
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}