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**Zoning Board of Appeals**  
**Wednesday, April 15, 2026, at 7:00pm**  
Gwinnett Justice and Administration Center  
75 Langley Drive, Lawrenceville, GA 30046

**Present:** Bess Walthour, Rich Edinger, Jeff Timler, Sammy Baker, Jim Nash

- A. Call To Order, Pledge to Flag
- B. Opening Remarks by Chairman and Rules of Order
- C. Approval of Amended Agenda  
{Action: Approved; Motion: Timler Second: Baker; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}
- D. Approval of Agenda  
{Action: Approved; Motion: Edinger Second: Baker; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}
- E. Approval of Minutes: March 10, 2026  
{Action: Approved; Motion: Edinger Second: Timler; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}
- F. Other Business – Election of Officers  
  
Chair:  
{Action: Appoint Bess Walthour; Motion: Timler Second: Edinger; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}  
  
Vice Chair:  
{Action: Appoint Rich Edinger; Motion: Timler Second: Walthour; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}
- G. Announcements

H. 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  
{Action: Approved with Conditions; Motion: Baker Second: Nash; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}
  
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  
{Action: Approved with Conditions; Motion: Timler Second: Edinger; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}
  
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  
{Action: Approved with Conditions; Motion: Baker Second: Nash; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}
  
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  
{Action: Approved with Conditions; Motion: Baker Second: Nash; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}

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  
{Action: Approved with Conditions; Motion: Baker Second: Nash; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler- Yes; Baker-Yes; Nash-Yes}

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  
{Action: Approved with Conditions; Motion: Baker Second: Nash; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}

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  
{Action: Approved with Conditions; Motion: Walthour Second: Edinger; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}

I. OTHER BUSINESS

J. ANNOUNCEMENTS

K. ADJOURNMENT

{Action: Approved; Motion: Nash Second: Edinger; Vote: 5-0: Walthour-Yes; Edinger-Yes; Timler-Yes; Baker-Yes; Nash-Yes}