



Zoning Board of Appeals
Tuesday, June 9, 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 Chairwoman and Rules of Order**
- C. Approval of Agenda**
- D. Approval of Minutes – May 12, 2026**
- E. Announcements**
- F. New Business**
 - 1. Case Number: **VAR2026-00023**
Applicant: Lee Johnson
Owner: Joyce & James Wilmot
Contact: Lee Johnson
Phone Number: 470.577.3314
Zoning: R-100
Location: 6744 Pass Road
Map Numbers: R7370 010
Variance Requested: Accessory building located in the front yard
Commission District: (4) Holtkamp
 - 2. Case Number: **VAR2026-00024**
Applicant/Owner/Contact: Pollyanna Chavez
Phone Number: 404.424.2853
Zoning: R-100
Location: 1520 Ozora Road
Map Numbers: R5254 034
Variance Requested: Home Occupation Standards
Commission District: (3) Watkins
 - 3. Case Number: **VAR2026-00025**
Applicant: Michael Ilardi
Owner: John W. Rooker, LLC
Contact: Michael Ilardi
Phone Number: 470.608.9517
Zoning: M-2
Location: 2700 Breckinridge Boulevard
Map Number: R7077 029
Variance Requested: Outdoor Storage Screening
Commission District: (1) Carden

Tuesday, June 9, 2026

4. Case Number: **VAR2026-00026**
Applicant: LaToya Jones
Owner: Narain Navindra
Contact: LaToya Jones
Phone Number: 678.779.9200
Zoning: R-100
Location: 764 Old Loganville Road
Map Number: R4216 004
Variance Requested: Accessory building located in the front yard
Commission District: (3) Watkins
5. Case Number: **VAR2026-00027**
Applicant: LaToya Jones
Owner: Narain Navindra
Contact: LaToya Jones
Phone Number: 678.779.9200
Zoning: R-100
Location: 764 Old Loganville Road
Map Number: R4216 004
Variance Requested: Accessory building to exceed maximum square
footage
Commission District: (3) Watkins
6. Case Number: **VAR2026-00028**
Applicant: LaToya Jones
Owner: Narain Navindra
Contact: LaToya Jones
Phone Number: 678.779.9200
Zoning: R-100
Location: 764 Old Loganville Road
Map Number: R4216 004
Variance Requested: Accessory building to exceed height of the primary
residence
Commission District: (3) Watkins
7. Case Number: **VAR2026-00029**
Applicant: LaToya Jones
Owner: Narain Navindra
Contact: LaToya Jones
Phone Number: 678.779.9200
Zoning: R-100
Location: 764 Old Loganville Road
Map Number: R4216 004
Variance Requested: Prohibited exterior materials
Commission District: (3) Watkins

Tuesday, June 9, 2026

8. Case Number: **VAR2026-00036**
Applicant/Owner/Contact: Daniel Henley
Phone Number: 770.912.0200
Zoning: R-100
Location: 4181 Ivey Ridge Court
Map Number: R7264 069
Variance Requested: Variance to allow an accessory dwelling to be located in the front yard
Commission District: (4) Holtkamp

