



Zoning Board of Appeals
Tuesday, March 10, 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 Chairman and Rules of Order

C. Approval of Agenda

D. Approval of Minutes – February 10, 2026

E. Announcements

F. Old Business

1. Case Number: **VAR2026-00003 (Public Hearing Held 2/10/2026)**
Applicant: Brandon Le
Owner: Binh Nguyen
Contact: Brandon Le
Phone Number: 404.610.6481
Zoning: R-100MOD
Location: 1385 Creek Pointe Circle
Map Number: R7055 274
Variance Requested: Exceed maximum lot coverage
Commission District: (4) Holtkamp

G. New Business

1. Case Number: **VAR2026-00004**
Applicant/Owner/Contact: John Talipsky
Phone Number: 678.462.0626
Zoning: R-100
Location: 2783 Bicentennial Drive
Map Number: R6039 069
Variance Requested: Accessory structure located in the front yard
Commission District: (2) Ku

2. Case Number: **VAR2026-00008**
Applicant/Owner/Contact: Adriana Hernandez
Phone Number: 770.560.3658
Zoning: MH
Location: 1576 High Sierra Drive
Map Number: R7044 097
Variance Requested: Accessory building setback encroachments
Commission District: (1) Carden

- 3. Case Number: **VAR2026-00009**
Applicant/Owner/Contact: Adriana Hernandez
Phone Number: 770.560.3658
Zoning: MH
Location: 1576 High Sierra Drive
Map Number: R7044 097
Variance Requested: Accessory building design standards
Commission District: (1) Carden

- 4. Case Number: **VAR2026-00010**
Applicant/Owner/Contact: Adriana Hernandez
Phone Number: 770.560.3658
Zoning: MH
Location: 1576 High Sierra Drive
Map Number: R7044 097
Variance Requested: Accessory dwelling rear setback encroachment
Commission District: (1) Carden

- 5. Case Number: **VAR2026-00011**
Applicant/Owner/Contact: Adriana Hernandez
Phone Number: 770.560.3658
Zoning: MH
Location: 1576 High Sierra Drive
Map Number: R7044 097
Variance Requested: Accessory dwelling height to exceed primary residence height
Commission District: (1) Carden

- 6. Case Number: **VAR2026-00012**
Applicant/Owner/Contact: Adriana Hernandez
Phone Number: 770.560.3658
Zoning: MH
Location: 1576 High Sierra Drive
Map Number: R7044 097
Variance Requested: Accessory dwelling design standards
Commission District: (1) Carden

H. OTHER BUSINESS

I. ANNOUNCEMENTS

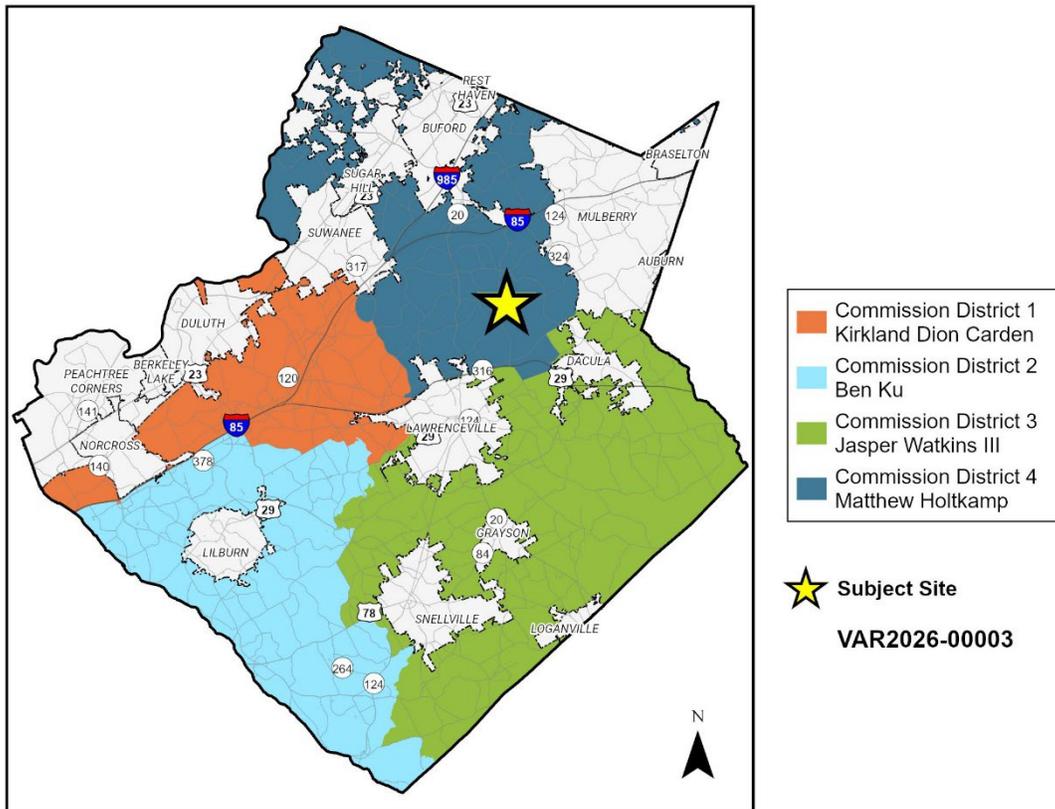
J. ADJOURNMENT

ZONING BOARD OF APPEALS CASE REPORT

Case Number: VAR2026-00003
Variance Request: Exceed maximum lot coverage
Zoning District: R-100 MOD (Modified Single-Family Residence District)
Address: 1385 Creek Pointe Circle
Map Number: R7055 274
Site Area: 0.33 acres
Applicant: Brandon Le
Owner: Binh Nguyen
Commission District: District 4 – Commissioner Holtkamp

Staff Recommendation: DENIAL

Zoning Board of Appeals Recommendation: PUBLIC HEARING HELD/ DECISION TABLED TO 3/10/2026



Zoning Board of Appeals Advertised Public Hearing Date: 2/10/2026 (Public Hearing Held/ Decision Tabled to 3/10/2026)

Existing Site Conditions

The subject property is a 0.33-acre property located at the intersection of Prospect Creek Drive and Creek Pointe Circle within the Prospect Creek subdivision. The property contains a single-family residence, two-story detached deck, koi pond, and waterfall in the rear yard and is surrounded by other single-family residences.

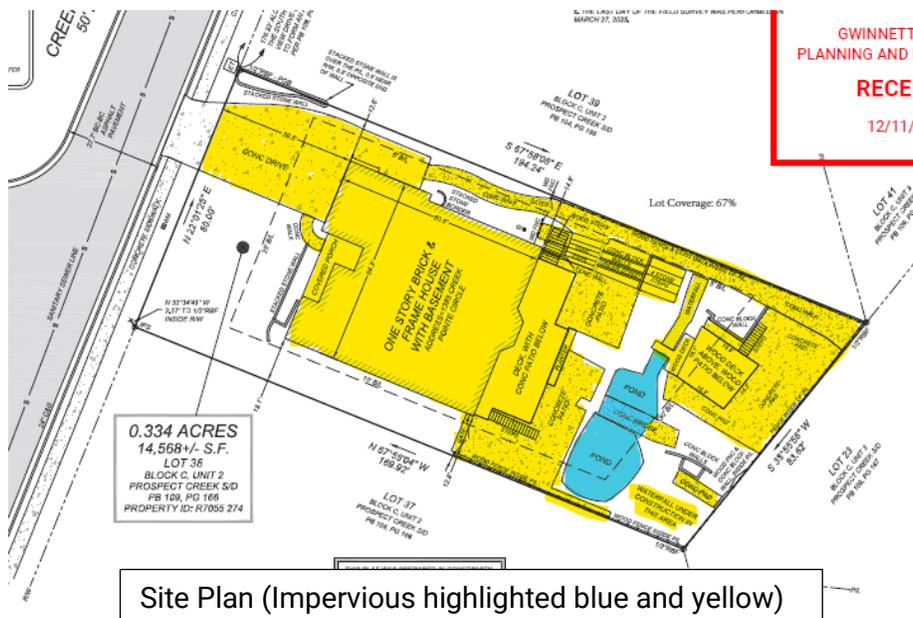


Variance Request

The applicant is seeking a variance from the following provision of the UDO:

Section 210-120. Dimensional Standards. Lots within the R-100 zoning district have a maximum lot coverage of 45%.

The applicant is requesting to exceed the maximum allowable lot coverage area by 22% resulting in 67% of the lot being covered by impervious surfaces. Permits were not obtained prior to the construction of the impervious areas in the rear yard. A Stop Work Order was issued in March 2025.



Site Plan (Impervious highlighted blue and yellow)



View of residence facing north



Two-story deck



Koi pond and waterfall



Tiered retaining walls with stacked stone



Standards for Granting Variances

Section 270-90.7.A. of the Unified Development Ordinance (UDO) lists the following criteria for granting variances:

1. The strict adherence to a provision creates a hardship due to topographical or site conditions, or
2. The applicant proposes a solution which does not circumvent the purpose and intent of the UDO.

Staff Analysis

The property is undergoing construction in the rear yard for a two-story deck, koi pond, concrete patios, waterfall, and several tiered retaining walls. The lot coverage maximum regulation is intended to limit the amount of impervious surface for single-family properties. Exceeding the maximum lot coverage could result in excessive stormwater runoff and potential drainage issues for neighboring properties. The property does not contain unique site conditions or topography. Approval of the variance would circumvent the purpose and intent of the UDO.

Staff Recommendation

Based upon the findings and conclusions herein, the Department of Planning and Development recommends **DENIAL** of the variance request.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Zoning Board of Appeals choose to approve this petition.

1. The property shall be developed in general conformance with the site plan dated received December 11, 2025, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. No additional impervious surface shall be allowed on the property.
3. The applicant shall apply for a land disturbance permit within 60 days of variance approval.
4. The applicant shall apply for a building permit for the two-story detached deck within 30 days of variance approval.

Exhibits:

- A. Application
- B. Maps

Exhibit A: Application

[attached]



VARIANCE APPLICATION

See the Variance Application Submittal Instructions for general information and directions related to submitting this application.

Property Information:

Property Address: 1385 Creek Pointe Circle Property Parcel ID: 7055 274

Variance(s) Requested: Exceed maximum lot coverage

Unified Development Ordinance (UDO) Code Section(s): 210-120.

Sign Ordinance Code Section(s): N/A

Applicant Information:

Name: Brandon Le

Contact Person: Brandon Le

Mailing Address: 688 Cashiers Road

City, State, Zip Code: Dacula, GA 30019

Phone Number: 404.610.6481 Email Address: brandonle2007@gmail.com

Applicant is (check, if applicable): Property Owner Owner's Agent

RECEIVED

12/29/2025

Binh Nguyen
1385 Creek Pointe Circle
Lawrenceville, GA 30043
Phone: 678-800-5253
Email: baohienaden@gmail.com

12/11/2025

Gwinnett County Planning and Development Department
70 S. Clayton Street
P.O. Box 2200
Lawrenceville, GA 30046

Re: Letter of Intent for Residential Variances – 1385 Creek Pointe Circle, Lawrenceville, GA 30043

Parcel Number: **R7055 274**
210-120 (Maximum Lot Coverage – R-100)

To the Gwinnett County Zoning Board:

I am submitting this Letter of Intent in support of my application for a residential variance for my property located at **1385 Creek Pointe Circle, Lawrenceville, GA 30043 (Parcel R7055 274)**. This variance relates to the maximum allowable lot coverage for properties zoned R-100.

Requested Variances

- 1. Variance to Section 210-120 – Maximum Lot Coverage**
Section 210-120 limits total lot coverage in the R-100 zoning district to **45%**. Construction of the proposed accessory structure will likely cause the lot coverage to **exceed the maximum allowed**, and I am requesting a variance to permit this increase to **67%**.

Justification / Hardship

The area in my backyard experiences **persistent mud and standing water after rainfall** due to concentrated runoff and limited natural drainage. These conditions create unsafe and unsanitary conditions, including slippery surfaces, soil erosion, and tracking mud into the home, which cannot be adequately resolved through landscaping or gravel.

Installing concrete under the deck and surrounding area is the **minimum necessary solution** to control drainage, prevent erosion, and provide a safe, usable surface without expanding the structure or its footprint. The hardship results from existing site conditions rather than a self-

RECEIVED

12/29/2025

created issue, and the improvement will not negatively impact neighboring properties or alter the character of the area.

Neighborhood & Community Impact

The requested variances will **not** negatively impact neighboring properties or the surrounding community. The proposed structure will be placed to maintain neighborhood consistency and will be designed to complement the architectural style of the existing home.

Additionally:

- The structure will not obstruct views or disrupt privacy.
- It will not interfere with drainage, utilities, or easements.
- Landscaping, fencing, or natural screening will help mitigate visual impact.

The improvement will enhance the property's organization, safety, and appearance.

Commitment to Compliance

I am committed to complying with all City of Lawrenceville building codes, inspections, and any conditions the Zoning Board may deem appropriate. I intend to complete this project responsibly and in alignment with community standards.

Thank you for your time and consideration. I respectfully request approval of these variance applications and welcome the opportunity to provide additional documentation such as surveys, site plans, drawings, or photographs as needed.

Sincerely,
Binh Nguyen



Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

1. Does the strict adherence to a provision create hardship due to topographical or site conditions?

Yes.

The need for these variances is due to the retaining wall for the waterfall already concreted in the foundation.

2. Does the applicant propose a solution that does not circumvent the purpose and intent of this UDO?

No.



GWINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon in less than six (6) months from the date of last action by the Board of Commissioners.



Property Owner

Name: Binh Nguyen

Signature: [Handwritten Signature]

Date: 12-27-2025

Notary Public

Name: Frankie Pompey

Signature: [Handwritten Signature]

Date: 12/27/2025

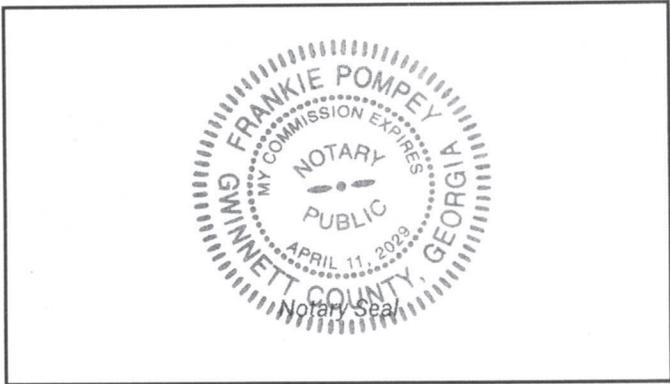


Exhibit B: Maps

[attached]

PROSPECT CREEK DR

PROSPECT VIEW DR

CREEK POINTE CIR

CREEK POINTE CIR

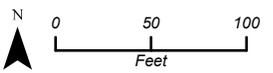
7-55

R100MOD

 VAR2026-00003

7055 274

Gwinnett County
Department of Planning and Development
Created: 1/23/2026



SUBJECT SITE AND SURROUNDING ZONING

CREEK POINTE CIR



 VAR2026-00003

7055 274

Gwinnett County
Department of Planning and Development
Created: 1/23/2026

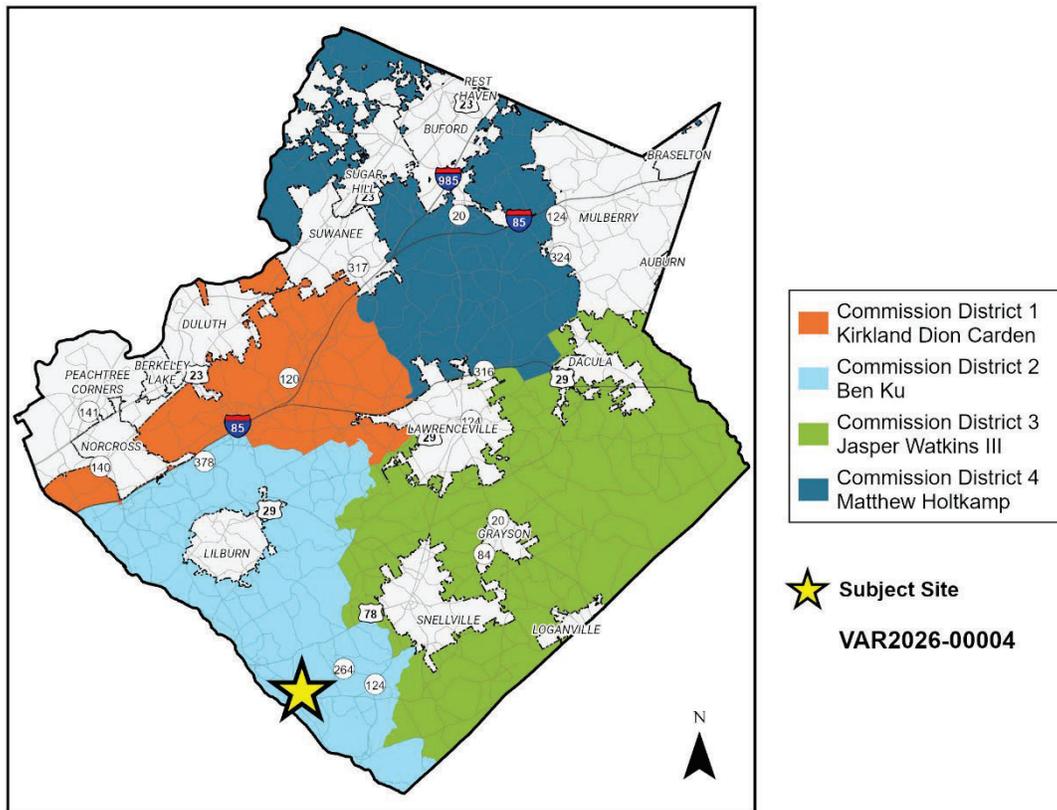
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ZONING BOARD OF APPEALS CASE REPORT

Case Number: VAR2026-00004
Variance Request: Accessory building in the front yard
Zoning District: R-100 (Single-Family Residence District)
Address: 2783 Bicentennial Drive
Map Number: R6039 069
Site Area: 0.4 acres
Applicant/Owner: John Talipsky
Commission District: District 2 – Commissioner Ku

Staff Recommendation: APPROVAL WITH CONDITIONS



Existing Site Conditions

The subject property is a 0.4-acre property located at the intersection of Bicentennial Drive and Spirit Court within the Annistown Ridge subdivision. The property is a corner lot that contains a single-family residence, fence, vegetation, and is surrounded by other single-family residences.



Variance Request

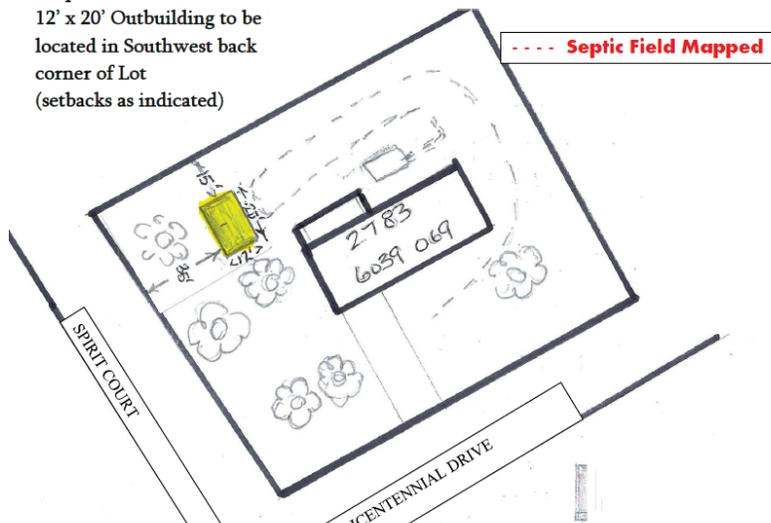
The applicant is seeking a variance from the following provision of the UDO:

Section 230-30.8. Accessory Building Standards. Accessory buildings, structures or uses shall not be allowed in a front yard.

The applicant proposes to construct a 240-square-foot accessory building within the front yard of a corner lot. The proposed location of the accessory building is 35 feet from the Spirit Court right-of-way.

Color : White Siding: Consistent with Primary Structure

Proposed
12' x 20' Outbuilding to be
located in Southwest back
corner of Lot
(setbacks as indicated)



Site Plan (Proposed accessory building highlighted yellow)



Proposed location



View from intersection of Bicentennial Drive and Spirit Court

Standards for Granting Variances

Section 270-90.7.A. of the Unified Development Ordinance (UDO) lists the following criteria for granting variances:

1. The strict adherence to a provision creates a hardship due to topographical or site conditions, or
2. The applicant proposes a solution which does not circumvent the purpose and intent of the UDO.

Staff Analysis

The subject property is a corner lot which results in having two front yards. The septic drainage field is located behind the primary residence which greatly restricts the buildable area of the rear yard. The proposed accessory building will meet all other standards such as building materials, size, and setbacks from shared property lines with adjacent residences. Staff has recommended conditions to mitigate potential adverse effects including retaining the existing vegetation to screen the accessory building and prohibiting driveway access to the accessory building from Spirit Court. Due to the location of the pre-existing septic field and the corner lot configuration, strict adherence to the accessory building location standards creates a hardship.

Staff Recommendation

Based upon the findings and conclusions herein, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the variance request, with the following conditions:

1. The property shall be developed in general conformance with the site plan dated received January 3, 2026, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The property shall retain the existing vegetation along Spirit Court road frontage.
3. The accessory building shall not be accessed from a driveway along Spirit Court.

Exhibits:

- A. Application
- B. Maps

Exhibit A: Application

[attached]



VARIANCE APPLICATION

See the Variance Application Submittal Instructions for general information and directions related to submitting this application.

Property Information:

Property Address: 2783 Bicentennial Drive Property Parcel ID: 6039 069

Variance(s) Requested: Allow an accessory building in the front yard

Unified Development Ordinance (UDO) Code Section(s): 230-30.8

Sign Ordinance Code Section(s):

Applicant Information:

Name: John Talipsky

Contact Person: John Talipsky

Mailing Address: 2783 Bicentennial Drive

City, State, Zip Code: Stone Mountain, GA 30087

Phone Number: 678.462.0626 Email Address: john.talipsky@talipsky.com

Applicant is (check, if applicable): Property Owner Owner's Agent

2783 Bicentennial Drive, Stone Mtn, GA 30087 Variance Plan

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

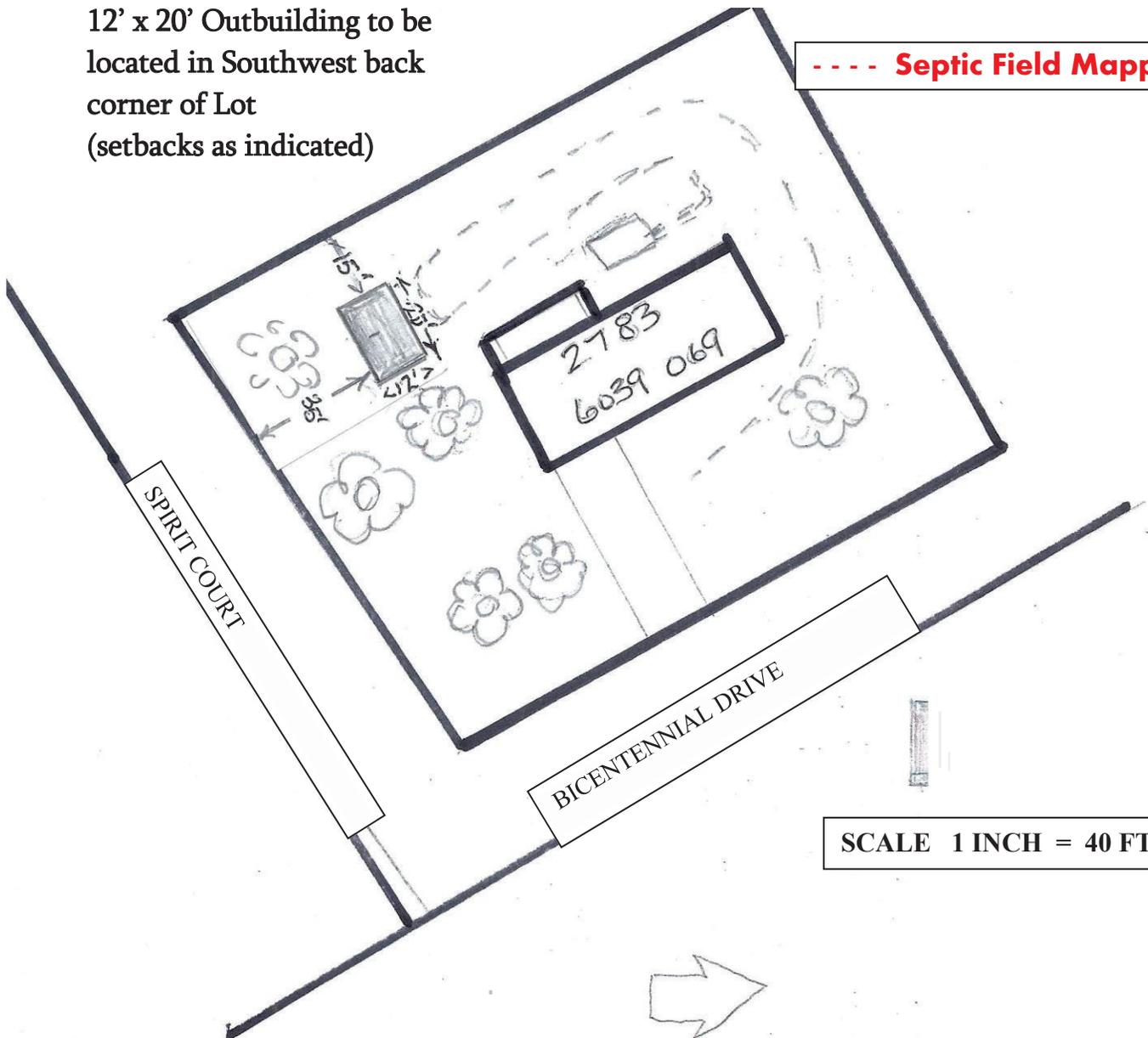
1/3/2026

Color : White Siding: Consistent with Primary Structure

Proposed

12' x 20' Outbuilding to be
located in Southwest back
corner of Lot
(setbacks as indicated)

----- **Septic Field Mapped**



SCALE 1 INCH = 40 FT

*John Talipsky, 2783 Bicentennial Drive,
Stone Mountain, GA 30087-3809*

VAR2026-00004

MM

2783 Bicentennial Drive
Stone Mountain, GA 30087-3809
January 1, 2026

LETTER OF INTENT

This letter is intended to request a zoning Variance to **Section 230-30-8** which restricts accessory structures from the front yard. The property has a frontage to Spirit Court (the primary Frontage is to Bicentennial Drive) due to the fact that this is a corner lot. Building of the accessory structure, which will provide necessary space to serve as a Workshop, presents a hardship since building is restricted due to not being able to build over the Septic Field on the property occupying the entire back yard behind the primary structure.

The accessory building, and if placed in the location indicated on the Variance Plan would clear the Septic Field. The variance is requested to allow the building to be located 35 feet from the (secondary) Spirit Court frontage with a required 15 foot setback from the rear property line.

I realize that the intent of the Gwinnett U.D.O is intended to protect the uniformity and cohesive appearance of the neighborhood; however, this request would not disturb the appearance of the neighborhood and would actually be positioned behind existing trees and shrubbery to render it less noticeable.

John E Talipsky



Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

- A. Does the strict adherence to a provision create a hardship due to topographical or site conditions? Please explain:

Yes. The only portion of the property on which the accessory building can be built is in what is considered frontage to Spirit Court since the entire back yard is a Septic Field on which we cannot build.

- B. Does the applicant propose a solution that does not circumvent the purpose and intent of this UDO? Please explain:

Yes. The proposed location of the accessory building does not present a disturbance to the appearance which would not conform to the neighborhood, and the location is partially shielded from Spirit Court due to presence of trees and shrubbery.

Exhibit B: Maps

[attached]

KINNETT DR

BICENTENNIAL DR

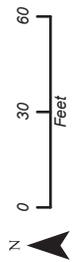
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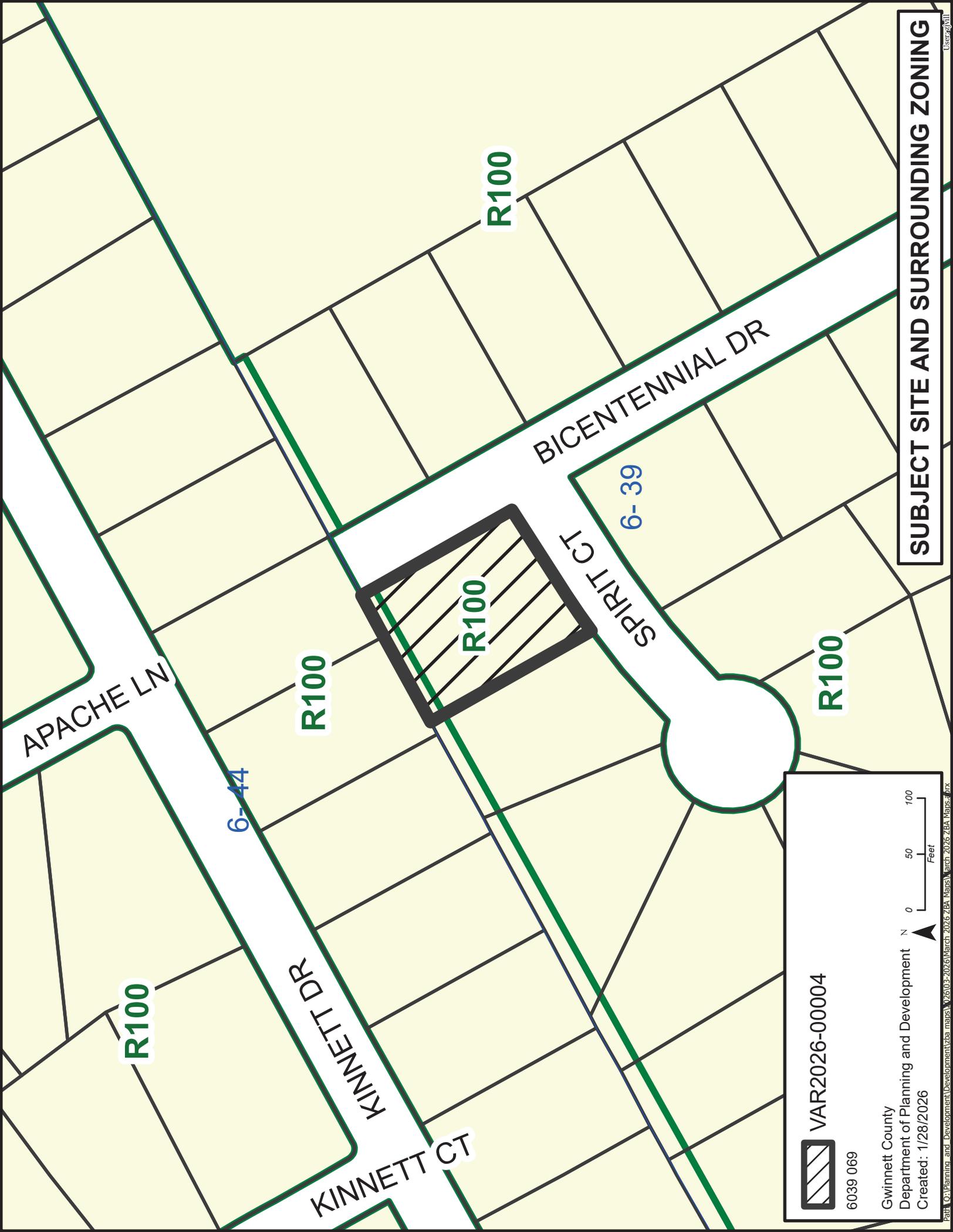


