



Zoning Board of Appeals
Wednesday, July 12, 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 – June 20, 2023

E. Announcements

F. Old Business

- | | | |
|----|----------------------|-------------------------------------|
| 1. | Case Number: | ZVR2023-00040 |
| | Applicant: | Carlos Guzman |
| | Owner: | Maria Solorio |
| | Contact: | Carlos Guzman |
| | Phone Number: | 770.828.9836 |
| | Zoning: | R-75 |
| | Location: | 597 Paper Mill Road |
| | Map Number: | R5180 003 |
| | Variance: | Encroachment into the front setback |
| | Commission District: | (3) Watkins |

G. New Business

- | | | |
|----|--------------------------|---|
| 1. | Case Number: | ZVR2023-00079 |
| | Applicant/Owner/Contact: | Aaron Price |
| | Phone Number: | 404.247.6810 |
| | Zoning: | R-100 |
| | Location: | 610 and 615 Settlesbrook Court |
| | Map Numbers: | R7311 431 and 432 |
| | Variance Requested: | Accessory buildings and a pool in side yard |
| | Commission District: | (4) Holtkamp |
-
- | | | |
|----|--------------------------|---|
| 2. | Case Number: | ZVR2023-00080 |
| | Applicant/Owner/Contact: | Aaron Price |
| | Phone Number: | 404.247.6810 |
| | Zoning: | R-100 |
| | Location: | 610 and 615 Settlesbrook Court |
| | Map Numbers: | R7311 431 and 432 |
| | Variance Requested: | Accessory building materials different from primary residence |
| | Commission District: | (4) Holtkamp |

3. Case Number: **ZVR2023-00081**
Applicant/Owner/Contact: David Bautista
Phone Number: 770.291.9130
Zoning: R-ZT
Location: 900 Burns Walk Court
Map Numbers: R6160 510
Variance Requested: Accessory building in side yard
Commission District: (2) Ku
4. Case Number: **ZVR2023-00082**
Applicant/Owner/Contact: David Bautista
Phone Number: 770.291.9130
Zoning: R-ZT
Location: 900 Burns Walk Court
Map Number: R6160 510
Variance Requested: Exceed fence height
Commission District: (2) Ku
5. Case Number: **ZVR2023-00083**
Applicant: Cidney Johnson
Owner: Deborah Johnson
Contact: Cidney Johnson
Phone Number: 404.577.3786
Zoning: R-75
Location: 4791 Trevino Circle
Map Number: R6239 269
Variance Requested: Recreational vehicle parking in side yard
Commission District: (1) Carden
6. Case Number: **ZVR2023-00084**
Applicant: Cidney Johnson
Owner: Deborah Johnson
Contact: Cidney Johnson
Phone Number: 404.577.3786
Zoning: R-75
Location: 4791 Trevino Circle
Map Number: R6239 269
Variance Requested: Exceed maximum front yard paving
Commission District: (1) Carden
7. Case Number: **ZVR2023-00085**
Applicant: Radovic Permits, LLC
Owner: Tinh X Vo
Contact: Maya Radovic
Phone Number: 404.717.4795
Zoning: C-2
Location: 3495 Greenvview Drive
Map Number: R6181 036
Variance Requested: Ground sign base material different from primary structure and open space within sign face
Commission District: (2) Ku

8. Case Number: **ZVR2023-00086**
Applicant: Radovic Permits, LLC
Owner: Tinh X Vo
Contact: Maya Radovic
Phone Number: 404.717.4795
Zoning: C-2
Location: 3495 Greenview Drive
Map Number: R6181 036
Variance Requested: Exceed ground sign height
Commission District: (2) Ku
9. Case Number: **ZVR2023-00087**
Applicant: Radovic Permits, LLC
Owner: Tinh X Vo
Contact: Maya Radovic
Phone Number: 404.717.4795
Zoning: C-2
Location: 3495 Greenview Drive
Map Number: R6181 036
Variance Requested: Ground sign setback encroachment
Commission District: (2) Ku
10. Case Number: **ZVR2023-00088**
Applicant: ATAI Construction
c/o Alliance Engineering and Planning
Shanaya Properties, LLC, SIASIM Investments LLC
Owner: Tyler Lasser
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning: C-2
Location: 1855 Duluth Highway
Map Number: R7081 136
Variance Requested: Eliminate road frontage
Commission District: (1) Carden
11. Case Number: **ZVR2023-00089**
Applicant: ATAI Construction
c/o Alliance Engineering and Planning
Shanaya Properties, LLC, SIASIM Investments LLC
Owner: Tyler Lasser
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning: C-2
Location: 1855 Duluth Highway
Map Number: R7081 136
Variance Requested: Eliminate interparcel access
Commission District: (1) Carden

12. Case Number: **ZVR2023-00090**
Applicant: ATAI Construction
c/o Alliance Engineering and Planning
Owner: Shanaya Properties, LLC, SIASIM Investments LLC
Contact: Tyler Lasser
Phone Number: 770.225.4730 ext. 819
Zoning: C-2
Location: 1855 Duluth Highway
Map Number: R7081 136
Variance Requested: Exceed maximum parking spaces in front and side yard
Commission District: (1) Carden
13. Case Number: **ZVR2023-00091 – Administratively Held**
14. Case Number: **ZVR2023-00092 - Administratively Held**

H. OTHER BUSINESS

I. ANNOUNCEMENTS

J. ADJOURNMENT