G. OTHER BUSINESS

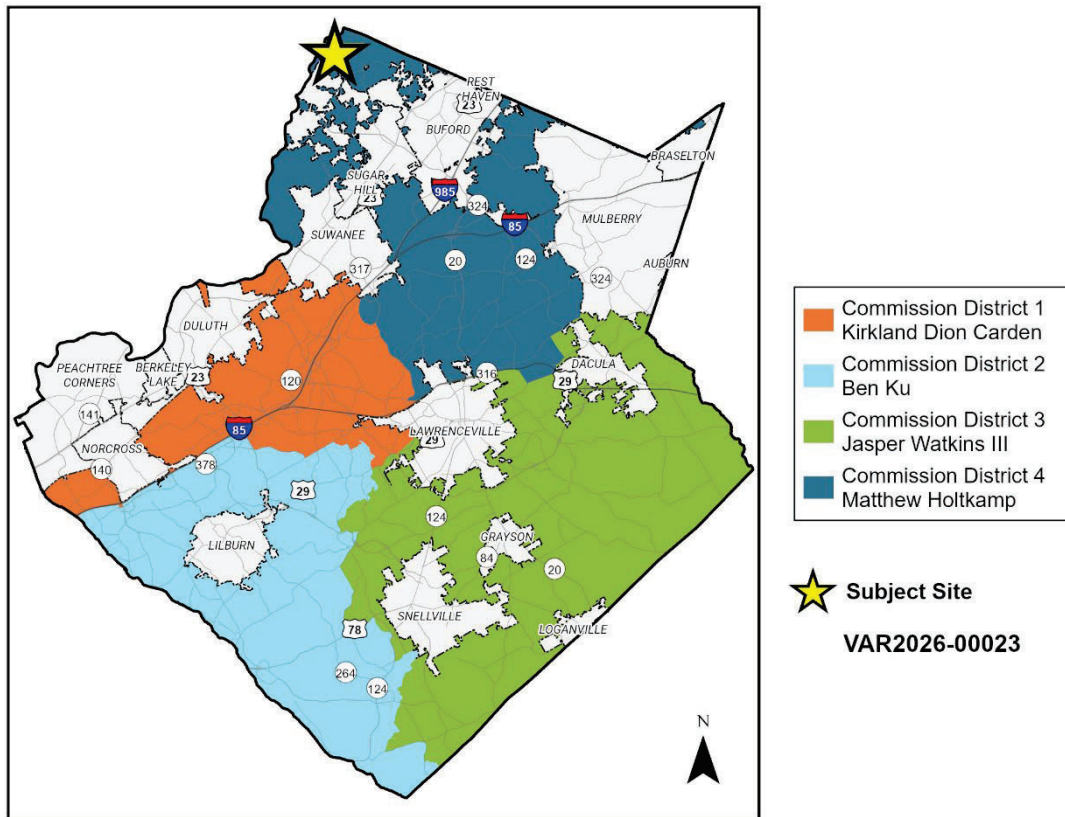
H. ANNOUNCEMENTS

I. ADJOURNMENT

ZONING BOARD OF APPEALS CASE REPORT

Case Number: VAR2026-00023
Variance Request: Allow an accessory building to be located in the front yard
Zoning District: R-100 (Single-Family Residence District)
Address: 6744 Pass Road
Map Number: R7370 010
Site Area: 0.70 acres
Applicant: Lee Johnson, Encore Construction
Owners: Joyce and James Wilmot
Commission District: District 4 – Commissioner Holtkamp

Staff Recommendation: APPROVAL WITH CONDITIONS



Existing Site Conditions

The subject property is a 0.70-acre parcel located at the end of a private drive off of Pass Road. The property contains a two-story residence, an accessory building in the rear yard, and a pool located in the side yard. The property is surrounded by single-family residences.

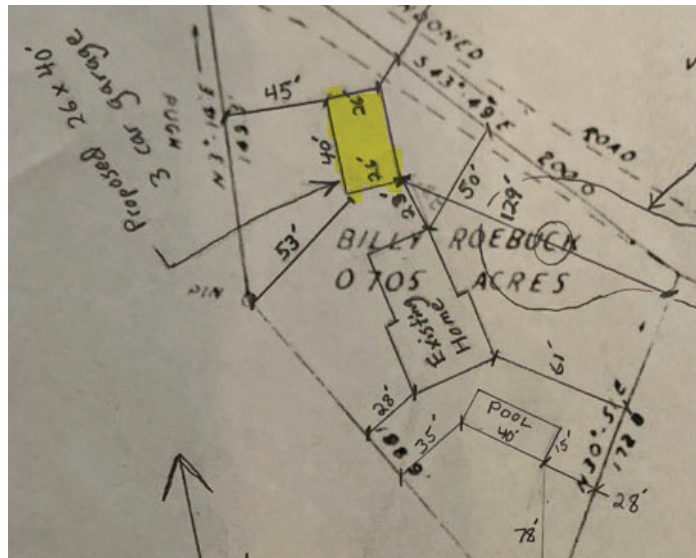


Variance Request

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

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

The applicant is requesting to construct a 1,040-square-foot detached garage in the front yard area.



Site plan (detached garage highlighted in yellow)



Proposed location



Private driveway



Primary residence

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 construct a 1,040-square-foot detached garage with white siding. When determining setbacks for lots serviced by access easements, the front yard is located between the primary residence and the access easement. The access easement extends the full length of the property, resulting in the proposed placement of the building being located in the front yard. The location of the primary residence and the location of the access easement limit the remaining buildable area to the front yard. The location of the proposed garage in the front yard will not be visible to adjacent properties due to topography and existing tree coverage. Therefore, strict adherence to a provision creates a hardship due to topographical and site conditions and approval 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 property shall be in general conformance to the site plan dated received April 22, 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: 6744 Pass Road Property Parcel ID: 7370 010

Variance(s) Requested: Accessory building located in the front yard

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

Sign Ordinance Code Section(s):

Applicant Information:

Name: Encore Construction

Contact Person: Lee Johnson

Mailing Address: 5701 Saddle Club Rd

City, State, Zip Code: Gainesville, GA 30506

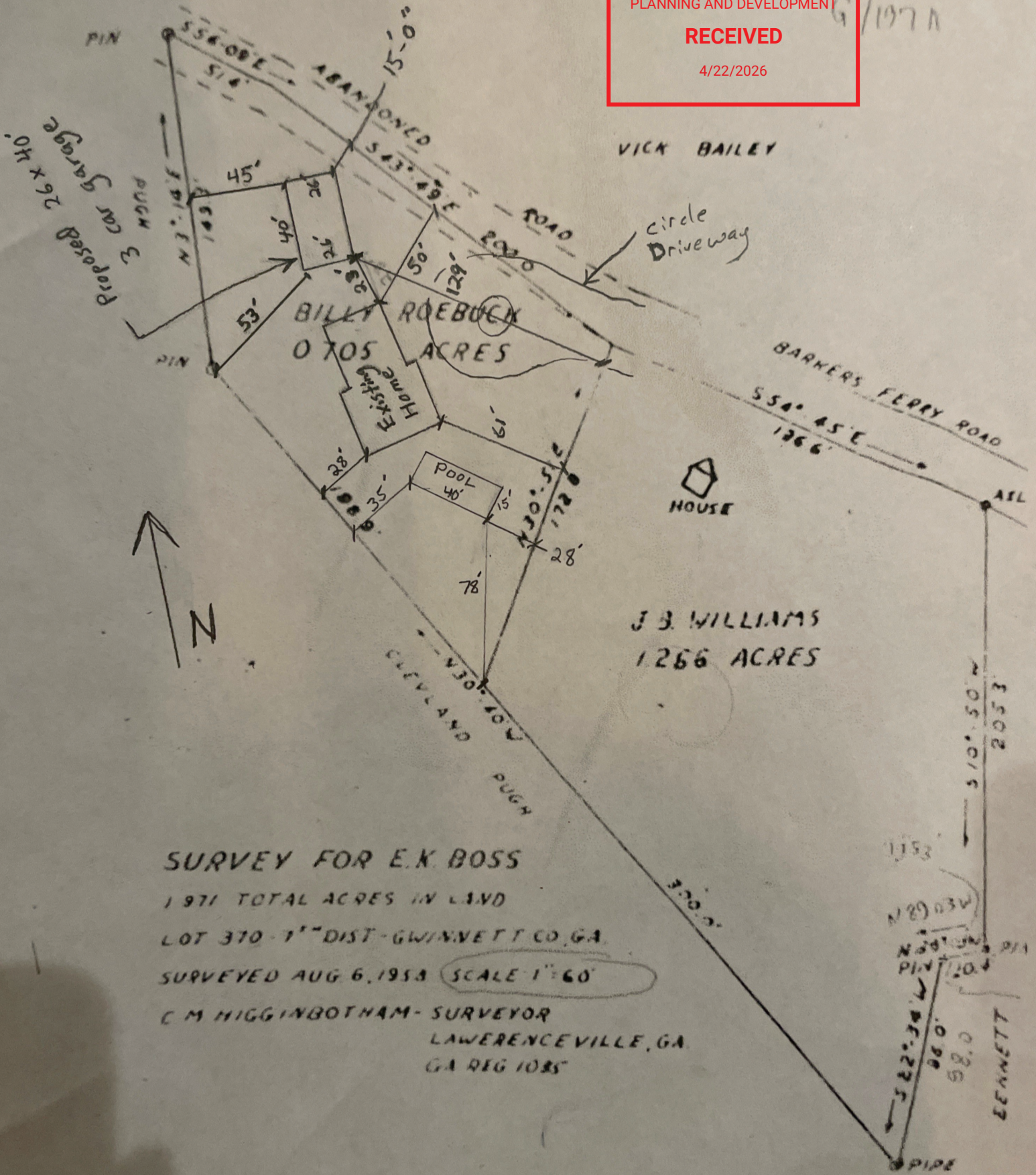
Phone Number: (470)577-3314 Email Address: lee@getmorewithencore.com

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

RECEIVED

4/22/2026

G/197A



SURVEY FOR E.K. BOSS

1.971 TOTAL ACRES IN LAND

LOT 370 - 1" DIST - GWINNETT CO, GA.

SURVEYED AUG 6, 1958 (SCALE 1" = 60')

C. M. HIGGINBOTHAM - SURVEYOR

LAWRENCEVILLE, GA.

GA REG 1085

Proposed Accessory Building – Architectural Character Reference



This image is provided as a representative example of the proposed detached accessory building design and appearance. Final construction will feature similar materials and scale to complement the existing single-family residence.

Proposed materials include:

- White James Hardie siding
 - Charcoal architectural shingles
 - White trim package
 - Residential-style garage doors
 - Concrete slab foundation
 - Designed to complement the existing residence
-

LETTER OF INTENT

Applicant: Lee Johnson / Encore Construction

Pre-Application Record: ZAM2026-00081

Zoning District: R-100

Requested Variance: Section 230-30.8

Re: Request for Variance to Allow Accessory Building in Front Yard

To Whom It May Concern,

I am respectfully requesting a zoning variance for the subject property to allow construction of a detached accessory building within the front yard area. This request is pursuant to Section 230-30.8, which states that accessory buildings, structures, or uses shall not be allowed in a front yard except those permitted by the Unified Development Ordinance (UDO).

The proposed structure is intended to be a high-quality residential accessory building designed to complement the existing single-family residence. It will be constructed with white James Hardie siding, architectural shingles, white trim, and residential-style garage doors, maintaining an appearance consistent with surrounding residential development.

This variance is being requested due to the layout and practical limitations of the property. Based on the existing lot configuration, usable placement areas outside of the front yard are significantly restricted by site conditions, access limitations, setbacks, and the relationship of the existing residence to the lot. As a result, the requested location is the most practical and functional area for placement of the accessory building.

The request is consistent with the intent of the UDO because the proposed building will remain accessory and subordinate to the principal residence, will be residential in character, and will not alter the residential use of the property. The structure is being designed to improve the functionality of the property while maintaining an orderly and attractive appearance.

The hardship imposed by strict application of the ordinance is that it prevents a reasonable and practical placement of the accessory building due to the unique characteristics of the lot and site layout. Without the requested variance, the owner's ability to make reasonable residential use of the property is unnecessarily limited.

The applicant respectfully requests approval of this variance.

Thank you for your time and consideration.

Sincerely,

Lee Johnson
Encore Construction
Applicant

GWINNETT COUNTY VARIANCE SUPPORT PACKET

Property: 6744 Pass Rd, Buford, GA **Parcel:** R7370010
Applicant: Lee Johnson / Encore Construction

Request: Variance to allow a detached accessory garage within the front yard area.

Proposed Building

- 40' x 26' detached garage
- 16' height
- White James Hardie siding
- Architectural shingle roof
- Residential garage doors
- Use: Personal garage/storage

Site Placement

- 15' from front property line
- 50' from side property line
- Concrete slab foundation
- Final placement subject to county approval

Letter of Intent Summary

The requested variance is needed due to lot configuration, existing home placement, and practical access limitations that restrict reasonable placement elsewhere on the property. The proposed garage is residential in appearance, subordinate to the primary home, and compatible with surrounding properties. Approval will allow reasonable use of the property without creating adverse neighborhood impact.

Attachments to Include: Example building photo, deed/plat legal description, completed county application, filing fee.

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:

No

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

Yes.

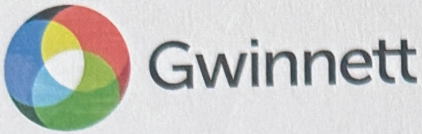
I am respectfully requesting a zoning variance for the subject property to allow construction of a detached accessory building within the front yard area. This request is pursuant to Section 230-30.8, which states that accessory buildings, structures, or uses shall not be allowed in a front yard except those permitted by the Unified Development Ordinance (UDO).

The proposed structure is intended to be a high-quality residential accessory building designed to complement the existing single-family residence. It will be constructed with white James Hardie siding, architectural shingles, white trim, and residential-style garage doors, maintaining an appearance consistent with surrounding residential development.

This variance is being requested due to the layout and practical limitations of the property. Based on the existing lot configuration, usable placement areas outside of the front yard are significantly restricted by site conditions, access limitations, setbacks, and the relationship of the existing residence to the lot. As a result, the requested location is the most practical and functional area for placement of the accessory building.

The request is consistent with the intent of the UDO because the proposed building will remain accessory and subordinate to the principal residence, will be residential in character, and will not alter the residential use of the property. The structure is being designed to improve the functionality of the property while maintaining an orderly and attractive appearance.

The hardship imposed by strict application of the ordinance is that it prevents a reasonable and practical placement of the accessory building due to the unique characteristics of the lot and site layout. Without the requested variance, the owner's ability to make reasonable residential use of the property is unnecessarily limited.



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: James Wilmot, Joyce Wilmot

Signature: [Handwritten signatures of James and Joyce Wilmot]

Date: 4/22/2026

Notary Public

Name: Robert John Webb

Signature: [Handwritten signature of Robert John Webb]

Date: 04/22/2026

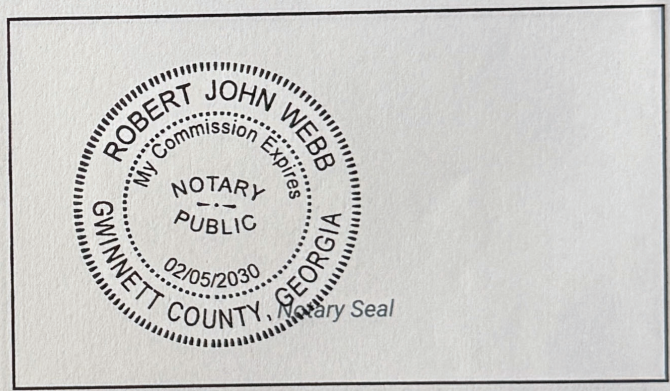


Exhibit B: Maps

[attached]

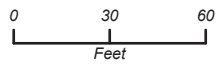


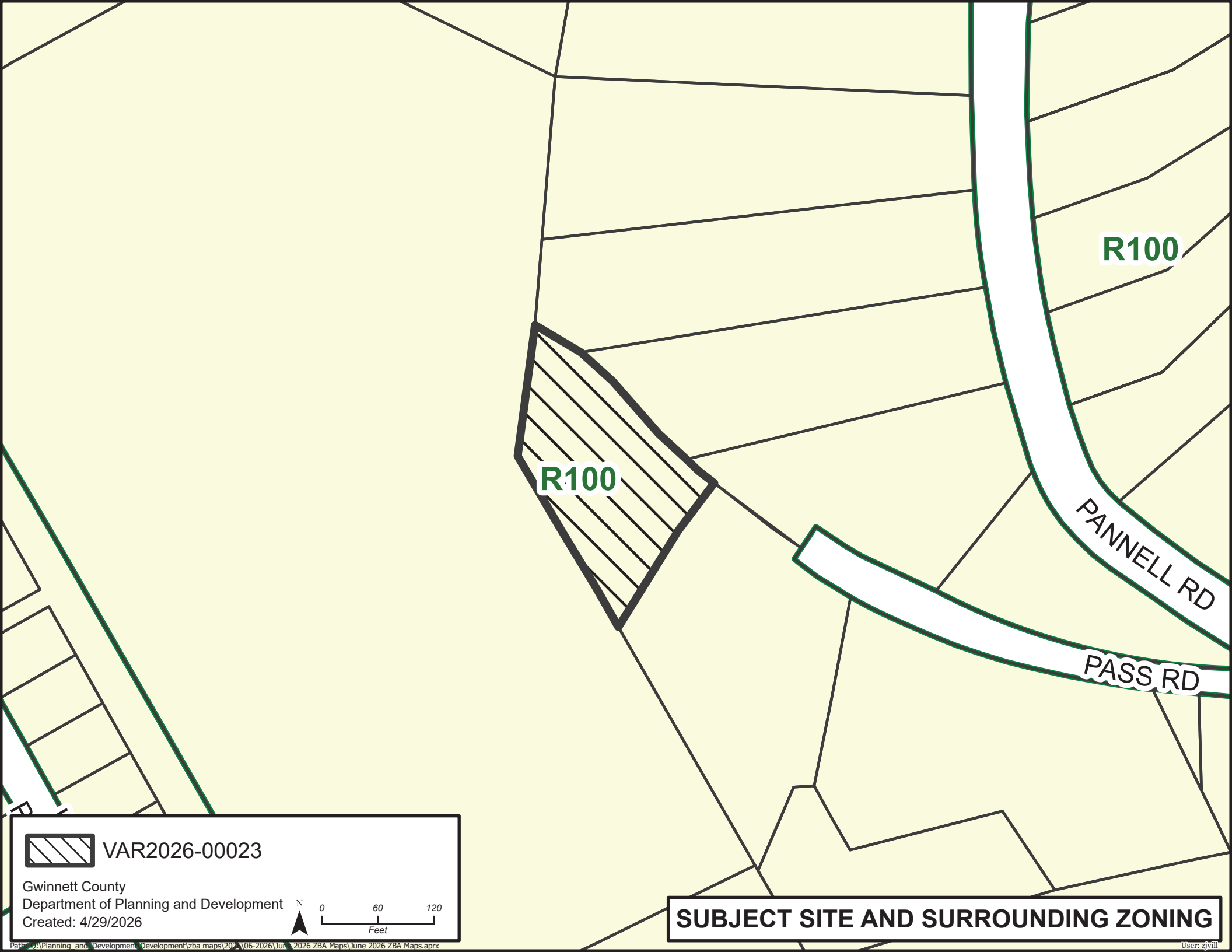
PASS RD



VAR2026-00023

Gwinnett County
Department of Planning and Development
Created: 4/29/2026





R100

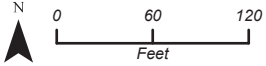
R100

PANNELL RD

PASS RD

 VAR2026-00023

Gwinnett County
Department of Planning and Development
Created: 4/29/2026

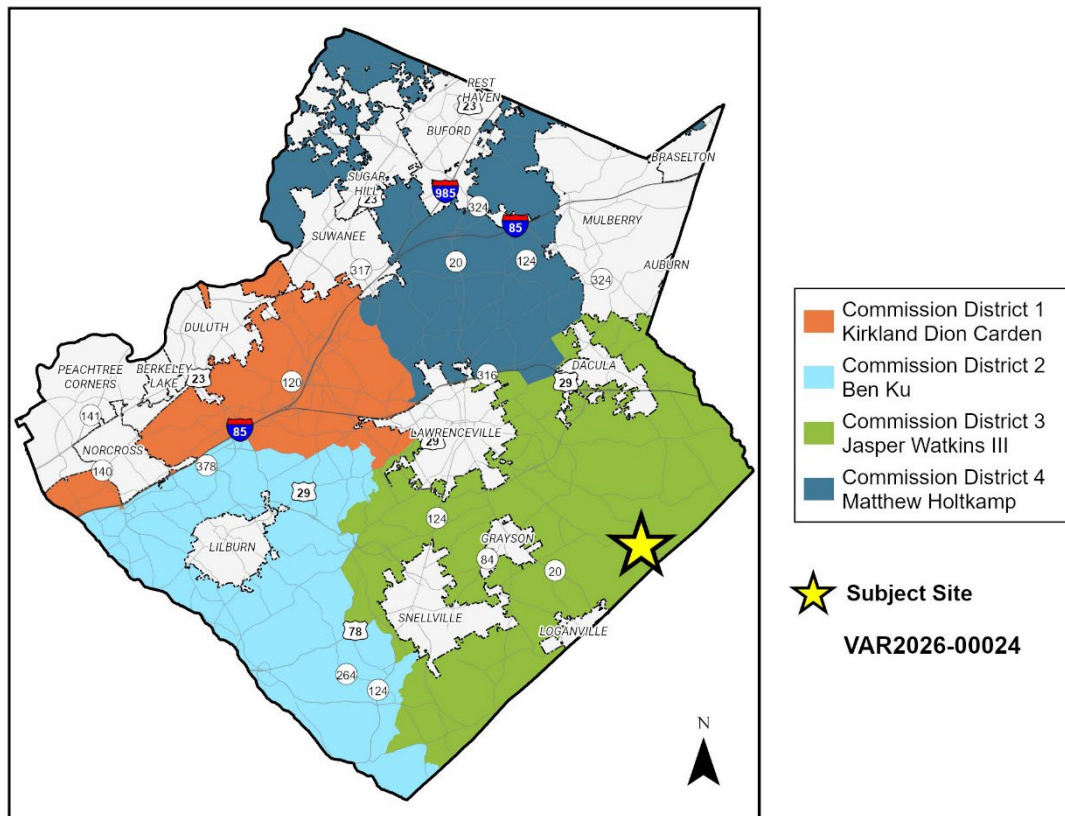


SUBJECT SITE AND SURROUNDING ZONING

ZONING BOARD OF APPEALS CASE REPORT

Case Number: VAR2026-00024
Variance Request: Allow home occupation with group instruction
Zoning District: R-100 (Single-Family Residence District)
Address: 1520 Ozora Road
Map Number: R5254 034
Site Area: 5.00 acres
Applicant/Owner: Pollyanna Chavez
Commission District: District 3 – Commissioner Watkins

Staff Recommendation: APPROVAL WITH CONDITIONS



Existing Site Conditions

The subject property is a 5-acre parcel located on Ozora Road, east of its intersection with Shannon Road. The property contains a single-family residence, accessory buildings, and a pool located in the rear yard. The site is surrounded by single-family detached residences on large lots and within subdivisions.

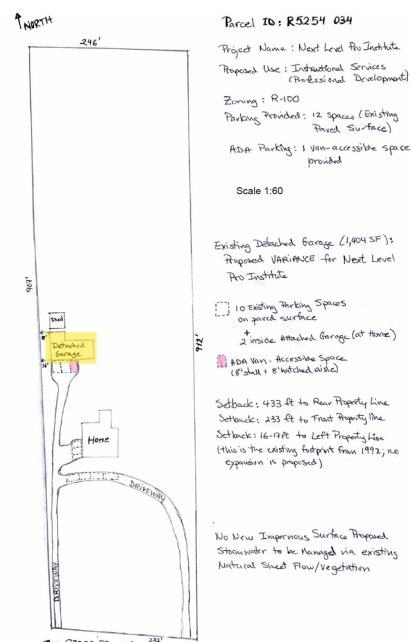


Variance Request

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

Section 210-140.24.D Home Occupation Standard. The home occupation shall not involve group instruction or group assembly of people on the premises.

The applicant is requesting to hold in-person training sessions for a proposed home-based business.



Site plan (accessory building where classes will be held, highlighted)



Accessory building (training classes will be held in the second story)



Interior view where classes will be held



View of property from driveway



View of property from Ozora 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 applicant is proposing to provide in-person instructional services for professional development to 12 students with 3 trainers. The applicant states that trainings groups last one week, and trainings are limited to four times per calendar year. All activity will be contained within the existing 1,404-square-foot accessory structure, which is 16 feet from the side property line and over 400 feet from Ozora Road.

The home is situated on a large lot with topography and existing vegetation that limits visibility from Ozora Road. The property is accessed by two long driveways and contains adequate on-site parking to accommodate the proposed trainees. The nearest residence to the west is screened by mature trees and the accessory carriage house is located 16 feet from the side property line. The proposed training sessions will take place indoors and impacts related to noise and outdoor activity are expected to be minimal. Based on the size of the property and existing vegetated screening, 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 in general conformance to the site plan dated received April 22, 2026, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. Trainings shall be limited to 7-day sessions at a maximum of 4 times per calendar year.
3. Hours of operations shall be limited to 9:00 a.m. to 6:00 p.m.
4. Training capacity shall be limited to no more than 12 students and 3 trainers totaling 15 people.

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: 1520 Ozora Road Property Parcel ID: 5254 034

Variance(s) Requested: To allow a group of people in a home based occupation

Unified Development Ordinance (UDO) Code Section(s): 210-140.24D

Sign Ordinance Code Section(s):

Applicant Information:

Name: Pollyanna Chavez

Contact Person: Pollyanna Chavez

Mailing Address: 1520 Ozora Road

City, State, Zip Code: Loganville, GA 30052

Phone Number: (404) 424-2853 Email Address: hello@thenlpi.com

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

↑ NORTH

Parcel ID: R5254 034

Project Name: Next Level Pro Institute
Proposed Use: Instructional Services
(Professional Development)

Zoning: R-100

Parking Provided: 12 spaces (Existing
Paved Surface)

ADA Parking: 1 van-accessible space
provided

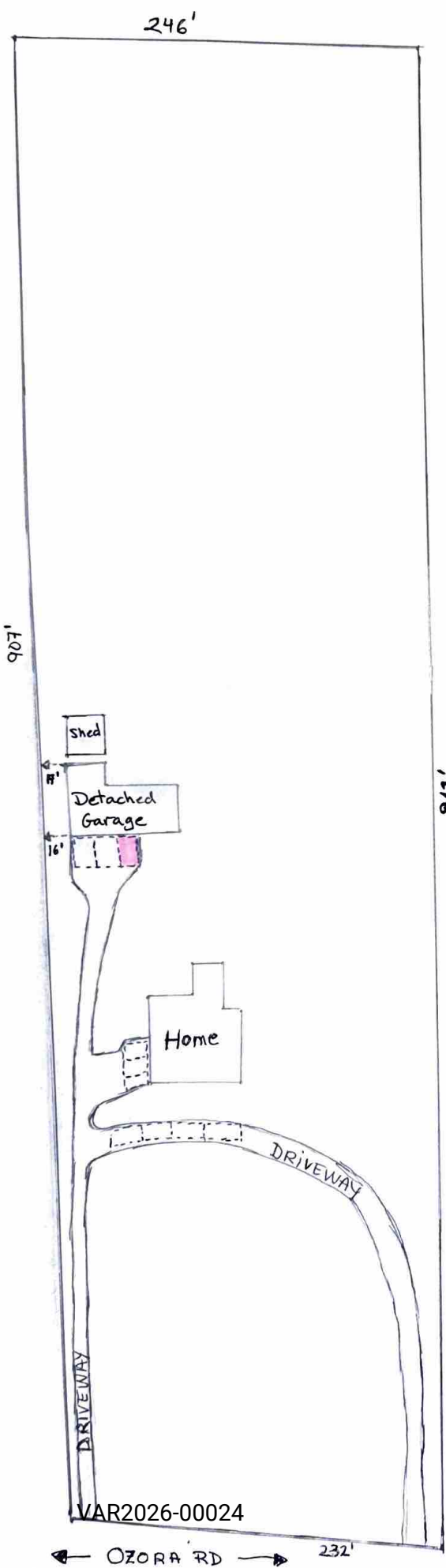
Scale 1:60

Existing Detached Garage (1,404 SF):
Proposed VARIANCE for Next Level
Pro Institute

- 10 Existing Parking Spaces
on paved surface
- + 2 inside Attached Garage (at Home)
- ADA Van - Accessible Space
(8' stall + 8' hatched aisle)

Setback: 433 ft to Rear Property Line
Setback: 233 ft to Front Property line
Setback: 16-17ft to Left Property line
(this is the existing footprint from 1992; no
expansion is proposed)

No New Impervious Surface Proposed.
Stormwater to be Managed via existing
Natural Sheet Flow/Vegetation



LS

LETTER OF INTENT: VARIANCE

Date: April 22, 2026

Property Address: 1520 Ozora Rd, Loganville, GA 30052

Parcel ID: R5254 034

Current Zoning: R-100 (Single-Family Residential)

To the Gwinnett County Department of Planning & Development:

This letter serves as a formal request for a Variance to allow for **Instructional Services** at the above-referenced property and allow a group of people on the premises for a home occupation:

***Section 210-140.24D** - The home occupation shall not involve group instruction or group assembly of people on the premises.*

The applicant proposes to offer professional development in-person training under the name **Next Level Pro Institute, Inc.** These sessions will be conducted within an existing 1,404-square-foot detached structure (carriage house) located on the premises.

Project Overview and Operational Plan:

- **Nature of Use:** The applicant will provide high-level, in-person instructional services for professional development. All activities will be contained within the existing detached structure, which has been maintained on the property since 1992. No exterior expansion or new construction is proposed.
- **Schedule and Frequency:** Trainings are designed as immersive 7-day sessions, operating Monday through Sunday from 9:00 a.m. to 6:00 p.m. To ensure minimal impact on the surrounding residential area, these sessions will occur only **four times per calendar year**.
- **Intensity and Capacity:** To maintain a low-intensity environment, each 7-day session will be strictly limited to a maximum of **12 students and 3 trainers** (15 persons total).

- **Parking and Access:** The 5.01-acre property features **12 total paved parking spaces**. This includes 9 spaces on the detached paved surface, 1 designated ADA Van-Accessible space on the detached paved surface, and 2 spaces within the attached garage of the primary residence. All participant parking will be contained on-site with no reliance on public street parking.
- **Site Buffering and Setbacks:** The property offers exceptional separation from neighboring parcels, featuring a **433-foot rear setback** and a **233-foot front setback**. The existing 16-foot/17-foot left-side setback is a legacy footprint of the structure built in 1992; no encroachment or expansion toward the property line is proposed.
- **Environmental Impact:** There is **no new impervious surface proposed** for this use. Stormwater will continue to be managed through existing natural sheet flow and on-site vegetation.

