Building
Variance Requested: Allow an accessory building to exceed the maximum square footage
Commission District: (1) Carden

G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT