



**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**

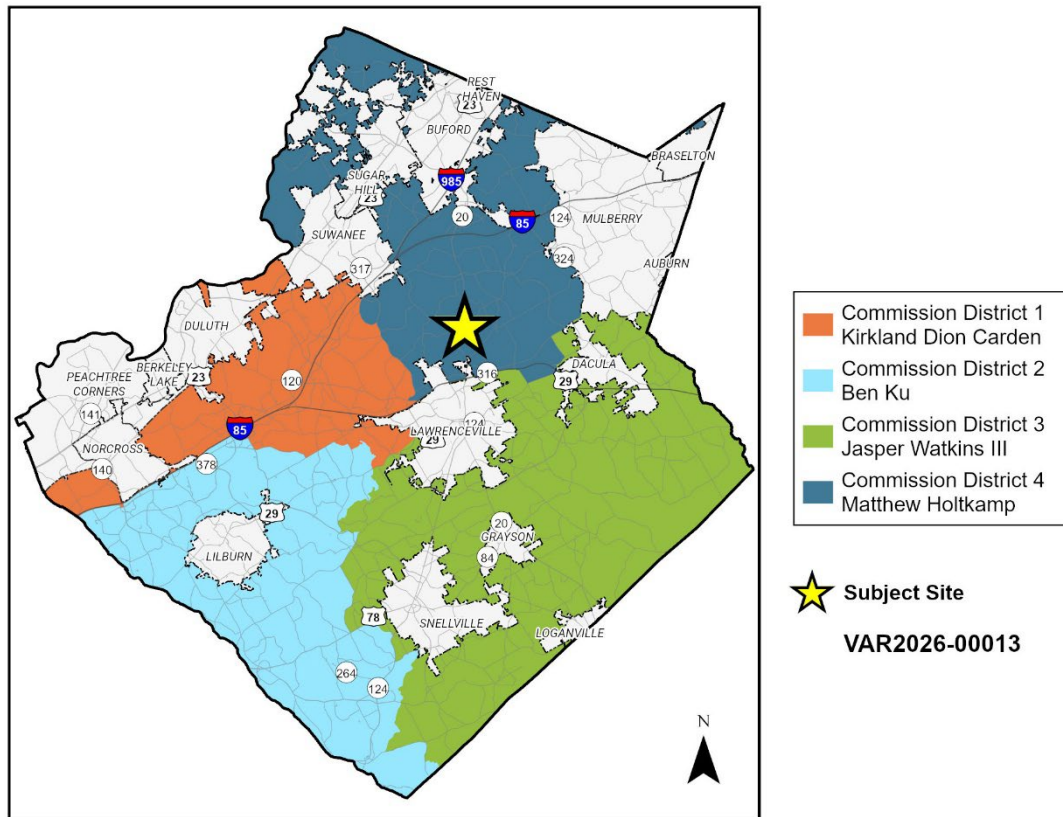
**H. ANNOUNCEMENTS**

**I. ADJOURNMENT**

## ZONING BOARD OF APPEALS CASE REPORT

**Case Number:** VAR2026-00013  
**Variance Request:** Dumpster located in the front yard  
**Zoning District:** C-2 (General Business District)  
**Address:** 1490 Buford Drive  
**Map Number:** R7065 286  
**Site Area:** 0.71 acres  
**Applicant:** Rukhsan Khwaja  
**Owner:** Rockc Enterprises, Inc.  
**Commission District:** District 4 – Commissioner Holtkamp

**Staff Recommendation:** APPROVAL WITH CONDITIONS







Existing dumpster enclosure location



Proposed dumpster enclosure location

## 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 convenience store is located at the rear corner of the property which restricts placing the dumpster enclosure in compliance with the UDO. The dumpster enclosure is currently located approximately 41 feet from Russel Road. The applicant is proposing to relocate the dumpster enclosure closer to the building approximately 94 feet from Russel Road. The proposed dumpster enclosure relocation brings the site closer to compliance by meeting all other additional dumpster standards including setback and screening requirements. Strict adherence to the provision creates a hardship due to the corner lot configuration of the property and the lack of a large enough rear or side yard for the dumpster enclosure. Approval of the variance would not circumvent the purpose and intent of the UDO.

## Staff Recommendation

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

1. The property shall be in general conformance to the site plan and dumpster enclosure elevations dated received February 13, 2026, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.

## 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: 1490 Buford Drive Property Parcel ID: 7065 286

Variance(s) Requested: Dumpster located in the front yard

Unified Development Ordinance (UDO) Code Section(s): 230-30.13A

Sign Ordinance Code Section(s): \_\_\_\_\_

**Applicant Information:**

Name: Rukhsan Khwaja

Contact Person: Rukhsan Kwaja

Mailing Address: 1490 Buford Drive

City, State, Zip Code: Lawrenceville, GA 30043

Phone Number: (678) 377-3160 Email Address: Roxanne786@gmail.com

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



# LETTER OF INTENT

Gwinnett County Department of Planning & Development  
Attn: Zoning Board of Appeals  
446 West Crogan Street, Suite 300  
Lawrenceville, GA 30046

**RE:** Letter of Intent – Variance Request for Dumpster Location (Front Yard)

**Property Address:** 1490 Buford Drive, Lawrenceville, GA

**Parcel ID:** R7065-286

**Lot/Area:** Lot 1 = 0.71 acres

**Applicant/Owner:** Rock C. Enterprises, Inc.

**Prepared By:** AQA Engineering (John Addington, P.E.)

Dear Zoning Board of Appeals Members,

This Letter of Intent is submitted in support of a **variance request** to allow a permanent dumpster and enclosure to be located in the **front yard** of the property located at **1490 Buford Drive, Lawrenceville, GA (Parcel R7065-286)**. The proposed dumpster area is shown on the submitted site plan as “**PROPOSED DUMPSTER (144 SF)**” at approximately **elevation 1035 ft**.

## 1) Code Sections and Relief Requested

Gwinnett County UDO §230-30.13.A (**Dumpsters**) requires that dumpsters be located in the **rear or side yard** and expressly states that **dumpsters are not allowed in front yards**.

Accordingly, the applicant requests a variance from **UDO §230-30.13.A** to allow the dumpster/enclosure to be located in the **front yard** as depicted on the submitted site plan.

## 2) Site Conditions and Practical Difficulty (Why Rear/Side Yard Placement Is Not Feasible)

The subject property is constrained by existing site development and its configuration along **Buford Drive**, including existing building footprint and site circulation. The site plan indicates existing development (including **Existing Building #1 ~3,856 Square Feet** and an **existing canopy ~2,500 Square Feet**) and existing driveway access, which limits viable service areas for refuse collection without creating operational conflicts.

In addition, this parcel functions as a **corner-lot condition** with street-facing yard areas, which reduces the amount of workable “non-street-facing” yard space typically available for service features. The remaining **side yard and rear yard areas** do not provide adequate space to place a dumpster and enclosure while still maintaining safe truck access/turning, preserving on-site

circulation, and avoiding conflicts with existing improvements and required site elements shown on the plan (including landscaped areas and building limit lines).

For these reasons, strict application of the rear/side yard-only requirement creates an **exceptional and undue hardship/practical difficulty** for this specific site, and the **front-yard location shown on the site plan is the only feasible location** to provide required refuse service without compromising site function and safety.

### **3) Compliance With Dumpster Development Standards (All Requirements Met Except Yard Location)**

While the applicant is requesting relief for **yard location only**, the proposed dumpster will meet the remaining Gwinnett standards, including:

- **Setbacks:** Dumpster/enclosure to be located **minimum 5 feet** from side/rear property lines and **minimum 5 feet from any buffer**, consistent with UDO requirements (as applicable to the final installed position).
- **Concrete Pad:** Dumpster placed on a concrete pad of sufficient size/strength; pad size not less than **10 feet x 20 feet**.
- **Screening/Enclosure:** Provide an **opaque enclosure not less than 6 feet** in height and an **opaque gate**, consistent with UDO standards.
- **Screening/Enclosure:** Ensure enclosure will be bricked to match the exterior of the building and existing canopy columns.

### **4) Minimum Relief and Consistency with Intent of the Ordinance**

This request is the **minimum variance necessary** to allow functional refuse service on a uniquely constrained site. The intent of the dumpster standards is to minimize visual impacts and maintain orderly, sanitary service areas. That intent is upheld by providing a fully screened enclosure (masonry, 6-foot minimum, opaque gate) and a compliant service pad, even though the enclosure must be placed in the front yard due to site constraints.

### **5) Submittal Criteria**

The applicant acknowledges the variance submittal and decision criteria described in Gwinnett's variance application guidelines (including the need to demonstrate hardship/practical difficulty and consistency with the spirit and intent of the UDO).

### **6) Request**

For the reasons stated above, we respectfully request approval of the variance to allow the proposed dumpster and enclosure to be located in the **front yard** in the location shown on the submitted site plan for **1490 Buford Drive**.

If you have questions or require additional exhibits (refuse truck turning exhibit, enclosure elevations/materials, sight-distance confirmation, or photo documentation), please contact me at the information below.

Sincerely,

**John Addington, P.E.**  
AQA Engineering, LLC  
6340 Sugarloaf Parkway, Suite 200, Duluth, GA 30097  
(404) 487-8495 | john@aqengineering.com



**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 a hardship due to topographical or site conditions? Please explain:

*Yes, Due to the lot being a corner lot, it technically has two front facing sides. The property does not possess a side or rear area.*

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

*Yes, We will try to achieve compliance by shifting the enclosure closer into the property, bringing it up to code in terms of distance from property line, and bring the elevations into compliance by rebuilding the enclosure itself.*



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: ROCK ENTERPRISES, INC. (RUKHSANA KHAWAJA)

Signature: [Handwritten Signature]

Date: 01-08-2026

Notary Public

Name: Doris Ximena Penagos

Signature: [Handwritten Signature]

Date: 01/08/2026

DORIS XIMENA PENAGOS  
NOTARY PUBLIC  
Gwinnett County  
State of Georgia  
My Comm. Expires Aug. 29, 2026

Notary Seal

**Exhibit B: Maps**  
**(attached)**

RUSSELL RD

RIDGE RD

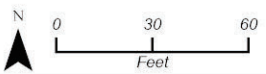


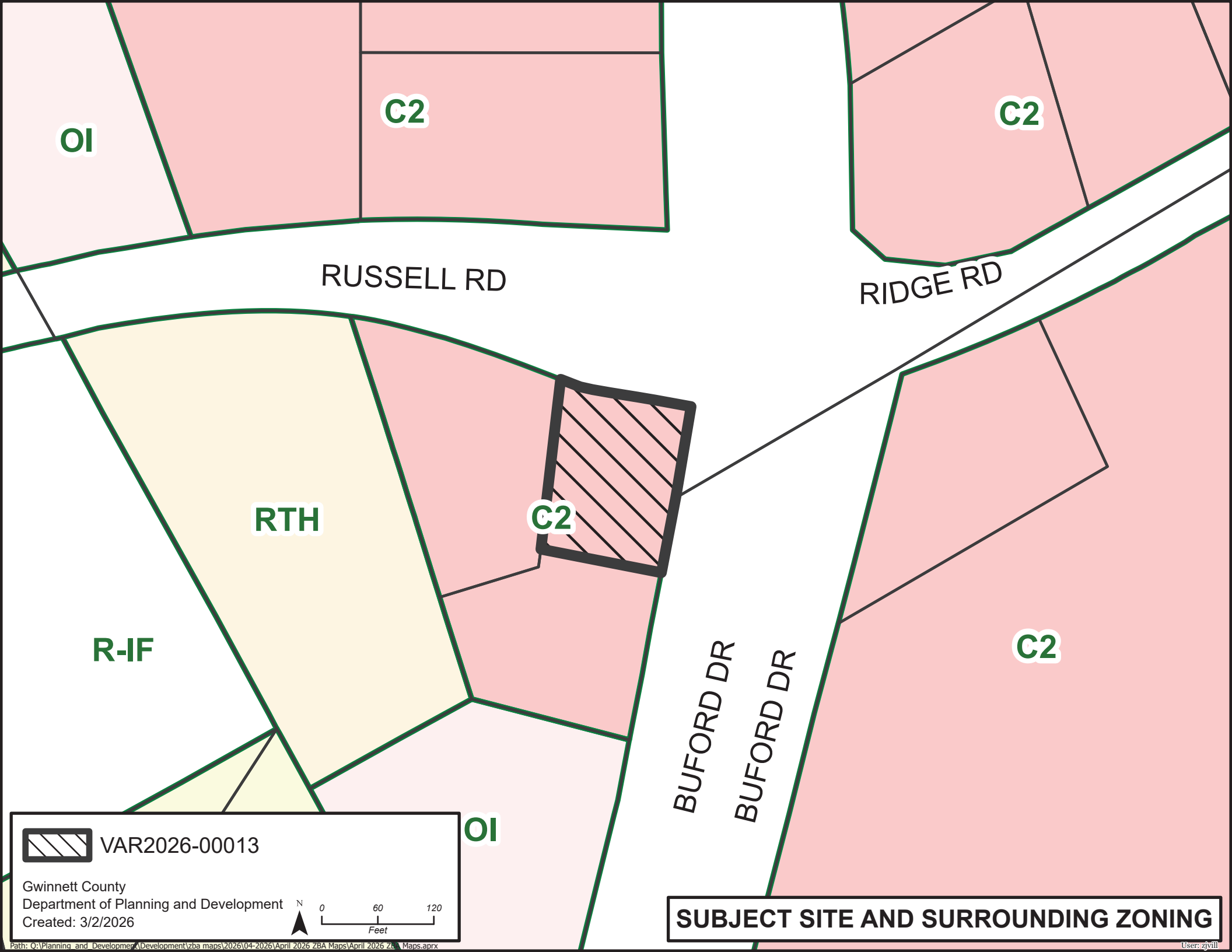
BUFORD DR

BUFORD DR

 VAR2026-00013

Gwinnett County  
Department of Planning and Development  
Created: 3/2/2026





OI

C2

C2

RUSSELL RD

RIDGE RD

RTH

C2

R-IF

C2

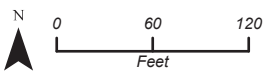
BUFORD DR

BUFORD DR

OI

 VAR2026-00013

Gwinnett County  
Department of Planning and Development  
Created: 3/2/2026

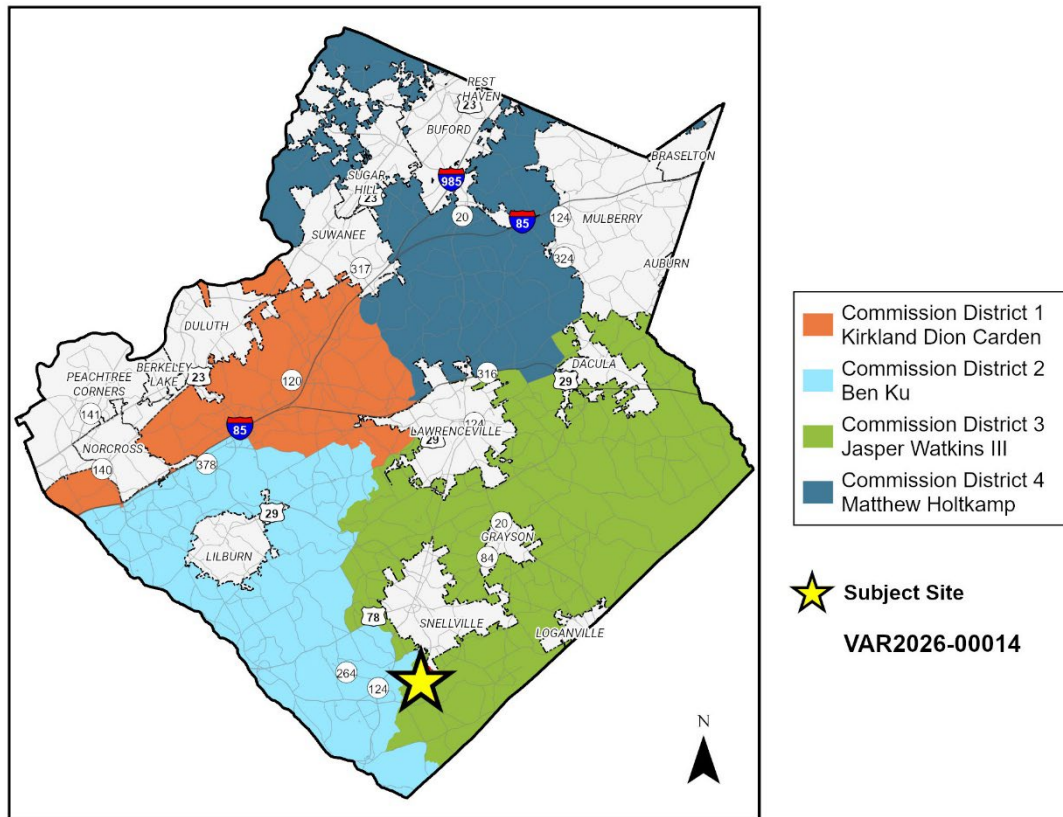


**SUBJECT SITE AND SURROUNDING ZONING**

## ZONING BOARD OF APPEALS CASE REPORT

**Case Number:** VAR2026-00014  
**Variance Request:** Reduction in minimum parking  
**Zoning District:** R-100 (Single-Family Residence District)  
**Address:** 3465 Lenora Church Road  
**Map Number:** R5003 060  
**Site Area:** 5.00 acres  
**Applicant:** Huynh Linda Lee  
**Owner:** Tu Lien Buddhist Temple, Inc.  
**Commission District:** District 3 – Commissioner Watkins

**Staff Recommendation:** APPROVAL WITH CONDITIONS



## Existing Site Conditions

The subject property is a 5-acre parcel located on Lenora Church Road. The property contains a place of worship and a small parking lot. The rear of the property contains dense vegetation with a creek running along the rear property line.

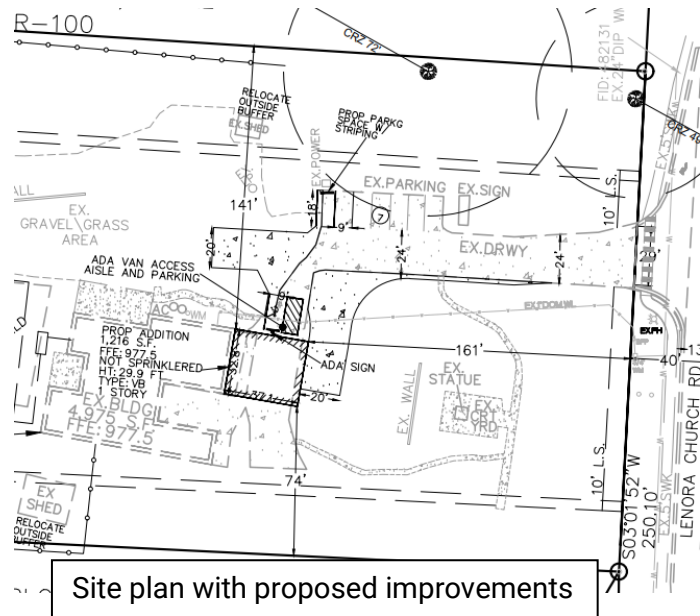


## Variance Request

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

**Section 240-20.1. Minimum Parking.** The minimum parking requirement for a place of worship is 1 parking space per 4 people allowed to occupy the building.

The applicant is requesting to reduce the minimum required 20 parking spaces by 12 spaces, resulting in 8 spaces on the site.





## **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 applicant is proposing a 1,200-square-foot addition to the existing temple as well as restriping the existing parking lot and landscape enhancements. The proposed addition expands the floor area of the place of worship, which consequently increases the minimum required parking. The addition will not function as part of the primary sanctuary space but rather will be used for meditation purposes and is not expected to result in an increase in membership. Strict adherence to the minimum parking requirement would necessitate additional land disturbance for the construction of parking spaces that are anticipated to remain largely underutilized. Approval of the variance would not circumvent the purpose and intent of the UDO.

## **Staff Recommendation**

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

1. The property shall be developed in general conformance to the site plan dated received February 17, 2026, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.

## **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: 3465 Lenora Church Road Property Parcel ID: 5003 060

Variance(s) Requested: Reduction in minimum parking

Unified Development Ordinance (UDO) Code Section(s): 240-20.1

Sign Ordinance Code Section(s): \_\_\_\_\_

**Applicant Information:**

Name: Huynh Linda Lee

Contact Person: Huynh Linda Lee

Mailing Address: 3465 Lenora Church Road

City, State, Zip Code: Snellville, GA 30039

Phone Number: (714) 474-8798 Email Address: tulientemple@yahoo.com

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

**PROP USE: MEDITATION CENTER**  
**SITE ACREAGE - 5.006 AC**  
**TOTAL ONSITE DISTURBANCE - 0.102 AC**  
**TOTAL IMPERVIOUS AREA - 0.418 AC (8.35%)**  
**SITE LIGHTING IS NOT INCLUDED IN THE SCOPE OF WORK FOR THIS DESIGN.**

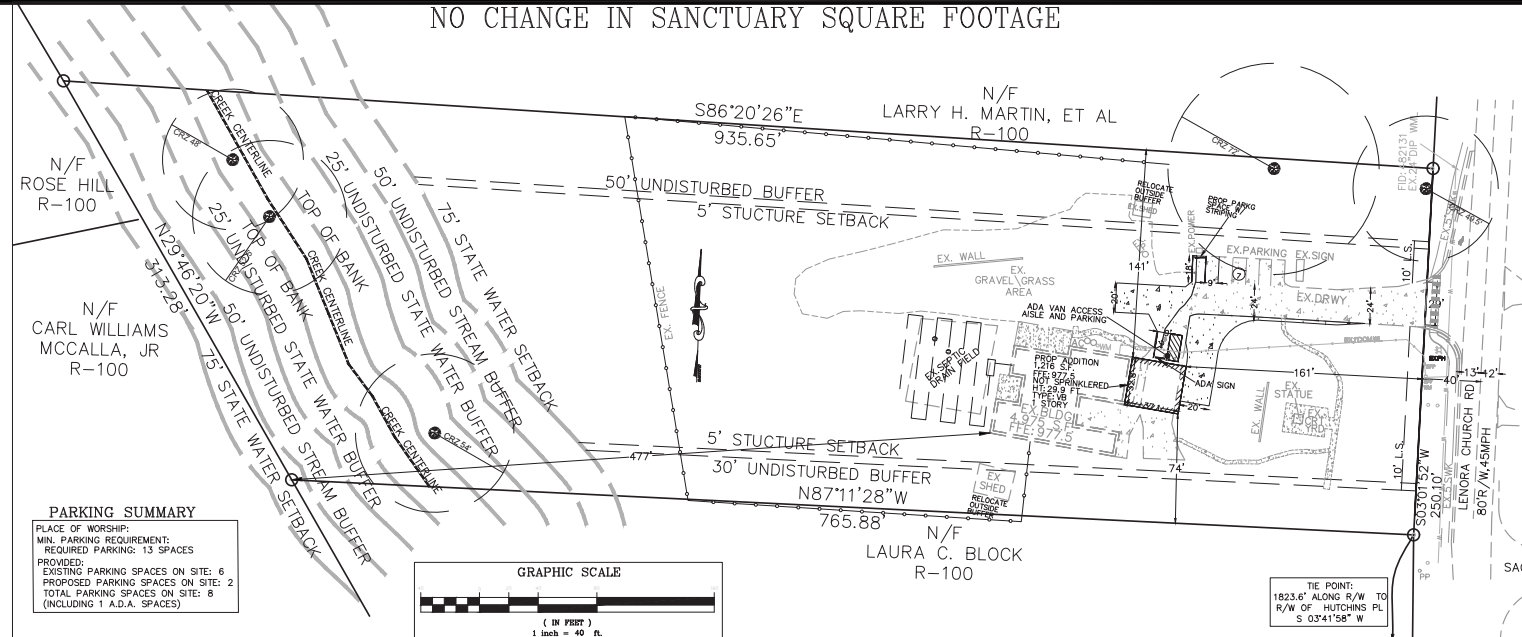
**SITE DATA:**  
 ZONED: R-100  
 SETBACKS:  
 FRONT: 25'  
 SIDE: 25'  
 REAR: 30'  
 MAX HEIGHT: 35'

**OWNER:**  
 MAUD HANH LINH LEE  
 ADDRESS: 3465 LENORA CHURCH RD  
 SNELLVILLE, GA 30039  
 PH: 770-424-9288  
 EMAIL: hlanh@hanhlinh.com

**DESIGNER:**  
 EL MINA, INC.  
 3311 N BERRYLEIGH RD SUITE 200  
 DUBLIN, GA 30038  
 PH: 404-261-0215  
 EMAIL: ELMINA@ELMINA-INC.COM  
 GEORGE ANAGUI, PE

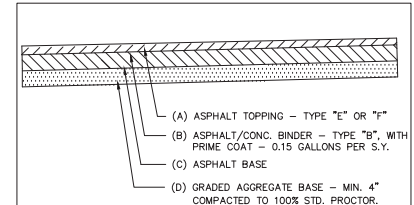
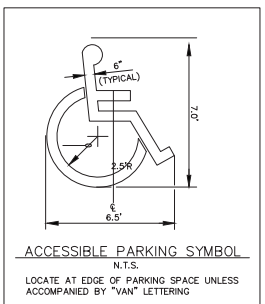
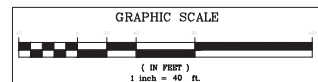
- GENERAL NOTES:**
- SITE ACREAGE: 5.006 AC., ZONED R-100
  - CONTOUR INTERVAL SHOWN HEREON IS TWO (2) FOOT
  - THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAD 88).
  - ALL CURB DIMENSIONS ARE TO THE FRONT OF CURB UNLESS OTHERWISE NOTED.
  - ALL CONSTRUCTION SHALL COMPLY WITH GWINNETT COUNTY STANDARDS.
  - HANDICAP PARKING SPACES SHALL BE DESIGNED AS RESERVED FOR DISABLED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE OBTAINED BY VEHICLES PARKING IN
  - NOTIFY GWINNETT COUNTY INSPECTOR 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION 678-518-6222
  - ALL BUFFERS AND TREE SAFE AREAS SHALL BE CLEARLY IDENTIFIED PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
  - NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED.
  - HIGH INTENSITY LIGHTING FACILITIES SHALL BE SO ARRANGED THAT THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM PUBLIC VIEW AND FROM ADJACENT RESIDENTIAL PROPERTY AND DOES NOT INTERFERE WITH TRAFFIC.
  - EACH BUILDING AND ITS LOCATION RELATIVE TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 504.3 AND THE FIRE 504.4 & 508.2 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602.
  - THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANELS 13135C 0146F DATED SEPTEMBER 29, 2006.
  - THERE ARE NO WETLANDS BEING DISTURBED ON THIS SITE.
  - CONTRACTOR SHALL MAINTAIN APPROPRIATE TRAFFIC CONTROL MEASURES FOR EMERGENCY AND ALL OTHER VEHICLES AT THE SITE, AND IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES AND LAWS.
  - NO REZONING AND CHANGE IN CONDITIONS EXIST ON THE PROPERTY.
  - BUILDING HEIGHT NOT TO EXCEED 35 FEET.
  - EACH BUSINESS SHALL POST AND MAINTAIN THE ADDRESS OF THE BUILDING IN A CONSPICUOUS PLACE VISIBLE FROM THE STREET NOT MORE 15 FEET OFF THE CURB OR EDGE OF THE STREET. THE ADDRESS SHALL CONSIST OF FIGURES AT LEAST 4 INCHES HIGH ON CONTRASTING BACKGROUND FOR 24 HOURS VISIBILITY.
  - A SEPARATE BUILDING PERMIT SHALL BE OBTAINED FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT AND ALL WALLS USED AS A DAM PRIOR TO CONSTRUCTION OF THE WALLS.
  - NO DRIVE-UP WINDOWS ARE TO BE INSTALLED.
  - NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES PRODUCTS, ETC.
  - SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
  - NO BILLBOARDS ARE PERMITTED.
  - PARKING LOTS SHALL BE MAINTAINED IN GOOD CONDITION, FREE OF POTHOLES, WEEDS, DUST, TRASH, AND DEBRIS.

NO CHANGE IN SANCTUARY SQUARE FOOTAGE



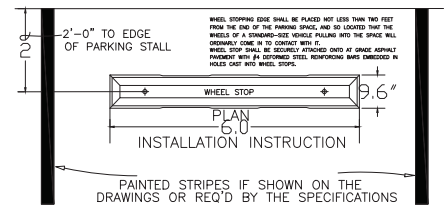
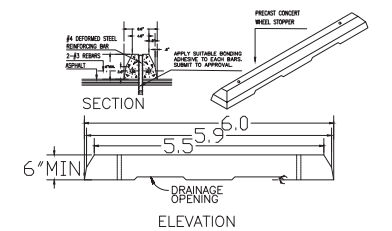
**PARKING SUMMARY**

PLACE OF WORSHIP:  
 MIN. PARKING REQUIREMENT:  
 REQUIRED PARKING: 13 SPACES  
 PROVIDED:  
 EXISTING PARKING SPACES ON SITE: 6  
 PROPOSED PARKING SPACES ON SITE: 2  
 TOTAL PARKING SPACES ON SITE: 8  
 (INCLUDING 1 A.D.A. SPACES)

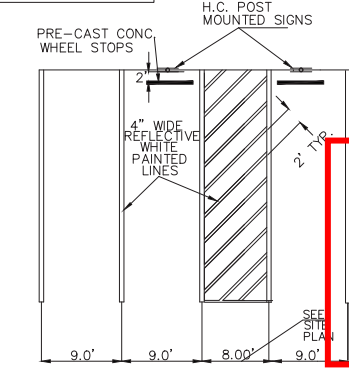
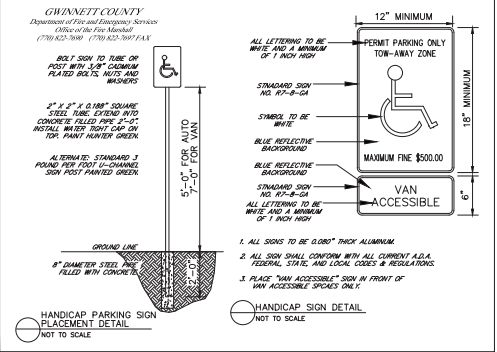


FOR PRIVATE DRIVEWAY & PARKING AREAS

	MEDIUM DUTY-DRIVEWAY	LIGHT DUTY-PARKING AREAS
(A)	2"	2"
(B)	2"	--
(C)	--	--
(D)	8"	6"



PRECAST CONCRETE WHEEL STOP DETAILS  
 N.T.S.



**GWINNETT COUNTY**  
**PLANNING AND DEVELOPMENT**  
**RECEIVED**  
 2/17/2026

SEALED  
 GEORGIA  
 REGISTERED PROFESSIONAL ENGINEER  
 GEORGE ANAGUI

EL MINA, INC.  
 3311 N BERRYLEIGH RD - SUITE 200  
 DUBLIN, GA 30077

02/10/26

REVISIONS  
 No. Date Description  
 1 2/10/26 ADDRESS COUNTY COMMENTS  
 2  
 3

**TU LIEN BUDDHIST CENTER**  
 3465 LENORA CHURCH RD  
 SNELLVILLE, GA 30039  
 GWINNETT COUNTY  
 PARCEL # 5-003-060

TITLE  
**SITE PLAN**

DATE 11/13/25  
 DRAWN TT  
 CHECKED GA  
 DESIGNED

SHEET NUMBER  
**C-2a**

February 24<sup>th</sup>, 2026

Gwinnett County

Department of Planning and Development

446 West Crogan Street, Suite 300

Lawrenceville, GA 30046

## Letter of Intent

**Subject: Variance Request for 3465 Lenora Church Road, Snellville, GA 30039**

This Letter of Intent outlines a request for a variance regarding the minimum parking space requirement for the property located at 3465 Lenora Church Road, Snellville, GA 30039.

### Proposed Redevelopment Summary

The redevelopment plan for the site includes several key elements:

- Construction of an approximately 1,200 square foot temple building addition, achieved by roofing and enclosing the existing carport.
- Provision of fire truck access, utilizing sections of the existing gravel and concrete pavement as well as newly created pavement.
- Minor restriping of the existing parking lot.
- Landscape improvements to enhance the property.

The newly added pavement for fire truck access will cover 0.09 acres (3,901 square feet).

The proposed building addition will serve as a meditation center. The worship and meditation areas will function as separate areas, and they will be used at a different times.

### Parking Requirement Calculations

According to the Unified Development Ordinance (UDO) Section 240-20.1 or Table 240.1, parking requirements for places of worship are determined as follows:

- Minimum: One parking space for every four people allowed to occupy the building.
- Maximum: One parking space for every three people allowed to occupy the building.

Based on the Division Director's interpretation, parking calculations are to be based solely on the sanctuary occupancy load, excluding the remainder of the building.

### Variance Request Details

The site will provide a total of eight (8) parking spaces, including one handicap-accessible space. This is less than the twenty (20) spaces required by ordinance.

Thank you for your time and consideration of this request. The applicant is open to working with Planning and Development staff to achieve the successful implementation this project.

Sincerely,

Maya Radovic

Radovic Permits 1, Inc.

404 717 4795/radovicpermits@gmail.com



**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 a hardship due to topographical or site conditions? Please explain:

*Yes, In accordance with the Division Director's interpretation, parking calculations will be based solely on the sanctuary occupancy load and will exclude the remainder of the building*

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

*Yes, The variance allows for the approved use of land and the approved activities on the land per the UDO, thus following the spirit and intent of the UDO and the Gwinnett Co Unified Plan.*

**Exhibit B: Maps**  
**(attached)**



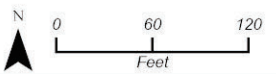
LENORA CHURCH RD

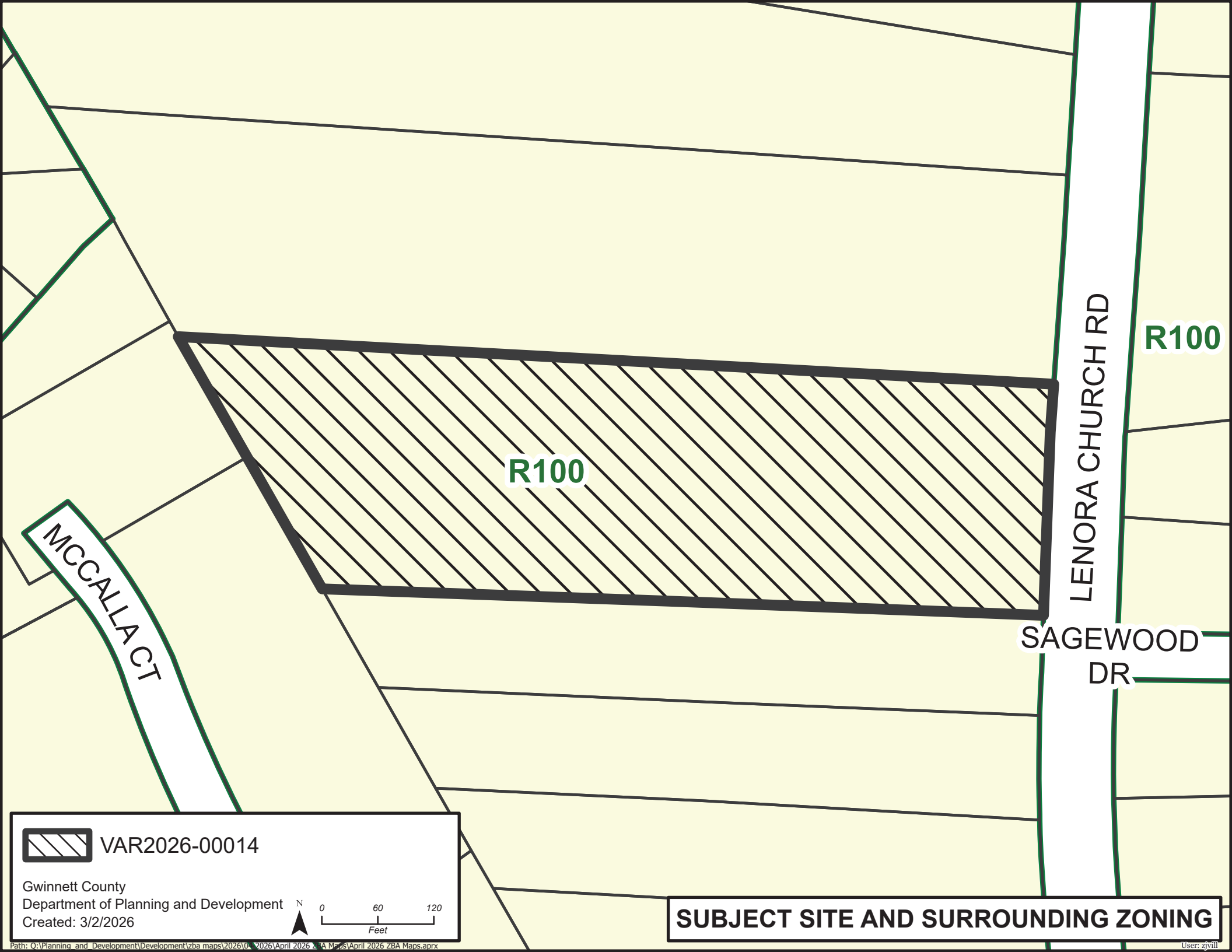
SAGEWOOD DR

MCALLACT CT

 VAR2026-00014

Gwinnett County  
Department of Planning and Development  
Created: 3/16/2026





R100

R100

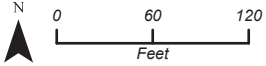
MCCALLA CT

LENORA CHURCH RD

SAGEWOOD DR

 VAR2026-00014

Gwinnett County  
Department of Planning and Development  
Created: 3/2/2026

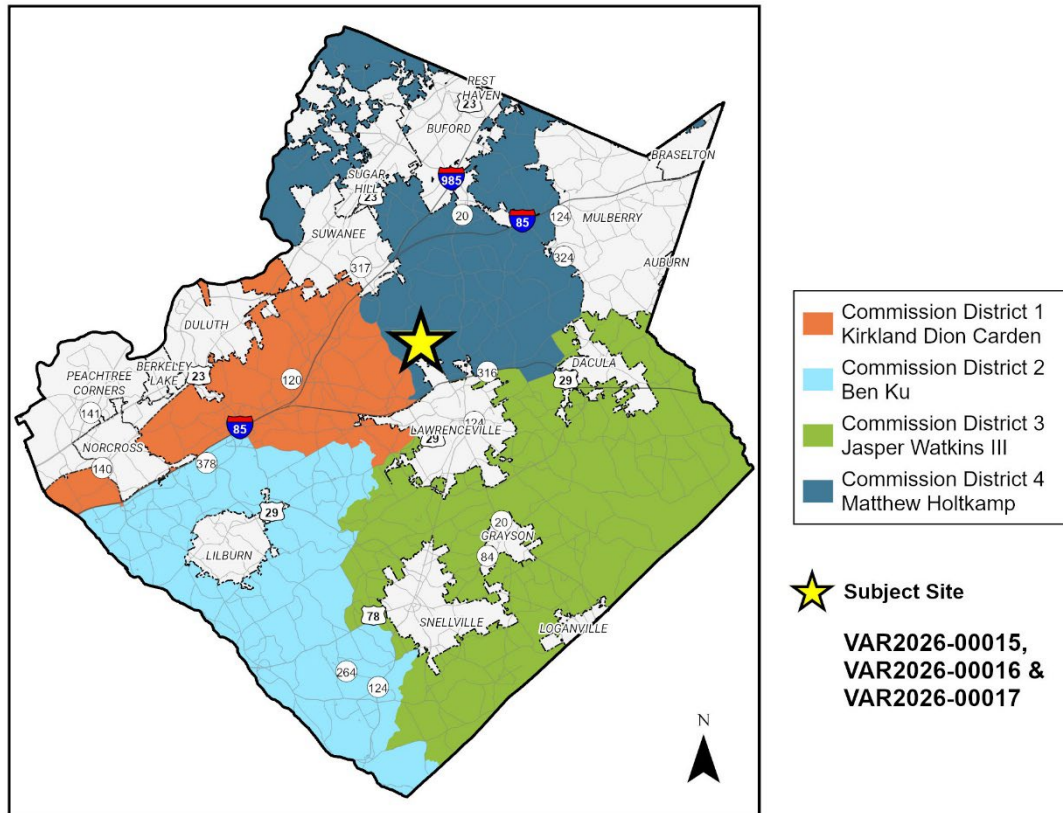


**SUBJECT SITE AND SURROUNDING ZONING**

## ZONING BOARD OF APPEALS CASE REPORT

**Case Numbers:** VAR2026-00015, 16, and 17  
**Variance Requests:** Accessory dwelling exceeding maximum square footage  
 Allow an accessory dwelling when the primary dwelling is not owner occupied  
 Accessory dwelling to exceed height of the primary residence  
**Zoning District:** R-100 (Single-Family Residence District)  
**Address:** 1513 Collins Hill Road  
**Map Number:** R7068 278  
**Site Area:** 1.29 acres  
**Applicant:** Lauren Rolader  
**Owner:** R&B Infra Services, LLC  
**Commission District:** District 4 – Commissioner Holtkamp

**Staff Recommendation:** **APPROVAL WITH CONDITIONS**



## Existing Site Conditions

The subject property is a 1.29-acre property located along Collins Hill Road at its intersection with Crystal River Drive. The property contains a one-story single-family residence with a two-story accessory dwelling unit and a detached garage in the rear yard.



## Variance Requests

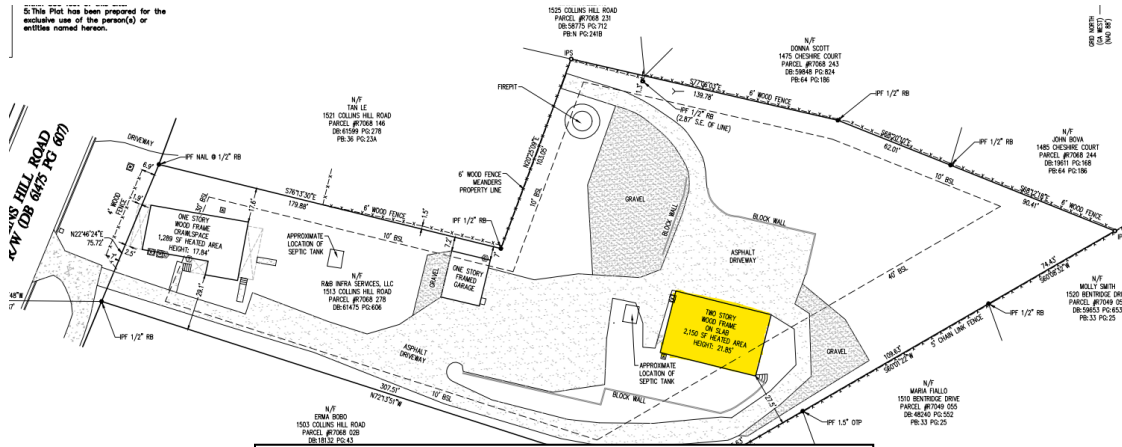
The applicant is seeking variances from the following provisions of the UDO:

**Section 210-140.11D. Accessory Dwelling Occupation.** The principal dwelling unit shall be owner-occupied.

**Section 210-140.11E. Accessory Dwelling Size.** The accessory dwelling unit shall not exceed 50 percent of the principal residence's heated floor area.

**Section 210-140.11G. Accessory Dwelling Height.** If in a separate building, the height of the building containing the accessory dwelling shall not exceed the height of the principal dwelling.

The applicant is seeking three variances to retain an existing 2,150-square-foot accessory dwelling unit (ADU). The principal dwelling is 1,289 square feet, resulting in the ADU exceeding the maximum allowable size by 1,719 square feet. The applicant is also seeking a variance for the ADU to remain in use without the primary residence being owner-occupied. Additionally, the applicant is seeking a variance for the 21.84-foot-tall ADU to exceed the height of the 17.84-foot-tall principal residence by approximately four feet.



Existing Accessory Dwelling Unit highlighted



View of property from Collins Hill Road



### **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 ADU is located in the rear yard of the property, approximately 290 feet from the right-of-way and is not visible from Collins Hill Road. The ADU was constructed prior to the current owner's purchase of the property. A variance request related to the ADU was denied by the Zoning Board of Appeals in June 2025. Following the denial, the owner pursued an exemption plat to subdivide the property to establish separate lots for each dwelling. Subdividing the lot would have eliminated the need for variances, as each resulting lot would have complied with the dimensional standards of the R-100 zoning district. The exemption plat was ultimately not approved because the Department of Environmental Health identified unfavorable soil conditions on the proposed lot intended to contain the ADU. A septic system currently exists for the ADU, however new lots must contain sufficient suitable soil to support a replacement system if needed. Environmental Health does allow multiple septic systems on a single lot. The applicant is again requesting variances to allow the ADU to remain as a final effort to achieve compliance and avoid demolition of the ADU. Both the primary residence and the accessory dwelling are currently occupied. Given the site's soil limitations and the constraints they impose on subdividing the property, strict adherence to the accessory dwelling regulations 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 requests, with the following conditions:

1. The property shall be in general conformance to the site plan dated received March 5, 2026, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The square footage of the accessory dwelling unit shall not exceed 2,150 square feet.
3. An application for a building permit for the accessory dwelling unit shall be submitted within 90 days of approval.
4. A certificate of occupancy shall be obtained for the accessory dwelling unit.

### **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: 1513 Collins Hill Road Property Parcel ID: 7068 278

Variance(s) Requested: ADU exceeding maximum square footage, Allow ADU when the primary dwelling is not owner occupied, ADU to exceed height of the primary residence

Unified Development Ordinance (UDO) Code Section(s): 210-140.11E, 210-140.11D, 210-140.11G

Sign Ordinance Code Section(s):

Applicant Information:

Name: Keystone Land Surveying

Contact Person: Lauren Rolader

Mailing Address: 262 West Crogan Street

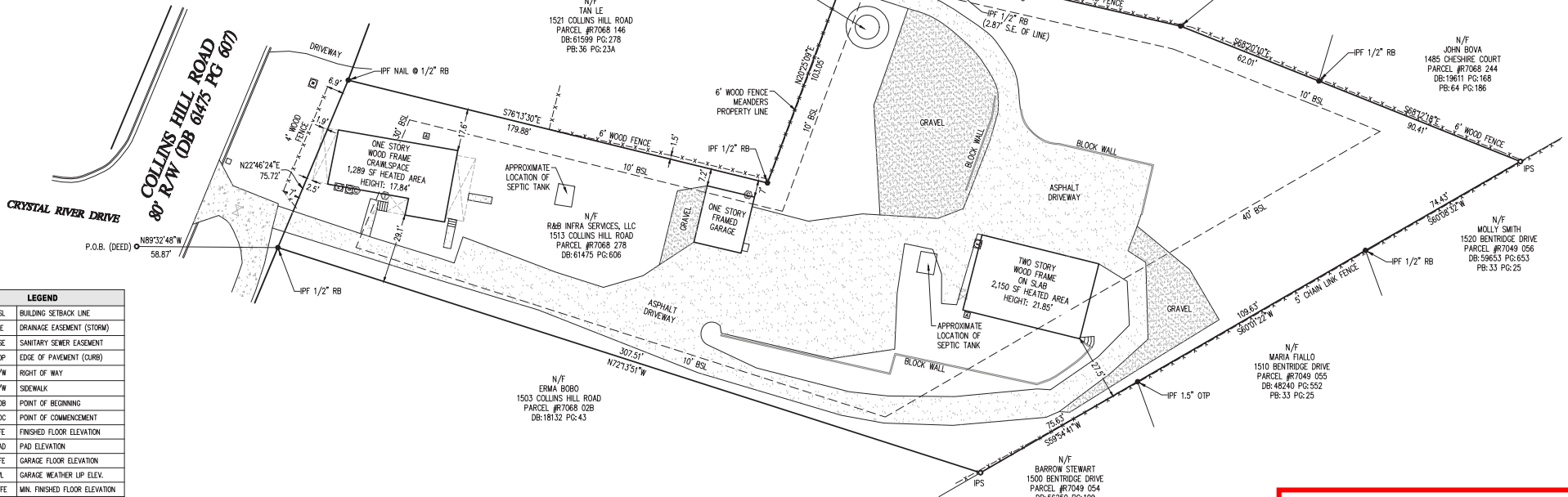
City, State, Zip Code: Lawrenceville, GA 30046

Phone Number: (770) 545-8700 Email Address: lauren@kestonelandsurveying.com

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

**GENERAL NOTES:**  
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.  
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.  
 4: No Geodetic monuments were found within 500 feet of this site.  
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
⊕	POWER POLE
⊕	1" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
⚡	OVERHEAD POWER
▲	FIRE HYDRANT
⊠	WATER METER
⊠	WATER VALVE
⊠	GAS VALVE
⊠	GAS METER
⊠	LIGHT POLE
⊠	CONCRETE PAD
⊠	TELEPHONE MARKER
⊠	AIR CONDITIONER UNIT
⊠	MAIL BOX
⊠	CLEAN OUT
⊠	SANITARY SEWER MANHOLE
⊠	LEFT WING CATCH BASIN
⊠	RIGHT WING CATCH BASIN
⊠	DOUBLE WING CATCH BASIN
⊠	DROP INLET
⊠	HEADWALL

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. Section 15-6-67.

**FIELD DATA:**

DATE OF FIELD SURVEY 10-10-25, 3-4-26.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.010 FEET.

EQUIPMENT:  
 ELECTRONIC TOTAL STATION AND RTK GPS  
 GPS RECEIVER: TRIMBLE R12L  
 SN: 6340F0048 ROVER  
 6340F0068 BASE  
 NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 56,212.91 SQ FT, 1.290 ACRES  
 CALCULATED PLAT CLOSURE: 1 FOOT IN 170,144.07 FEET  
 SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 61475 PG 606  
 PROPERTY OWNER AT TIME OF SURVEY: R&B INFRA SERVICES, LLC  
 PARCEL NUMBER: R7068 278

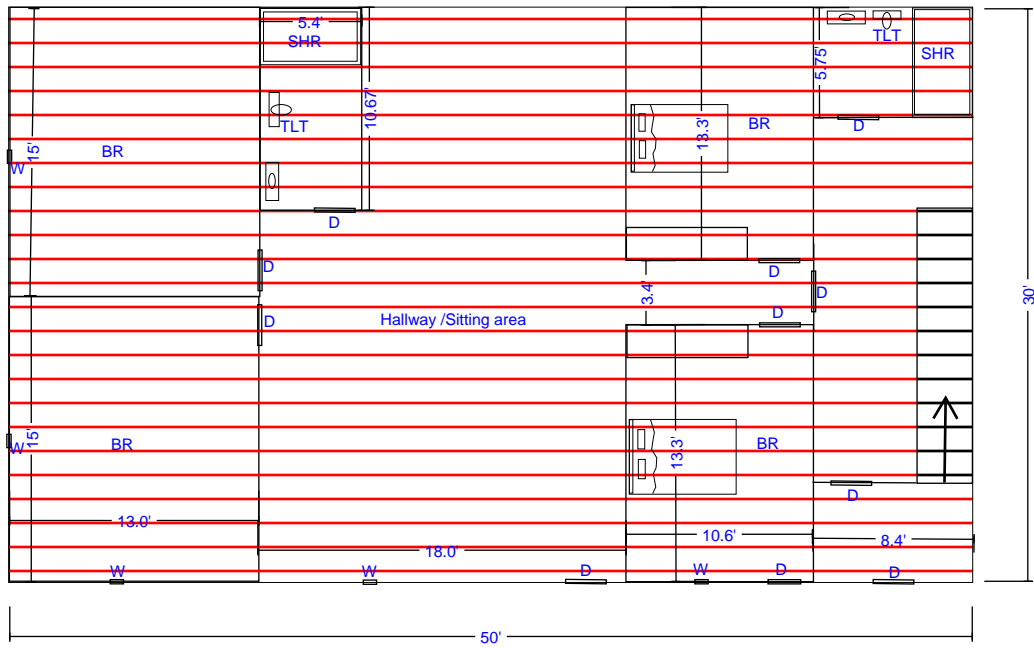
FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF GWINNETT COUNTY, GEORGIA 13135C0059F EFFECTIVE DATE SEPTEMBER 29, 2006.

**GWINNETT COUNTY  
 PLANNING AND DEVELOPMENT**

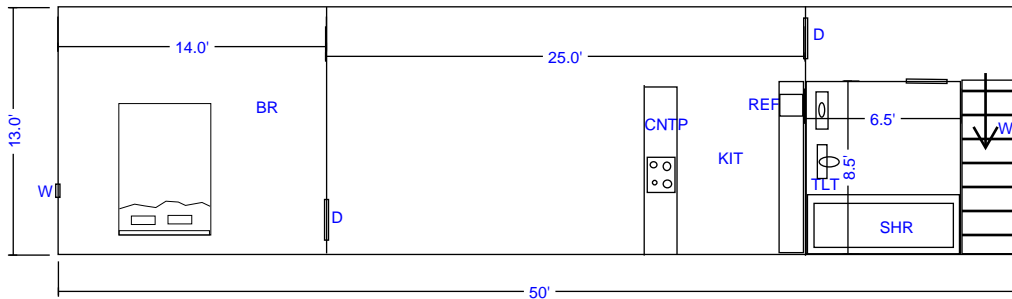
RECEIVED

3/5/2026

SCALE: 1"=30'		GRAPHIC SCALE - IN FEET 15' 0' 30' 60' 90'		CLIENT: R & B INFRA SERVICES LLC																									
DESIGNED BY: S.BROCK	SHEET NUMBER: 1 of 1	FILE NAME: 1513 COLLINS HILL ROAD_ZONV		DATE: 10-23-2025	JOB NUMBER: SURV-3393																								
Copyright-2023   These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of this surveyor.																													
<b>KEYSTONE LAND SURVEYING, INC.</b> 262 WEST CROGAN STREET LAWRENCEVILLE, GEORGIA 30046 770.545.8700 www.keystonelandsurveying.com																													
<b>SITE PLAN FOR</b> <b>1513 COLLINS HILL ROAD</b> LAND LOT 68 - 7TH DISTRICT UNINCORPORATED GWINNETT COUNTY, GEORGIA. R E V I S I O N S																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2/4/2026</td> <td>REMOVE SHEDS</td> <td>LAR</td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				NO.	DATE	DESCRIPTION	BY	1	2/4/2026	REMOVE SHEDS	LAR	2				3				4				5					
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10-23-2025  FOR KEYSTONE LAND SURVEYING, INC. www.keystonelandsurveying.com																													



Main Floor



Attic Floor

## Variance Application

### Letter of Intent

**Submitted by:**

Lauren Rolader  
Project Manager  
Keystone Land Surveying

**Property Address:**

R&B Infra Services LLC  
1513 Collins Hill Rd  
Lawrenceville, GA 30043

Dear Zoning Administration,

We appreciate the opportunity to present this Letter of Intent on the behalf of R&B Infra Services LLC. We would like to request a variance for the property located at 1513 Collins Hill Road. The code sections we are seeking relief from are Section 210-140.11D, to require the primary dwelling to be owner occupied, 210-140.11E, to prohibit the accessory dwelling from exceeding 50% of the principal residences' heated floor area, and 210-140.11G, to prohibit the accessory dwelling from exceeding the building height of the principal dwelling.

The accessory dwelling being in excess of 50% of the principal structure's area, as well as being in excess of the principal dwelling's building height, is inherited from prior ownership. Both of the dwellings on the site are currently occupied by families. The family occupying the accessory dwelling would be displaced from their home if our client were to have no other option but to evict and/or revert their home back to a garage. This would be a detrimental outcome, given the current cost of housing being difficult to afford for many working families.

We have made a very thorough effort to subdivide the property, which would place each dwelling on its own lot. This would have been the best-case scenario to resolve the issue at hand. However, upon the completion of two soil studies, a Level III and a Level IV, from two different soil scientists, the results did not yield enough usable soil for Environmental Health to approve a lot split. We have been advised that the Department of Environmental Health would allow for two septic systems to occupy one lot, provided that the proper permits are in place.

Our clients are in the process of working with the Department of Environmental Health to ensure that the systems in place are up to standard. We are committed to bringing the property up to code compliance in a way that is reasonable, and contributes to the overall benefit of our community, while preventing undue harm to the families that stand to lose everything.

Since the first variance proceeding last year, our clients have substantially cleaned up the property. They have removed two unpermitted structures, as well as the metal-sided garage. The removal of these structures brings the property closer to code compliance.

Moreover, the owners of R&B Infra Services are taking the steps to obtain a retroactive building permit, as well as a certificate of occupancy for the accessory dwelling. We hope that the acquisition of these items will further assist with the compliance of Gwinnett County's code.

Strict enforcement of the UDO in this situation would unnecessarily oust a family from their home, and force them to procure a new place to live. We understand that the situation at hand remains, regardless of how it came to be. However, there is much more at stake than a fine for a code violation. Ultimately, our goal is to bring the property fully up to standard. We respectfully request any assistance that may be offered to help us to remedy this unique and challenging situation.

Warm Regards,

Lauren Rolader  
Project Manager  
Keystone Land Surveying  
On Behalf of R&B Infra Services

**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 a hardship due to topographical or site conditions? Please explain:

*Yes, The hardship that would be created by strict adherence to the UDO would be the displacement of families that are currently occupying the dwellings on this site. This hardship is further amplified by the current state of our housing market, for both renters and home owners alike. We have made every attempt to subdivide the property, which would have placed each home on its own lot. However, upon receipt of two soil reports, a Level III and Level IV, the outcome of the soils did not yield nearly enough usable soil for two conforming septic lots. Additionally, the department of environmental health has advised that they would permit for two septic systems to exist on one property, provided that they are both permitted. We are in the process of replacing the currently unpermitted system with a new, permitted septic field.*

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

*Yes, The solution that we propose is to obtain the necessary building permit and certificate of occupancy for the accessory dwelling. These necessities were neglected by the prior owners, which created an adverse situation for the new owners. The representatives of R&B Infra Services are in the process of replacing the septic system that serves the accessory dwelling, to result in a permitted septic system. They are also starting the process of obtaining a retroactive building permit for the accessory dwelling, as well as obtaining the certificate of occupancy. Regardless of how the situation came to be, we are committed to resolving the infractions that we can, and seeking relief on behalf of the family that stands to lose everything.*



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: R&B Int'l Services LLC (HARESH G. KACHCHI)

Signature: [Handwritten Signature]

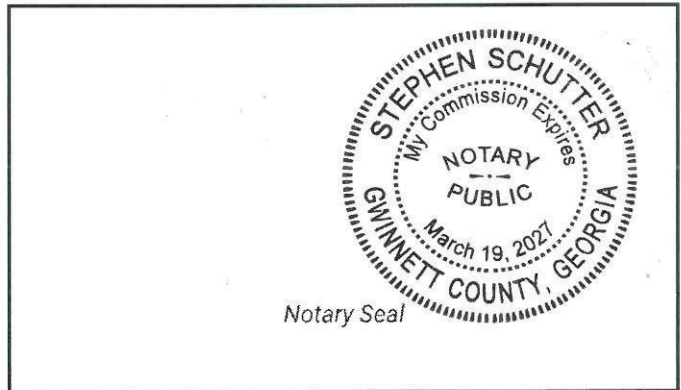
Date: 02/10/2026

**Notary Public**

Name: Stephen Schutter

Signature: [Handwritten Signature]

Date: 02/10/2026



**Exhibit B: Maps**  
**(attached)**



CRYSTAL RIVER DR

COLLINS HILL RD

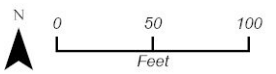
CHESHIRE CT

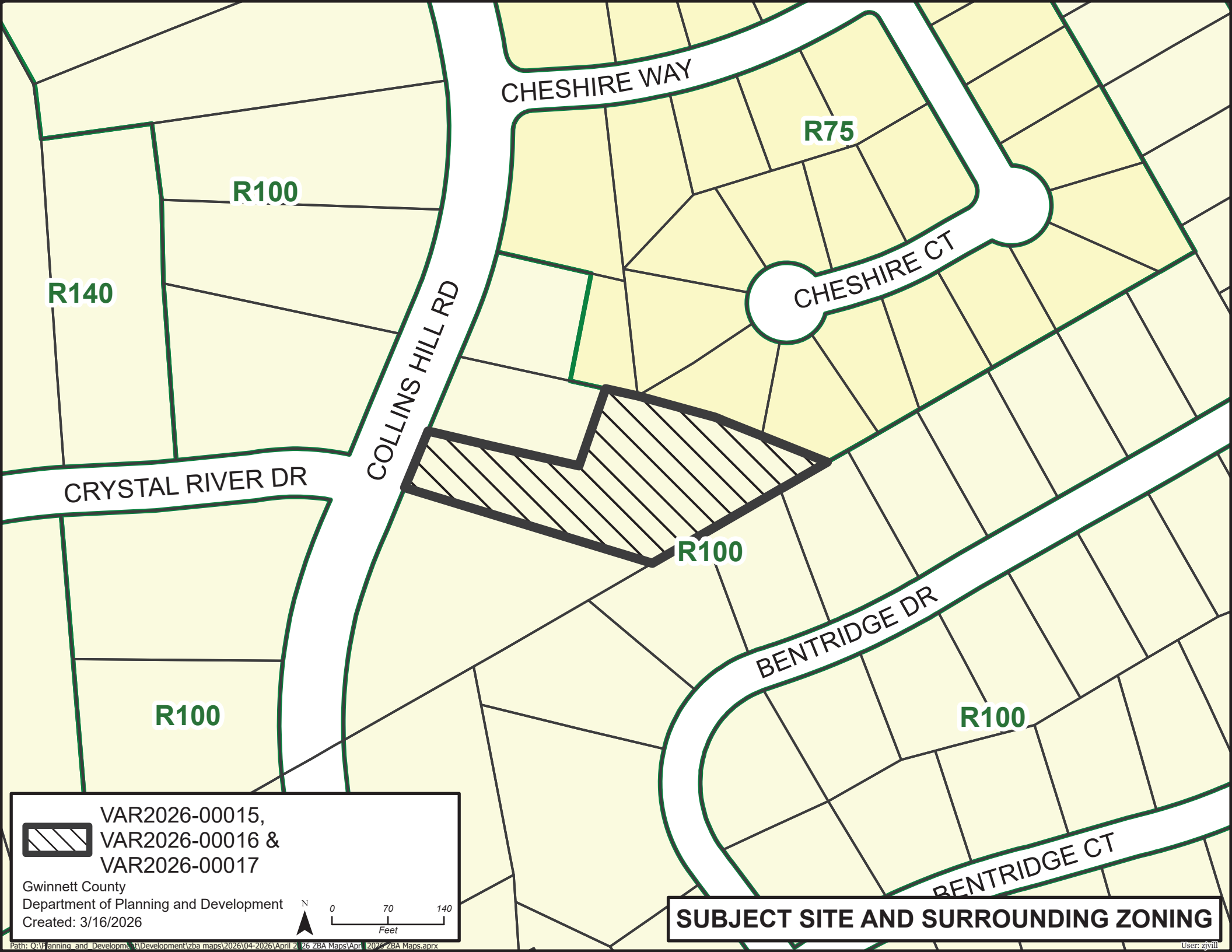
BENTRIDGE DR



VAR2026-00015,  
VAR2026-00016 &  
VAR2026-00017

Gwinnett County  
Department of Planning and Development  
Created: 3/16/2026





R140

R100

R75

R100

R100

R100


 VAR2026-00015,  
 VAR2026-00016 &  
 VAR2026-00017

Gwinnett County  
 Department of Planning and Development  
 Created: 3/16/2026

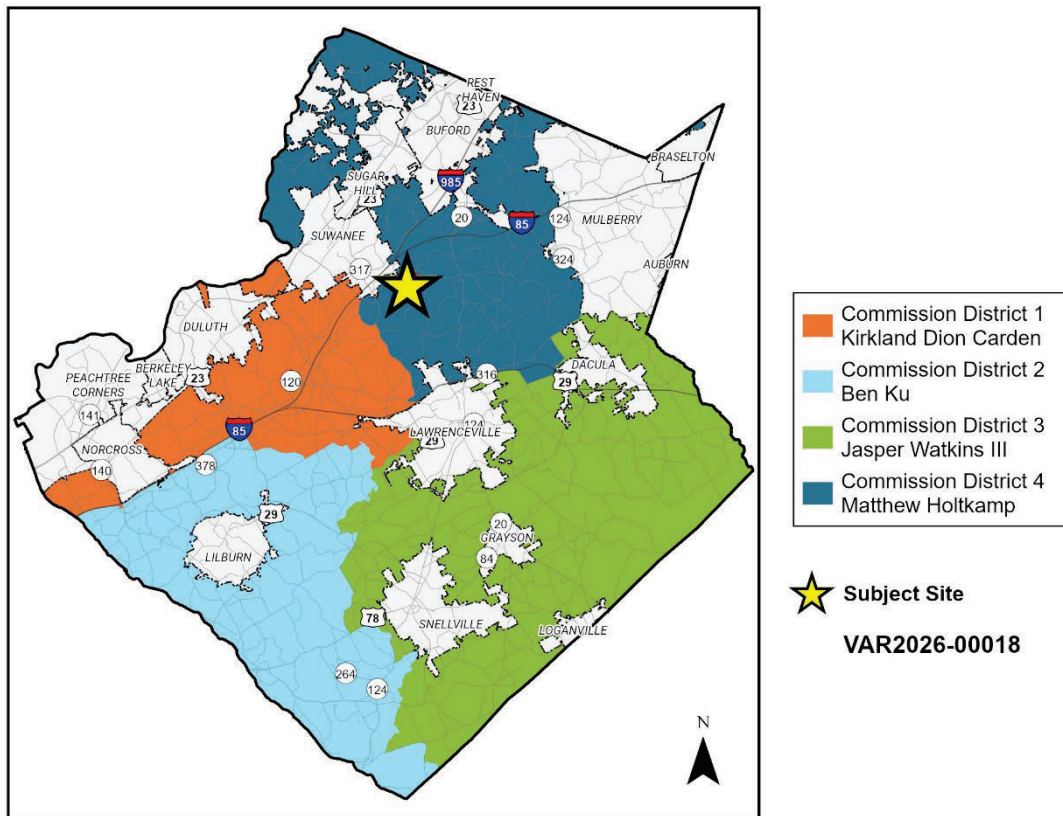



**SUBJECT SITE AND SURROUNDING ZONING**

## ZONING BOARD OF APPEALS CASE REPORT

**Case Number:** VAR2026-00018  
**Variance Request:** Reconsideration of ZVR2016-00001-06 (buffer condition)  
**Zoning District:** R-100 (Single-Family Residence District)  
**Address:** 2691 Collins Hill Road  
**Map Number:** R7149 397  
**Site Area:** 0.78 acres  
**Applicant/Owner:** Jay Mehta  
**Commission District:** District 4 – Commissioner Holtkamp

**Staff Recommendation:** APPROVAL WITH CONDITIONS



## Existing Site Conditions

The subject property is a 0.78-acre parcel located at the end of a private drive off of Collins Hill Road. The property is a land-locked parcel that contains a single-family residence, accessory building, vegetation, and is surrounded by other single-family residences.

