



Zoning Board of Appeals
Wednesday, April 15, 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 – Tuesday, March 10, 2026

E. Announcements

F. New Business

1. Case Number: **VAR2026-00013**
Applicant: Rukhsan Khwaja
Owner: Rockc Enterprises, Inc.
Contact: Rukhsan Khwaja
Phone Number: 678.377.3160
Zoning: C-2
Location: 1490 Buford Drive
Map Number: R7065 286
Variance Requested: Dumpster located in the front yard
Commission District: (4) Holtkamp

2. Case Number: **VAR2026-00014**
Applicant: Huynh Linda Lee
Owner: Tu Lien Buddhist Temple, Inc.
Contact: Huynh Linda Lee
Phone Number: 714.474.8798
Zoning: R-100
Location: 3465 Lenora Church Road
Map Number: R5003 060
Variance Requested: Reduction in minimum parking
Commission District: (3) Watkins

3. Case Number: **VAR2026-00015**
Applicant: Lauren Rolader
Owner: R&B Infra Services, LLC
Contact: Lauren Rolader
Phone Number: 770.545.8700
Zoning: R-100
Location: 1513 Collins Hill Road
Map Number: R7068 278
Variance Requested: Accessory dwelling to exceed maximum square footage
Commission District: (4) Holtkamp
4. Case Number: **VAR2026-00016**
Applicant: Lauren Rolader
Owner: R&B Infra Services, LLC
Contact: Lauren Rolader
Phone Number: 770.545.8700
Zoning: R-100
Location: 1513 Collins Hill Road
Map Number: R7068 278
Variance Requested: Primary dwelling not to be owner-occupied
Commission District: (4) Holtkamp
5. Case Number: **VAR2026-00017**
Applicant: Lauren Rolader
Owner: R&B Infra Services, LLC
Contact: Lauren Rolader
Phone Number: 770.545.8700
Zoning: R-100
Location: 1513 Collins Hill Road
Map Number: R7068 278
Variance Requested: Accessory dwelling to exceed the height of the primary residence
Commission District: (4) Holtkamp
6. Case Number: **VAR2026-00018**
Applicant/Owner/Contact: Jay Mehta
Phone Number: 678.650.6592
Zoning: R-100
Location: 2691 Collins Hill Road
Map Number: R7149 397
Variance Requested: Reconsideration of the 50-foot-wide buffer condition for ZVR2016-00001, 02, 03, 04, 05, 06
Commission District: (4) Holtkamp
7. Case Number: **VAR2026-00019**
Applicant/Owner/Contact: Jinjie Yang
Phone Number: 626.999.9918
Zoning: R-60
Location: 3067 Nuptial Lane
Map Number: R7039 349
Variance Requested: Exceed maximum fence height
Commission District: (1) Carden

G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT