



**Gwinnett**

## **REVISED NOTICE OF MEETING**

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### **Zoning Board of Appeals**

**Tuesday, October 10, 2023, at 6:30pm**

Gwinnett County Justice and Administration Center Auditorium  
75 Langley Drive, Lawrenceville, GA 30046

The Zoning Board of Appeals will hold a public hearing on Tuesday, October 10, 2023, at 6:30pm.

As set forth in the Americans with Disabilities Act of 1990, Gwinnett County Government does not discriminate on the basis of disabilities in the admission or access to, or treatment or employment in its programs or activities. Matthew Eason, 75 Langley Drive, Lawrenceville, Georgia, 30046 has been designated to coordinate compliance with the non-discrimination requirements contained in section 34.107 of the Department of Justice regulations, information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA coordinator.

Gwinnett County Government will assist citizens with special needs given proper notice (seven working days). Any request for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of Gwinnett County Government should be directed to Matthew Eason, 75 Langley Drive, Lawrenceville, GA 30046, telephone number 770.822.8165.

Zoning Board of Appeals  
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The following Zoning Board of Appeals items of business, located within Unincorporated Gwinnett County, are scheduled for public hearings as stated above. Applications and other information are available in the office of the Planning and Development Department, 446 West Crogan Street, Lawrenceville, Georgia. Office hours are 8:00 A.M. to 5:00 P.M., Monday through Friday.

ZVR2023-00099, Applicant: Isabel Rivas Acosta; Owner: Maria Rivas; Zoning: R-75; Tax Parcel No. R6150 095; 4008 Carter Drive; Variance to allow setback encroachment, District 2/Ku

ZVR2023-00100, Applicant: Sydney Stokes; Owner: Epizon Financial Group LLC; Zoning: R-L ; Tax Parcel No. R7362 008; 6388 Garrett Road; Variance to allow principal building rear setback encroachment; District 4/Holtkamp

ZVR2023-00109, Applicant: Mike Kim; Owner: Sae Jae Oh; Zoning: O-I; Tax Parcel No. R7119 058; 2444 Duluth Highway; Variance to allow dumpster location in front yard, District 1/Carden

ZVR2023-00110, Applicant: Mike Kim; Owner: Sae Jae Oh; Zoning: O-I; Tax Parcel No. R7119 058; 2444 Duluth Highway; Variance to reduce concrete pad size for dumpster, District 1/Carden

ZVR2023-00111, Applicant: DRB Group; Owner: Thomas T. Hamilton and Mary Hamilton; Zoning: OSC; Tax Parcel No. R5198 007, 008, and 169; 2600 Block of Ozora Church Road; Variance to allow cul-de-sac street longer than 600 Feet, District 3/Watkins

ZVR2023-00112, Applicant: DRB Group; Owner: Thomas T. Hamilton and Mary Hamilton; Zoning: OSC; Tax Parcel No. R5198 007, 008, and 169; 2600 Block of Ozora Church Road; Variance to eliminate street connection requirements, District 3/Watkins

ZVR2023-00113, Applicant: Bobby Bullard; Owner: Robert F. Bullard; Zoning: RA-200; Tax Parcel No. R7055 014; 1230 Prospect Road; Variance to allow accessory building setback encroachment, District 4/Holtkamp

ZVR2023-00114, Applicant: Bobby Bullard; Owner: Robert F. Bullard; Zoning: RA-200; Tax Parcel No. R7055 014; 1230 Prospect Road; Variance to allow accessory building setback encroachment, District 4/Holtkamp

ZVR2023-00116, Applicant: Bobby Bullard; Owner: Robert F. Bullard; Zoning: RA-200; Tax Parcel No. R7055 014; 1230 Prospect Road; Variance to allow accessory structures without a principal structure, District 4/Holtkamp

ZVR2023-00121, Applicant: Isabel Rivas Acosta; Owner: Maria Rivas; Zoning: R-75; Tax Parcel No. R6150 095; 4008 Carter Drive; Variance to allow accessory building materials different from principal, District 2/Ku

ZVR2023-00122, Applicant: Mike Kim; Owner: Sae Jae Oh; Zoning: O-I; Tax Parcel No. R7119 058; 2444 Duluth Highway; Variance to allow dumpster enclosure different from principal structure materials, District 1/Carden

ZVR2023-00123, Applicant: Bluepoint Construction SE; Owner: Indu Patel; Zoning: R-100; Tax Parcel No. R7121 610; 2408 Meadow Church Road; Variance to allow encroachment into the rear setback, District 1/Carden

ZVR2023-00124, Applicant: Apollo Sign & Light (on behalf of Discount Tire); Owner: Matthew Johnson (Halle Properties); Zoning: C-2; Tax Parcel No. R5086 625 ; 1153 Scenic Highway; Variance to allow wall sign to exceed maximum area for lot size, District 3/Watkins

ZVR2023-00125, Applicant: Truth Chapel Church; Owner: Cortt Chavis; Zoning: R-100; Tax Parcel No. R5163 129; 3425 Loganville Highway; Variance to allow gravel parking, District 3/Watkins

ZVR2023-00126, Applicant: Lauro Montenegro; Owner: Lauro Montenegro; Zoning: R-75; Tax Parcel No. R6260 188; 2985 Landington Way; Variance to allow accessory setback encroachment, District 1/Carden

ZVR2023-00127, Applicant: Andy Jean-Baptiste; Owner: Andy Jean-Baptiste; Zoning: R-100; Tax Parcel No. R4301 162; 4817 James Floyd Way; Variance to exceed maximum fence height in the front yard, District 3/Watkins

ZVR2023-00130, Applicant: Sylvia London-Patterson; Owner: Nakris Adeyinka Ojo; Zoning: R-100CSO; Tax Parcel No. R7351 013; 6230 Stewart Road; Variance to allow lot width reduction, District 4/Holtkamp

ZVR2023-00131, Applicant: Sylvia London-Patterson; Owner: Nakris Adeyinka Ojo; Zoning: R-100CSO; Tax Parcel No. R7351 013; 6230 Stewart Road; Variance to allow front setback reduction, District 4/Holtkamp

ZVR2023-00132, Applicant: Sylvia London-Patterson; Owner: Nakris Adeyinka Ojo; Zoning: R-100CSO; Tax Parcel No. R7351 013; 6230 Stewart Road; Variance to allow side setback encroachment, District 4/Holtkamp

ZVR2023-00133, Applicant: Gwinnett Christian Life Assembly of God Church; Owner: Reverend Daniel Rager; Zoning: R-100; Tax Parcel No. R7072 004 ; 1670 Sever Road; Variance to allow ground sign height, District 1/Carden

ZVR2023-00134, Applicant: Gwinnett Christian Life Assembly of God Church; Owner: Reverend Daniel Rager; Zoning: R-100; Tax Parcel No. R7072 004; 1670 Sever Road; Variance to allow internal sign illumination, District 1/Carden