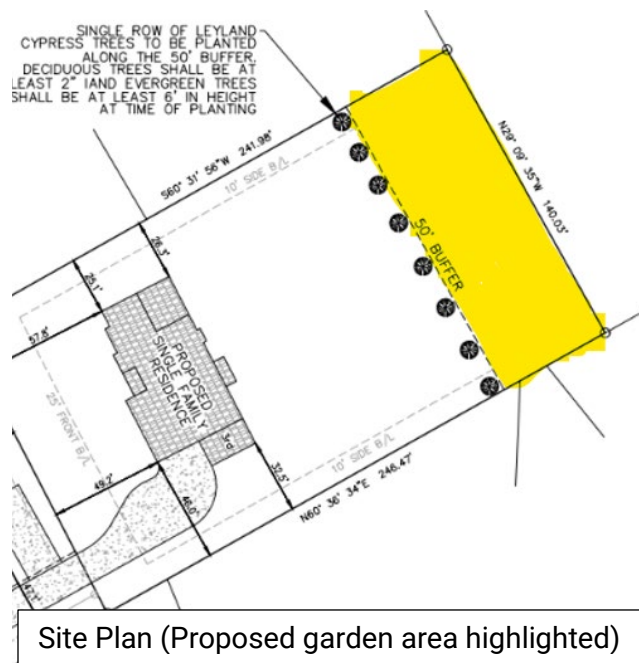


## Variance Request

The applicant is seeking reconsideration of a condition from the following previously approved variances:

**ZVR2016-00001 – 06.** Provide a 50-foot buffer adjacent to parcel 7149 049 with a single row of Leyland Cypress along the interior (west) boundary of buffer.

The applicant proposes to retain the required Leyland Cypress tree line and plant a landscaped garden with a trellis under 120 square feet, within the 50-foot-wide undisturbed buffer.





Garden concept plan



View of rear yard and tree line



## 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 part of an exemption plat from 2016 and obtained variances ZVR2016-00001, 02, 03, 04, 05, and 06. These variances allowed the creation of 5 lots serviced by a private drive, which was not allowed at the time. A condition was added to the 2016 variances that required a 50-foot-wide undisturbed buffer along the rear of the site. The UDO has since been amended and now allows parcels to be accessed from private drives, therefore the variances obtained in 2016 would not be needed today and no zoning buffers would be required.

The proposed elimination of the 50-foot-wide undisturbed buffer will allow for the creation of a garden and landscaped area in the rear yard. Staff has recommended conditions to mitigate potential adverse effects including retaining the existing line of Leyland Cypress trees to screen the primary residence from the parcel 7149 049. Approval of the variance would not circumvent the purpose and intent of the UDO.

## 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 March 4, 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 Leyland Cypress tree line 50 feet from the rear property line.

## 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: 2691 Collins Hill Road Property Parcel ID: 7149 397

Variance(s) Requested: Reconsideration of 50-foot-wide buffer condition for ZVR2016-00001, 02, 03, 04, 05, 06

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

Sign Ordinance Code Section(s):

Applicant Information:

Name: Jay Mehta

Contact Person: Jay Mehta

Mailing Address: 2691 Collins Hill Road

City, State, Zip Code: Lawrenceville, GA 30043

Phone Number: 678.650.6592 Email Address: MEHTAJAY61@GMAIL.COM

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





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:

No.

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

*Yes. I am not asking to change the zoning, increase density, or do anything outside what is normally allowed for a single-family residential property. I am only requesting removal of the 50-foot buffer condition so that I can use and maintain my entire lot like other homeowners in the neighborhood.*

*The original condition required a row of Leyland Cypress trees along the boundary, and those trees are already in place. If the original intent was to provide privacy or screening, that can still be accomplished through continued landscaping and, if necessary, installing a fence along the property line in accordance with county regulations.*

*Removing the condition will not negatively impact neighboring properties. It will simply allow me to properly maintain and safely use an area that is currently overgrown and not serving a clear purpose. I believe this request remains consistent with the intent of the UDO while allowing reasonable use of my property.*

**RECEIVED**

3/4/2026

**Re: Change in Conditions (CIC) – Request to Remove 50-Foot Buffer Condition**

To the Planning Staff and Honorable Members of the Board of Commissioners,

I respectfully submit this Letter of Intent in support of my application for a Change in Conditions (CIC) to remove the 50-foot buffer condition placed on my property in 2016, which requires a 50-foot buffer with a single row of Leyland Cypress trees along the boundary.

I became aware of this condition only after purchasing the home and moving in, when it was disclosed by the builder. At the time of purchase, the buffer area was not clearly identified as a restricted portion of the lot, and it remains entirely within my property boundaries and subject to full property taxation.

Approximately ten+ Leyland Cypress trees exist along the boundary today, and I intend to continue maintaining them. However, the interior portion of the 50-foot area is currently overgrown and unmanaged. Rather than functioning as an intentional, maintained buffer, it has become an underutilized area that is difficult to care for and supervise.

I live in a joint family household, where my parents also reside with us. We intentionally chose this home to provide an environment where multiple generations of our family could live together and enjoy outdoor space. My two young boys love playing outside daily, and my parents and wife especially enjoy gardening and spending time outdoors. Having usable and well-maintained yard space is important not just for recreation, but for family bonding, health, and quality of life across generations.

The current buffer restriction limits our ability to properly maintain and safely use a significant portion of our own backyard. Removing the condition would allow us to actively landscape, garden, and care for this area as part of our residential lot, rather than leaving it in an unmanaged condition. A maintained and supervised space is far more beneficial than an overgrown one that does not meaningfully serve its original purpose.

This request does not seek to change the zoning classification, increase density, or intensify use of the property. It simply allows the lot to function like other single-family residential properties in the neighborhood. If the original purpose of the 2016 condition was privacy or visual screening, that purpose can continue to be achieved through maintained landscaping and I am open to installing an up to 8-foot fence along the applicable boundary, subject to county approval, to meet that intent in a more effective and maintainable manner.

Since the original approval in 2016, circumstances have changed. The property has been fully developed as a single-family residence and transferred to a new homeowner. The

buffer condition, while perhaps appropriate at the time of initial approval, no longer serves a meaningful planning function and instead restricts reasonable residential use of property that is fully owned and taxed.

Approval of this Change in Conditions will:

- Improve long-term maintenance and stewardship of the property
- Eliminate unmanaged overgrowth
- Maintain compatibility with surrounding residential properties
- Preserve privacy through existing landscaping or alternative screening if required
- Support safe and responsible outdoor use for a multi-generational household

My family and I are committed to maintaining our property to a high standard and contributing positively to the neighborhood. We respectfully request your approval of this Change in Conditions so that our home can fully function as a safe, maintained, and family-oriented residential property.

Thank you for your time and consideration.

Sincerely,  
Jay Mehta

2691 Collins Hill Road , Lawrenceville , Ga 30043

**RECEIVED**

3/4/2026

## Concept Image Layout



To the Planning Staff and Review Team,

I am submitting this description to provide additional information regarding the proposed landscaping and garden concept for the area located within my property that measures approximately 50 feet in depth by 140 feet in width, totaling 7,000 square feet. The purpose of this concept is to demonstrate how the area may be maintained, landscaped, and actively used as part of the residential yard, rather than remaining unmanaged or overgrown.

The layout shown is conceptual in nature and illustrates one example of how the space may be organized for landscaping and outdoor family use. The concept focuses primarily on lawn area, garden beds, and a small seating structure while maintaining the overall character of a typical residential backyard.

### **Overall Garden Area**

The proposed garden and landscaped area occupies approximately:

- Length (depth): 50 feet
- Width: 140 feet
- Total floor area: approximately 7,000 square feet

This area will primarily consist of landscaped lawn, planting beds, and pathways intended for maintenance and outdoor family use.

### **Pergola / Gazebo Seating Area**

A small open-air pergola seating area is included in the concept to provide shaded seating within the garden space.

- **Length:** 10 feet
- **Width:** 10 feet
- **Height:** approximately 8.5 feet
- **Floor area:** approximately 100 square feet

The pergola is similar in scale to commonly available residential backyard pergolas and will be used for casual outdoor seating.

#### **Location measurements:**

- Approximately 10 feet from the rear property boundary
- Approximately 15 feet from the side property boundary

### **Raised Garden Beds**

The concept includes raised planting beds for small-scale gardening.

- **Number of beds:** 4
- **Dimensions of each bed:**
  - Length: 8 feet
  - Width: 4 feet
  - Height: 2 feet
- Floor area per bed: 32 square feet
- Total bed area: approximately 128 square feet

These beds are intended for seasonal vegetables, herbs, or flowers and will be maintained by the family.

#### **Location measurements:**

- Garden bed area approximately 15 feet from the pergola
- Approximately 10 feet from the side boundary
- Approximately 8 feet from the rear boundary

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### **Garden Walkway**

A permeable walkway is included to provide access between garden areas.

- Length: approximately 35 feet
- Width: approximately 5 feet
- Floor area: approximately 175 square feet

The walkway may consist of natural stone pavers or similar permeable materials placed over a gravel base.

### **Landscape Planting Border**

A landscaped planting border is proposed along portions of the garden perimeter.

- Length: approximately 140 feet
- Width: approximately 4 feet
- Floor area: approximately 560 square feet

This planting strip may include shrubs, ornamental plants, and ground cover to enhance the appearance of the space.

### **Central Lawn / Open Garden Area**

The majority of the garden space will remain open lawn and landscaped green area.

- Length: approximately 32 feet
- Width: approximately 110 feet
- Floor area: approximately 3,520 square feet

This area will provide open space for outdoor use while allowing the property to remain well maintained.

### **Conceptual Nature of the Layout**

The layout described above is illustrative of how the area may be maintained and landscaped, and it reflects a typical residential garden concept including lawn, planting beds, pathways, and a modest pergola. The intent is to demonstrate responsible maintenance and use of the space while maintaining compatibility with the surrounding residential neighborhood.

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This conceptual description is not intended to limit lawful residential use of the property but rather to provide a clear example of how the area may be organized and maintained as part of the overall residential landscape.

Thank you for your time and consideration.

