



Zoning Board of Appeals
Tuesday, March 14, 2023, 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 – February 14, 2023**
- E. Announcements**
- F. New Business**
 - 1. Case Number: **ZVR2022-00110 – Administratively Held**
 - 2. Case Number: **ZVR2023-00006**
Applicant/Owner: Gwinnett Horizons, LLC
Contact: Robert Jackson Wilson
Phone Number: 770.962.9780
Zoning: C-2
Location: 5345 Jimmy Carter Boulevard
Map Number: R6195 032
Proposed Development: Dumpster Enclosure
Variance Requested: Wood Dumpster Enclosure
Commission District: (2) Ku
 - 3. Case Number: **ZVR2023-00012**
Applicant: Guillermo Ramirez
c/o Dillard Sellers
Owner: Guillermo Ramirez
Contact: Baxter Russell
Phone Number: 404.665.1224
Zoning: R-100
Location: 1546 Sever Road
Map Number: R7072 065
Proposed Development: Single-Family Residence
Variance Requested: Reduce the minimum lot width
Commission District: (1) Carden

4. Case Number: **ZVR2023-00013**
Applicant: Guillermo Ramirez
c/o Dillard Sellers
Owner: Guillermo Ramirez
Contact: Baxter Russell
Phone Number: 404.665.1224
Zoning: R-100
Location: 1546 Sever Road
Map Number: R7072 065
Proposed Development: Single-Family Residence
Variance Requested: Reduce the minimum lot width
Commission District: (1) Carden
5. Case Number: **ZVR2023-00014**
Applicant: Guillermo Ramirez
c/o Dillard Sellers
Owner: Guillermo Ramirez
Contact: Baxter Russell
Phone Number: 404.665.1224
Zoning: R-100
Location: 1546 Sever Road
Map Number: R7072 065
Proposed Development: Single-Family Residence
Variance Requested: Reduce the minimum lot width
Commission District: (1) Carden
6. Case Number: **ZVR2023-00015**
Applicant: Guillermo Ramirez
c/o Dillard Sellers
Owner: Guillermo Ramirez
Contact: Baxter Russell
Phone Number: 404.665.1224
Zoning: R-100
Location: 1546 Sever Road
Map Number: R7072 065
Proposed Development: Fence
Variance Requested: Exceed maximum fence height
Commission District: (1) Carden
7. Case Number: **ZVR2023-00016 – Administratively Held**
8. Case Number: **ZVR2023-00017 – Administratively Held**
9. Case Number: **ZVR2023-00018 – Administratively Held**

10. Case Number: **ZVR2023-00019**
Applicant/Owner: Tyler Sztuka
Contact: Eileen Sztuka
Phone Number: 678.787.2206
Zoning: R-100
Location: 910 Riverside Road
Map Number: R7337 002
Proposed Development: Single-Family Residence
Variance Requested: Encroachment into the front yard setback
Commission District: (4) Holtkamp
11. Case Number: **ZVR2023-00020**
Applicant/Owner: Cedar Village, LLC
Contact: Robert Jackson Wilson
Phone Number: 770.962.9780
Zoning: C-2
Location: 5265 Jimmy Carter Boulevard
Map Number: R6190 054
Proposed Development: Dumpster Enclosure
Variance Requested: Wood Dumpster Enclosure
Commission District: (2) Ku
12. Case Number: **ZVR2023-00021**
Applicant: Andrei Mocanu
Owner: Liviu Mocanu
Contact: Andrei Mocanu
Phone Number: 770.903.2527
Zoning: RA-200
Location: 992 Bailey Woods Road
Map Number: R2001 022
Proposed Development: Single-Family Residence
Variance Requested: Encroachment into the side yard setback
Commission District: (4) Holtkamp
13. Case Number: **ZVR2023-00022**
Applicant: Andrei Mocanu
Owner: Liviu Mocanu
Contact: Andrei Mocanu
Phone Number: 770.903.2527
Zoning: RA-200
Location: 992 Bailey Woods Road
Map Number: R2001 022
Proposed Development: Single-Family Residence
Variance Requested: Encroachment into the rear yard setback
Commission District: (4) Holtkamp

14. Case Number: **ZVR2023-00023**
Applicant: Andrei Mocanu
Owner: Liviu Mocanu
Contact: Andrei Mocanu
Phone Number: 770.903.2527
Zoning: RA-200
Location: 992 Bailey Woods Road
Map Number: R2001 022
Proposed Development: Single-Family Residence
Variance Requested: Reduce minimum heated floor area
Commission District: (4) Holtkamp

G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT