

**Zoning Board of Appeals**  
**Tuesday, March 14, 2023, at 6:30pm**  
Gwinnett Justice and Administration Center  
75 Langley Drive, Lawrenceville, GA 30046

**Present:** Jeff Timler, Bess Walthour, Jason Graham, Denise Rumbaugh, Jim Nash

- A. Call To Order, Pledge to Flag
- B. Other Business – Election of Officers

Chair:

{Action: Appoint Jeff Timler; Motion: Nash; Second: Graham; Vote: 4-0: Timler-Yes, Walthour-Yes; Graham-Yes; Rumbaugh-Out of Room; Nash-Yes}

Vice Chair:

{Action: Appoint Jim Nash; Motion: Timler; Second: Graham; Vote: 4-0: Timler-Yes, Walthour-Yes; Graham-Yes; Rumbaugh-Out of Room; Nash-Yes}

- C. Opening Remarks by Chairman and Rules of Order
- D. Amend Agenda  
{Action: Approved Motion: Timler; Second: Graham; Vote: 4-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Out of Room; Nash-Yes}
- E. Approval of Agenda  
{Action: Approved as Amended Motion: Nash; Second: Graham; Vote: 4-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Out of Room; Nash-Yes}
- F. Approval of Minutes:  
  
February 14, 2023  
{Action: Approved Motion: Graham; Second: Nash; Vote: 4-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Out of Room; Nash-Yes}
- G. Announcements
- H. 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  
{Action: Approved with Conditions Motion: Graham; Second: Nash; Vote: 5-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 5-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 5-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Yes; Nash-Yes}

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  
{Action: Approved with Conditions Motion: Timler; Second: Nash; Vote: 5-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions Motion: Graham; Second: Nash; Vote: 5-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Approved with Conditions Motion: Timler; Second: Graham; Vote: 5-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Yes; Nash-Yes}

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  
{Action: Approved with Conditions Motion: Graham; Second: Nash; Vote: 5-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Denied Motion: Graham; Second: Nash; Vote: 5-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Yes; Nash-Yes}
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  
{Action: Denied Motion: Graham; Second: Nash; Vote: 5-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Yes; Nash-Yes}

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  
{Action: Denied Motion: Graham; Second: Nash; Vote: 5-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Yes; Nash-Yes}
- I. Other Business
- J. Announcements
- K. Adjournment  
{Action: Approved Motion: Nash; Second: Graham; Vote: 5-0: Timler-Yes; Walthour-Yes; Graham-Yes; Rumbaugh-Yes; Nash-Yes}