VAR2026-00004

6039 069

Gwinnett County
Department of Planning and Development
Created: 1/28/2026





SUBJECT SITE AND SURROUNDING ZONING

 VAR2026-00004
6039 069

Gwinnett County
Department of Planning and Development
Created: 1/28/2026

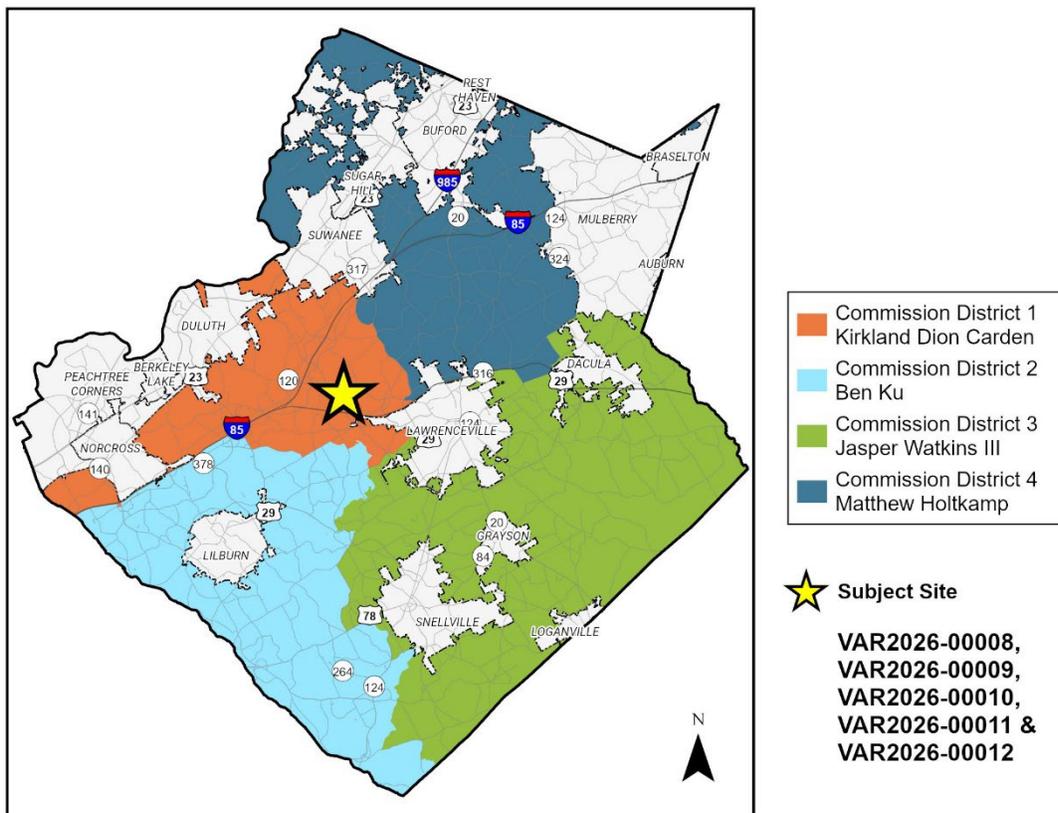
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ZONING BOARD OF APPEALS CASE REPORT

Case Numbers: VAR2026-00008, 009, 010, 011, 012
Variance Requests: Accessory building setback encroachments
 Accessory building design standards
 Accessory dwelling rear setback encroachment
 Accessory dwelling height to exceed primary residence height
 Accessory dwelling design standards
Zoning District: MH (Manufactured Housing District)
Address: 1576 High Sierra Drive
Map Number: R7044 097
Site Area: 0.34 acres
Applicant/Owner: Adriana Hernandez
Commission District: District 1 – Commissioner Carden

Staff Recommendation: **APPROVAL WITH CONDITIONS**



Existing Site Conditions

The subject site is a 0.34-acre property located along High Sierra Drive and contains a gray one-story principal residence. The rear yard contains four accessory buildings, including a pink 205-square-foot accessory building, a beige 120-square-foot accessory building, and a 55-square-foot greenhouse. The site also contains a red 338-square-foot accessory dwelling. The rear yard contains steep topography, with approximately 15 feet of elevation change across the rear of the property. A Notice of Violation was issued in April 2025 following a code enforcement sweep of the subdivision.



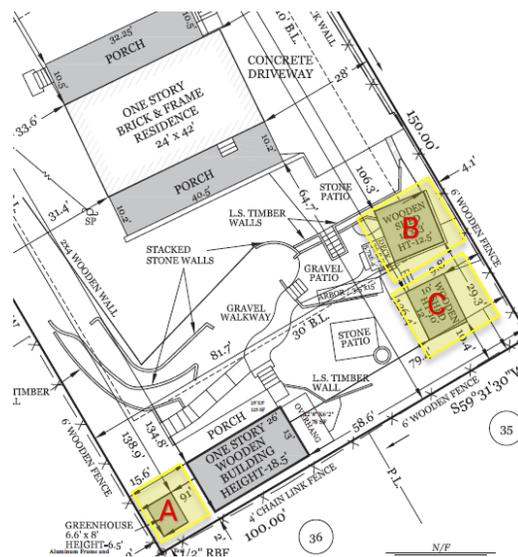
Accessory Building Variance Requests

The applicant is seeking variances from the following provisions of the UDO:

230-30.9: The required setback for accessory buildings 0-500 square feet is 5 feet.

230-30.12.A.1: Exterior walls of accessory buildings shall be finished with materials and/or colors similar to that of the principal building.

The 55-square-foot greenhouse (labeled A on the site plan) and the pink 205-square-foot accessory building (labeled B on the site plan) encroach into the required 5-foot setbacks. Additionally, the pink accessory building and the beige 120-square-foot accessory building (labeled C on the site plan) do not meet design standards, as their exterior colors are not similar to the principal dwelling.



Accessory building A

Accessory building B and C

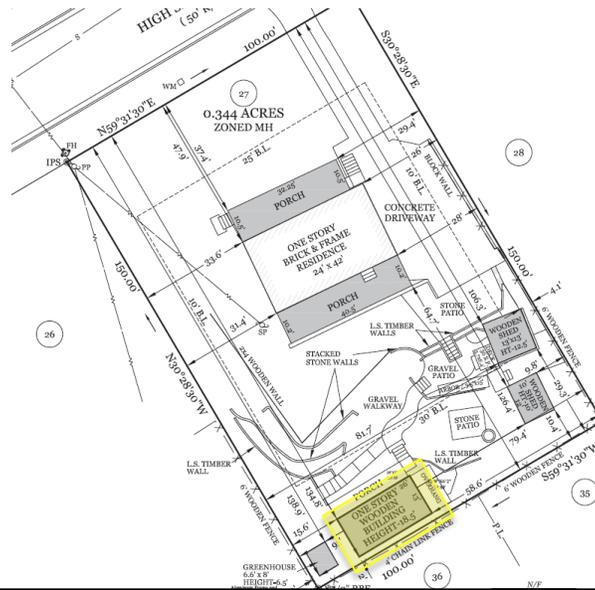
Accessory Dwelling Unit Variance Requests

210-140.11.B: The required rear setback for accessory dwellings is 15 feet.

210-140.11.G: The accessory dwelling shall not exceed the height of the principal dwelling.

210-140.11.H: Detached accessory dwellings shall be constructed with the same or similar and compatible exterior style and materials as the principal dwelling.

The accessory dwelling (highlighted on the site plan below) encroaches 13 feet into the required 15-foot rear setback, resulting in the accessory dwelling being 2 feet from the rear property line. Additionally, the accessory dwelling exceeds the height of the 13-foot-tall principal residence by approximately 5 feet and differs in architectural style and exterior color from the principal dwelling.



Site plan (accessory dwelling highlighted in yellow)



Accessory dwelling located in the rear yard



View From High Sierra Drive

Standards for Granting Variances

Section 270-90.7.A. of the Unified Development Ordinance (UDO) lists the following criteria for granting variances:

1. The strict adherence to a provision creates a hardship due to topographical or site conditions, or
2. The applicant proposes a solution which does not circumvent the purpose and intent of the UDO.

Staff Analysis

The accessory buildings are located behind the principal dwelling and are not easily visible from the public street, which minimizes their visual impact on surrounding properties. The small size of the buildings and the minimal encroachment into the setback does not adversely affect the adjacent property owners. The accessory buildings are residential in nature and are consistent with the overall residential character of the neighborhood. While the colors of the buildings do not inherently match the principal dwelling, the design is not vastly different from the principal dwelling or surrounding properties. Approval of the variances does not circumvent the purpose and intent of the UDO.

The accessory dwelling is located on the only flat area of the rear yard which contains steep topography sloping upwards 15 feet from the rear of the principal dwelling to the rear property line. The steep topography limits the availability of buildable areas and creates challenges for locating the accessory dwelling in compliance with setback requirements. While the accessory dwelling exceeds the height of the principal residence, the steep topography in the rear yard would cause any structure in this location to appear taller regardless of its actual height. Additionally, the accessory dwelling is not easily visible from High Sierra Drive, minimizing its visual impact from the street. Due to the steep

topography and limited buildable area in the rear yard, strict adherence to the setback requirements creates a topographical hardship. Therefore, approval of the requested variances would not circumvent the purpose or intent of the Unified Development Ordinance.

Staff Recommendation

Based upon the findings and conclusions herein, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the variance requests, with the following conditions:

1. The site shall remain in general conformance with the site plan dated received January 22, 2026, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development
2. Building permits for all accessory buildings over 120 square feet, including the accessory dwelling, shall be applied for within 60 days of approval of these variances.

Exhibits:

- A. Application
- B. Maps

Exhibit A: Application

[attached]



VARIANCE APPLICATION

See the Variance Application Submittal Instructions for general information and directions related to submitting this application.

Property Information:

Property Address: 1576 High Sierra Drive Property Parcel ID: 7044 097

Variance(s) Requested: Accessory Building and Dwelling standards

Unified Development Ordinance (UDO) Code Section(s): _____

Sign Ordinance Code Section(s): 230-30.9, 230-30.12.A.1, 210-140.11.B, 210-140.11.G, 210-140.11.H

Applicant Information:

Name: Adriana Hernandez

Contact Person: Adriana Hernandez

Mailing Address: 1576 High Sierra Drive

City, State, Zip Code: Lawrenceville, GA 30043

Phone Number: (770)560-3658 Email Address: hrnadrn@aol.com

Applicant is (check, if applicable): Property Owner Owner's Agent

Adriana Hernandez
1576 High Sierra Dr.
Lawrenceville, GA 30043
770-560-3658
hrnadrn@aol.com

February 23, 2026

Gwinnett County Zoning Board of Appeals
75 Langley Drive
Lawrenceville, GA 30046

**RE: Letter of Intent for Variance Request at 1576 High Sierra Dr.
Tax Parcel ID Number: R7044 097**

Dear Members of the Zoning Board of Appeals,

I am writing to formally request a variance for the property located at **1576 High Sierra Dr., Lawrenceville, GA 30043**. The Tax Parcel Identification Number is **R7044 097**.

This Letter of Intent in support of my Variance Request for the property located at **1576 High Sierra Drive, Lawrenceville, GA 30043**. This request pertains to Gwinnett County Code Sections:

210-140.11.B: The rear setback for Accessory dwellings in the MH zoning district is 15 feet.

210-140.11.G: If in a separate building, the height of the building containing the accessory dwelling shall not exceed the height of the principal dwelling.

210-140.11.H: Detached accessory dwellings shall be constructed with the same or similar and compatible exterior style, materials, roof type and slope, doors, window style and proportions, color, trim and landscaping as the principal dwelling.

230-30.9 Accessory buildings under 500 square feet must be 5 feet from all property lines and over accessory buildings over 500 square feet must be 10 feet from all property lines.

230-30.12.A.1 Exterior walls shall be finished with materials and/or colors similar to that of the principal building.

1. Unique Physical Characteristics of the Lot

The property has specific physical conditions, including shape, slope, and placement of the primary residence that limit the buildable area. These characteristics of the property significantly restrict where the accessory building would reasonably be located without compromising use, access or compliance with other zoning requirements.

2. Existing Structure and Investment

The accessory buildings were installed to serve as practical and necessary function such as extended living space, extra storage such as extra closet space (main building has minimal closet space), for essential housekeeping appliances, and tools to maintain and keep up with house and yard maintenance. Its placement was chosen to avoid disruption to the unusual characteristics of

the back yard and preserve the integrity of the hillside. Significant investment has been made in the structure's installation and foundation. Requiring removal or relocation would result in a substantial and unnecessary financial and emotional burden.

3. Not a Result of Self-Created Hardship

The current location of the structure was chosen in good faith, based on a belief that it complied with zoning regulations. Any deviation from setback or placement requirements was unintentional and not the result of deliberate disregard for zoning laws.

4. No Detriment to Public

The building is well-maintained and does not pose any health or safety concerns to neighboring properties. It does not interfere with the right of ways or views of neighboring properties, nor does it affect drainage, light or air flow. It is visually consistent with surrounding properties and does not diminish the character of the neighborhood.

5. Strict Enforcement Would be Unjust

Strictly enforcing removal of the building, despite its minor deviation, would create an undue hardship on the property owner without serving a corresponding public benefit. Allowing the building to remain will not negatively impact the surrounding community and supports the continued reasonable use of the property.

At the time that I purchased the property, there was an existing storage building and tool shed on the property (see attached photos of 2008). One of the accessory buildings on the property at the time served as an office (including electrical) and the tin shed served as a tool shed. I was unaware the buildings were not in compliance.

I respectfully ask that the Board consider these facts as evidence of exceptional and undue hardship and approve the variance to allow the existing accessory structures to remain in place on the property.

Thank you for your time and consideration of this request. Please find all supporting documents attached to this letter. I am available to provide any additional information needed and to work together with the Board and make all the necessary changes to bring the property/accessory buildings up to Gwinnett County Code.

Sincerely,
Adriana Hernandez



Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

Does the strict adherence to a provision create a hardship due to topographical or site conditions? Please explain:

Yes, the accessory buildings under 500 square feet must be 5 feet from all property lines and over accessory buildings over 500 square feet must be 10 feet from all property lines.

Does the applicant propose a solution that does not circumvent the purpose and intent of this UDO? Please explain:

Yes, it does not circumvent the intent of the UDO.

Exhibit B: Maps

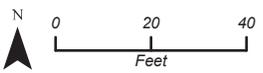
[attached]

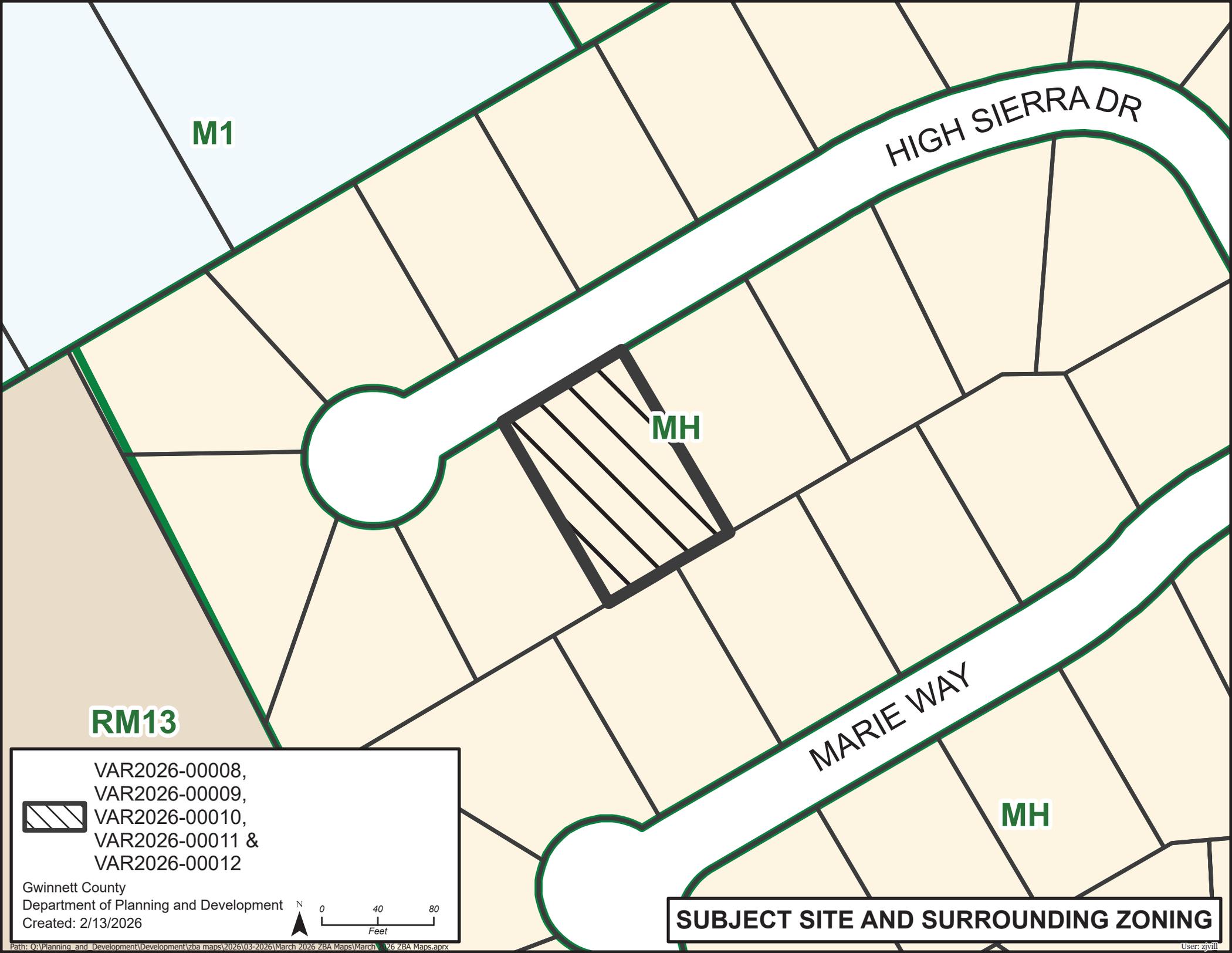
HIGH SIERRA DR



VAR2026-00008,
VAR2026-00009,
VAR2026-00010,
VAR2026-00011 &
VAR2026-00012

Gwinnett County
Department of Planning and Development
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M1

HIGH SIERRA DR

MH

RM13

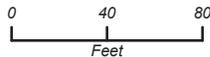
MARIE WAY

MH

VAR2026-00008,
VAR2026-00009,
VAR2026-00010,
VAR2026-00011 &
VAR2026-00012



Gwinnett County
Department of Planning and Development
Created: 2/13/2026



SUBJECT SITE AND SURROUNDING ZONING