Sincerely,  
Jay Mehta

**Exhibit B: Maps**

**[attached]**



COLLINS GLEN CT

BRIARFIELD WAY

COLLINS HILL RD



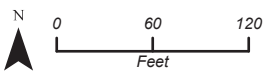
LAKE FOREST TRL

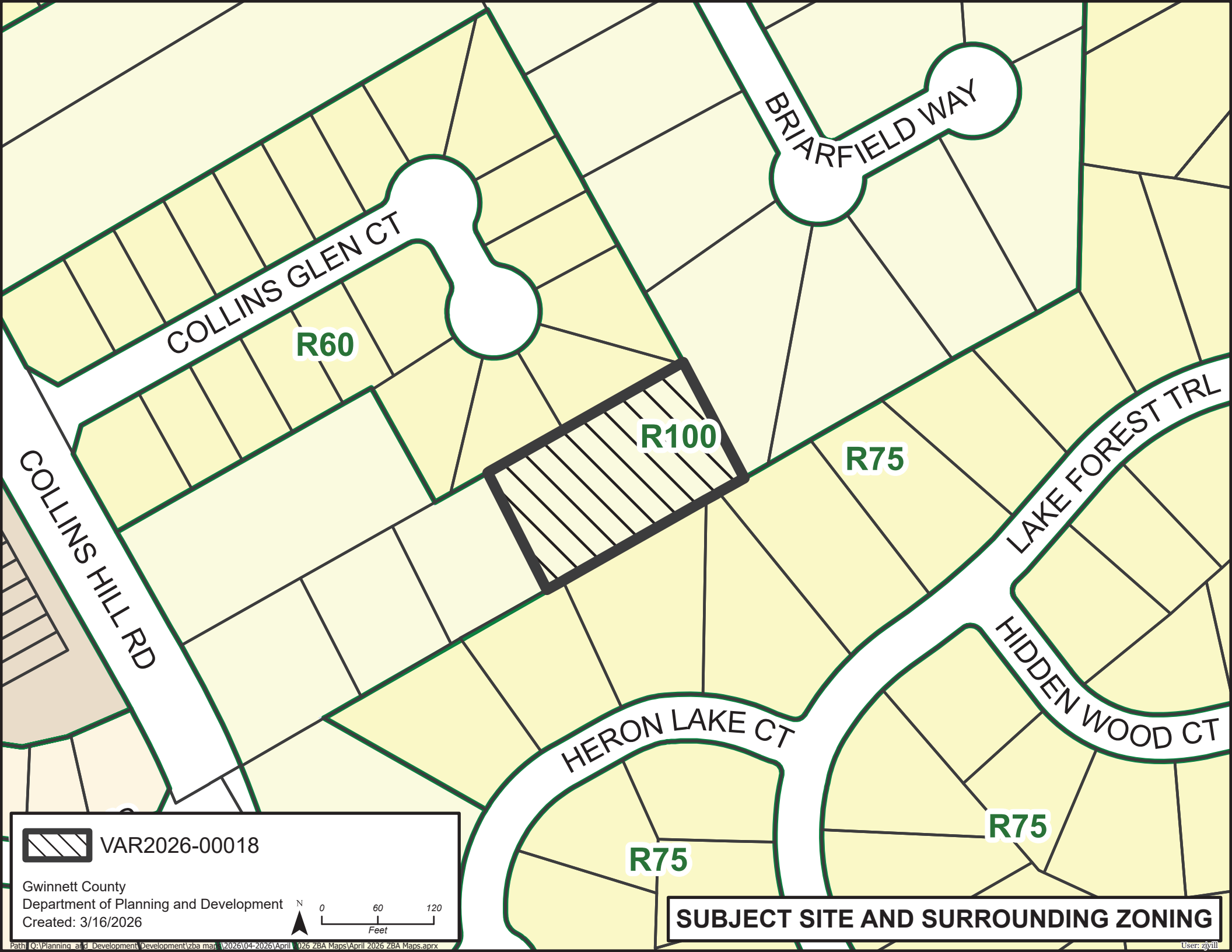
HIDDEN WOOD CT

HERON LAKE CT

 VAR2026-00018

Gwinnett County  
Department of Planning and Development  
Created: 3/16/2026

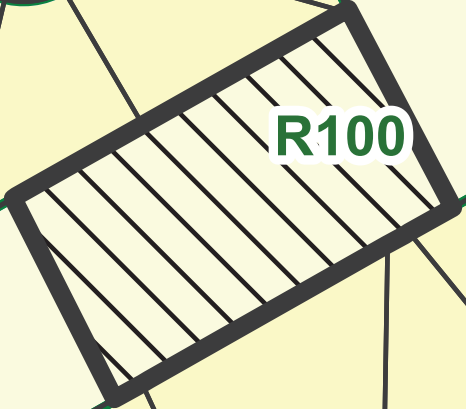




COLLINS GLEN CT  
R60

BRIARFIELD WAY

COLLINS HILL RD



R100

R75

LAKE FOREST TRL

HIDDEN WOOD CT

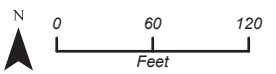
HERON LAKE CT

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R75

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Gwinnett County  
Department of Planning and Development  
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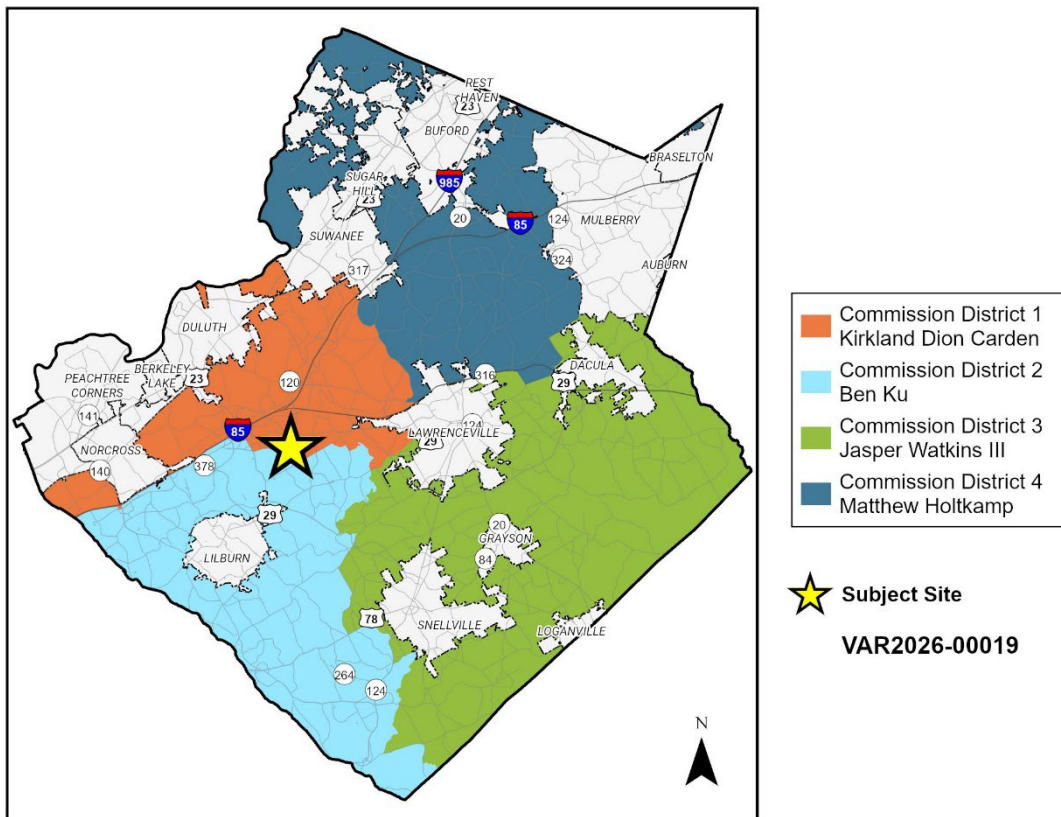


**SUBJECT SITE AND SURROUNDING ZONING**

## ZONING BOARD OF APPEALS CASE REPORT

**Case Number:** VAR2026-00019  
**Variance Request:** Exceed maximum fence height  
**Zoning District:** R-60 (Single-Family Residence District)  
**Address:** 3067 Nuptial Lane  
**Map Number:** R7039 350  
**Site Area:** 0.70 acres  
**Applicant/Owner:** Jinjie Yang  
**Commission District:** District 1 – Commissioner Carden

**Staff Recommendation:** APPROVAL WITH CONDITIONS



## Existing Site Conditions

The subject property is a 0.70-acre parcel located at the end of the cul-de-sac on Nuptial Lane within the Heritage Forrest subdivision. The property contains a two-story residence and a 6-foot-tall wooden privacy fence and gate along eastern property line and driveway.

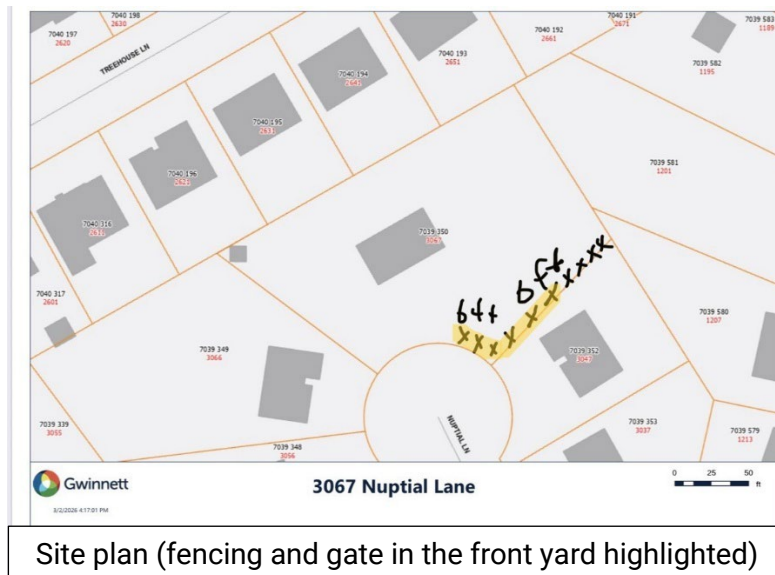


## Variance Request

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

**230-80.1: Maximum Fence Height.** No fence shall exceed four feet in height within a front yard or eight feet in height in any other location.

The applicant is seeking a variance for an existing fence and gate to exceed the maximum fence height of 4 feet in the front yard by 2 feet resulting in a 6-foot-tall fence.





6-foot-tall fence and gate



Residence and fence



### 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 applicant is requesting to retain a 6-foot-tall wooden privacy fence located along the eastern property line and driveway. Fences along side and rear property lines are typically designed to provide privacy and screening. There are significant elevation changes throughout the property and along the side property line, resulting in the residence sitting at a higher elevation than the side property line. A taller fence would be necessary to provide screening for the property due to steep changes in elevation. Strict adherence to the fence height requirements creates a topographical hardship. Therefore, approval of the requested variance 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 request, with the following condition:

1. The site shall remain in general conformance with the site plan dated received March 6, 2026, with revisions required by the Unified Development Ordinance, subject to the review and

approval of the Department of Planning and Development./The fence along the eastern property line shall not exceed 6 feet in height within the front yard.

2. The gate shall not exceed the height of the fencing along the side property line.

**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: \_\_\_\_\_ Property Parcel ID: \_\_\_\_\_

Variance(s) Requested: \_\_\_\_\_

Unified Development Ordinance (UDO) Code Section(s): \_\_\_\_\_

Sign Ordinance Code Section(s): \_\_\_\_\_

### **Applicant Information:**

Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

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

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# 3067 Nuptial Lane



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**Jinjie Yang**

3067 Nuptial Ln

Lawrenceville, GA 30044

Phone: 626-999-9918

Email: fhxy3881@gmail.com

**Date:** December 9, 2025

**To:**

Zoning Board of Appeals

City of Lawrenceville

Gwinnett County, Georgia

**Re: Fence Height Variance Request – 3067 Nuptial Ln**

Dear Members of the Zoning Board of Appeals,

I am writing this Letter of Intent in support of my variance application regarding the fence height located on my property at 3067 Nuptial Ln, Lawrenceville, Georgia.

I understand that the city code generally limits residential fence height to four (4) feet. However, my property is situated on an elevated grade relative to the surrounding area. Due to this elevation difference, there is a noticeable gap between the ground and the bottom of the fence structure.

Because of the natural terrain and grade of my lot, reducing the fence height to four feet would cause the gate to become nonfunctional and unable to properly close or operate as intended. The current fence configuration accommodates the slope of the property and allows for safe and practical use.

At this time, I do not intend to make any modifications prior to the scheduled hearing. I respectfully request the opportunity to present my explanation, photographs, and supporting documentation to the Board during the hearing for consideration.

I respectfully request that this matter be reviewed through the standard variance hearing process and that no further enforcement actions or penalties be imposed until the hearing has concluded.

Thank you for your time and consideration. I will appear as scheduled and will fully cooperate with the hearing process.

Sincerely,

Jinjie Yang



**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, my property is going uphill that's why the fence is taller than the code allows.*

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

*No.*



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**Exhibit B: Maps**

**[attached]**

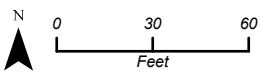
TREEHOUSE LN

NUPTIAL LN

REALM LN

 VAR2026-00019

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Created: 3/16/2026



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TREEHOUSE LN

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REALM LN

R60

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NUPTIAL LN

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 VAR2026-00019

Gwinnett County  
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 Feet

**SUBJECT SITE AND SURROUNDING ZONING**