



Zoning Board of Appeals
Tuesday, August 8, 2023, at 6:30 pm
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 – July 12, 2023

E. Announcements

F. Old Business

1. Case Number: **ZVR2023-00066**
Applicant/Owner/Contact: Hyung O. Lee
Phone Number: 404.488.9872
Zoning: R-100
Location: 2718 Duluth Highway
Map Number: R7160 269
Variance Requested: To exceed maximum paved surface area in the front yard
Commission District: (1) Carden
2. Case Number: **ZVR2023-00067**
Applicant/Owner/Contact: Hyung O. Lee
Phone Number: 404.488.9872
Zoning: R-100
Location: 2722 Duluth Highway
Map Number: R7160 008
Variance Requested: To exceed maximum paved surface area in the front yard
Commission District: (1) Carden
3. Case Number: **ZVR2023-00072**
Applicant/Owner/Contact: Ana Mata
Phone Number: 770.875.5068
Zoning: R-75
Location: 2356 Bailey Drive
Map Number: R6226 056
Variance Requested: Accessory structure to encroach into the required setback
Commission District: (1) Carden

4. Case Number: **ZVR2023-00073**
Applicant/Owner/Contact: Ana Mata
Phone Number: 770.875.5068
Zoning: R-75
Location: 2356 Bailey Drive
Map Number: R6226 056
Variance Requested: Allow an accessory structure roof pitch and materials to differ from the principal structure

Commission District: (1) Carden
5. Case Number: **ZVR2023-00074**
Applicant/Owner/Contact: Ana Mata
Phone Number: 770.875.5068
Zoning: R-75
Location: 2356 Bailey Drive
Map Number: R6226 056
Variance Requested: Allow an accessory structure to exceed twelve feet in height

Commission District: (1) Carden
6. Case Number: **ZVR2023-00078**
Applicant/Owner/Contact: Ana Mata
Phone Number: 770.875.5068
Zoning: R-75
Location: 2356 Bailey Drive
Map Number: R6226 056
Variance Requested: Allow the cumulative area of all accessory structures to exceed 500 square feet

Commission District: (1) Carden

G. New Business

1. Case Number: **ZVR2023-00057**
Applicant/Owner/Contact: Anthony Heffner
Phone Number: 678.595.6749
Zoning: R-100
Location: 1971 Wessington Court
Map Number: R7186 065
Variance Requested: Allow recreational vehicle to be parked on paved surface in front yard

Commission District: (4) Holtkamp
2. Case Number: **ZVR2023-00058**
Applicant/Owner/Contact: Magaly I. Mendez
Phone Number: 678.577.2314
Zoning: R-100
Location: 3561 Hanover Drive
Map Number: R7186 058
Variance Requested: Allow recreational vehicle to be parked on paved surface in front yard

Commission District: (4) Holtkamp

3. Case Number: **ZVR2023-00091**
Applicant/Owner/Contact: Jose Alvarez
Phone Number: 770.906.0834
Zoning: R-75
Location: 1100 Appian Way
Map Number: R5082 137
Variance Requested: Exceed accessory building size
Commission District: (1) Carden
4. Case Number: **ZVR2023-00092**
Applicant/Owner/Contact: Jose Alvarez
Phone Number: 770.906.0834
Zoning: R-75
Location: 1100 Appian Way
Map Number: R5082 137
Variance Requested: Accessory building in side yard
Commission District: (1) Carden
5. Case Number: **ZVR2023-00098**
Applicant/Owner/Contact: Jose Alvarez
Phone Number: 770.906.0834
Zoning: R-75
Location: 1100 Appian Way
Map Number: R5082 137
Variance Requested: Exceed accessory building height
Commission District: (1) Carden
6. Case Number: **ZVR2023-00093**
Applicant/Owner/Contact: Andrei Piu
Phone Number: 678.761.7490
Zoning: R-100
Location: 2631 Sardis Way
Map Number: R1002B195
Variance Requested: Exceed accessory building size
Commission District: (4) Holtkamp
7. Case Number: **ZVR2023-00094**
Applicant/Owner/Contact: Andrei Piu
Phone Number: 678.761.7491
Zoning: R-100
Location: 2631 Sardis Way
Map Number: R1002B195
Variance Requested: Exceed accessory building height
Commission District: (4) Holtkamp

