



### **Zoning Board of Appeals Tuesday, January 13, 2026, at 7:00pm**

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

**A. Call To Order, Pledge to Flag**

**B. Opening Remarks by Chairwoman and Rules of Order**

**C. Approval of Agenda**

**D. Approval of Minutes – December 10, 2025**

**E. Announcements**

**F. New Business**

1. Case Number: **VAR2025-00069**  
Applicant/Owner/Contact: Oscar Ortiz  
Phone Number: 470.902.6944  
Zoning: R-100  
Location: 1542 Pharrs Road  
Map Number: R5072 096  
Variance Requested: Accessory dwelling rear setback encroachment  
Commission District: (3) Watkins
2. Case Number: **VAR2025-00070**  
Applicant/Owner/Contact: Oscar Ortiz  
Phone Number: 470.902.6944  
Zoning: R-100  
Location: 1542 Pharrs Road  
Map Number: R5072 096  
Variance Requested: Accessory dwelling to exceed maximum heated square footage  
Commission District: (3) Watkins
3. Case Number: **VAR2025-00074**  
Applicant/Owner/Contact: Oscar Ortiz  
Phone Number: 470.902.6944  
Zoning: R-100  
Location: 1542 Pharrs Road  
Map Number: R5072 096  
Variance Requested: Exceed maximum number of accessory dwellings  
Commission District: (3) Watkins

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|----|----------------------|-------------------------------|
| 4. | Case Number:         | <b>VAR2026-00001</b>          |
|    | Applicant:           | Jennifer Wolfe                |
|    | Owner:               | Killian Hill Acquisition, LLC |
|    | Contact:             | Jennifer Wolfe                |
|    | Phone Number:        | 770.568.8867                  |
|    | Zoning:              | C-2                           |
|    | Location:            | 4051 Stone Mountain Highway   |
|    | Map Number:          | R6054 149                     |
|    | Variance Requested:  | Exceed maximum wall sign area |
|    | Commission District: | (2) Ku                        |

**G. OTHER BUSINESS**

**H. ANNOUNCEMENTS**

**I. ADJOURNMENT**