8. Case Number: **ZVR2023-00095**
Applicant/Owner: Juan Hernandez Villegas
Contact: Laura Rodriguez
Phone Number: 470.985.2500
Zoning: R-100
Location: 3350 Wildwood Road
Map Number: R7168 018
Variance Requested: Primary residence side setback encroachment
Commission District: (1) Carden
9. Case Number: **ZVR2023-00096**
Applicant/Owner: Juan Hernandez Villegas
Contact: Laura Rodriguez
Phone Number: 470.985.2500
Zoning: R-100
Location: 3350 Wildwood Road
Map Number: R7168 018
Variance Requested: Accessory buildings and a Pool in side yard
Commission District: (1) Carden
10. Case Number: **ZVR2023-00097**
Applicant: Ezekiel Construction
Owner: Jiun Yeh Peng/HPL Realty LLC
Contact: Serge Charles
Phone Number: 678.508.4417
Zoning: R-100
Location: 1695 Old Peachtree Road
Map Number: R7165 005
Variance Requested: Eliminate road frontage requirement
Commission District: (1) Carden
11. Case Number: **ZVR2023-00100**
Applicant: Sydney Stokes
Owner: Epizon Financial Group LLC
Contact: Sydney Stokes
Phone Number: 678.541.3291
Zoning: R-L
Location: 6388 Garrett Road
Map Number: R7362 008
Variance Requested: To allow a rear setback encroachment by 17 feet for a new single-family home
Commission District: (4) Holtkamp
12. Case Number: **ZVR2023-00101**
Applicant/Owner/Contact: David L. Bush
Phone Number: 770.985.5217
Zoning: R-100
Location: 2490 Falcon Ridge Drive
Map Number: R5070 096
Variance Requested: Accessory building in front yard
Commission District: (3) Watkins

13. Case Number: **ZVR2023-00102**
Applicant/Owner/Contact: David L. Bush
Phone Number: 770.985.5218
Zoning: R-100
Location: 2490 Falcon Ridge Drive
Map Number: R5070 096
Variance Requested: Accessory building roof different from primary residence
Commission District: (3) Watkins
14. Case Number: **ZVR2023-00103**
Applicant: Radovic Permits, LLC
Owner: Ton Sang That
Contact: Maya Radovic
Phone Number: 404.717.4795
Zoning: R-75
Location: 83 Sweetgum Road
Map Number: R5206 004A
Variance Requested: More than one ground sign per road frontage
Commission District: (3) Watkins
15. Case Number: **ZVR2023-00104**
Applicant: Radovic Permits, LLC
Owner: Ton Sang That
Contact: Maya Radovic
Phone Number: 404.717.4795
Zoning: R-75
Location: 83 Sweetgum Road
Map Number: R5206 004A
Variance Requested: Ground sign to exceed maximum height
Commission District: (3) Watkins
16. Case Number: **ZVR2023-00105**
Applicant: Radovic Permits, LLC
Owner: Ton Sang That
Contact: Maya Radovic
Phone Number: 404.717.4795
Zoning: R-75
Location: 83 Sweetgum Road
Map Number: R5206 004A
Variance Requested: Different ground sign base material
Commission District: (3) Watkins
17. Case Number: **ZVR2023-000106**
Applicant: Culver Incorporated
Owner: Aleem Wadhwania
Contact: Jack Richard Culver
Phone Number: 770.652.8472
Zoning: R-100
Location: 739 Middle Fork Trail
Map Number: R7285 329
Variance Requested: Exceed accessory building height
Commission District: (4) Holtkamp

18. Case Number: **ZVR2023-00107**
Applicant: Culver Incorporated
Owner: Aleem Wadhwanian
Contact: Jack Richard Culver
Phone Number: 770.652.8472
Zoning: R-100
Location: 739 Middle Fork Trail
Map Number: R7285 329
Variance Requested: Exceed accessory building size
Commission District: (4) Holtkamp

H. OTHER BUSINESS

1. Case: **Time Lapse Waiver**
Applicant: Ali Mehran
Owner: Ali Givehchi
Contact: Ali Mehran
Phone: 949.929.4660
Zoning: R-100
Location: 2474 East Maddox Road
Map Number: R7226 114
Variance: Fence to exceed maximum height
Commission District: (4) Holtkamp

I. ANNOUNCEMENTS

J. ADJOURNMENT