We believe this request is highly compatible with the R-100 character of the neighborhood. By utilizing an existing structure for infrequent, small-group instructional sessions, the proposed use provides a valuable professional service with virtually no discernible impact on local traffic or residential tranquility.

Respectfully submitted,

Pollyanna Chavez

404.424.2853

hello@thenlpi.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:

No

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

Yes, I am seeking a variance from Section 210-140.24D to allow small-group professional instruction. The use is low-intensity, occurring only 4 times per year for 7 days each, with a maximum of 12 students. All activity is contained within an existing 1,404 sq. ft. detached structure on a 5.01-acre lot, ensuring no impact on residential character or traffic.

Exhibit B: Maps
(attached)



TIMBER HEIGHTS DR

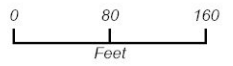
H LAKE RD

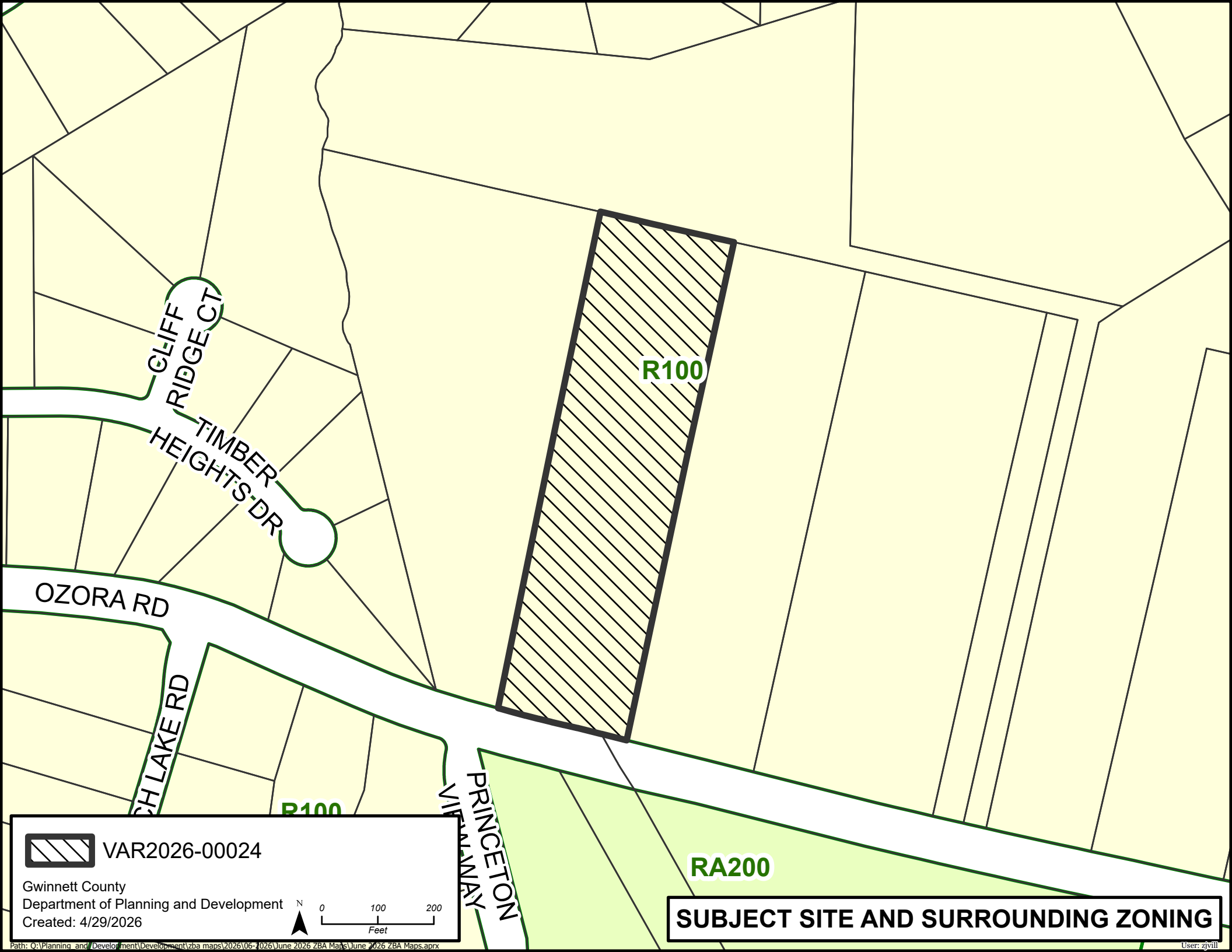
OZORARD



VAR2026-00024

Gwinnett County
Department of Planning and Development
Created: 4/29/2026





CLIFF
RIDGE CT

TIMBER
HEIGHTS DR

OZORA RD

CH LAKE RD

VILLA WAY
PRINCETON

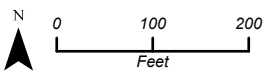
R100

R100

RA200

 VAR2026-00024

Gwinnett County
Department of Planning and Development
Created: 4/29/2026

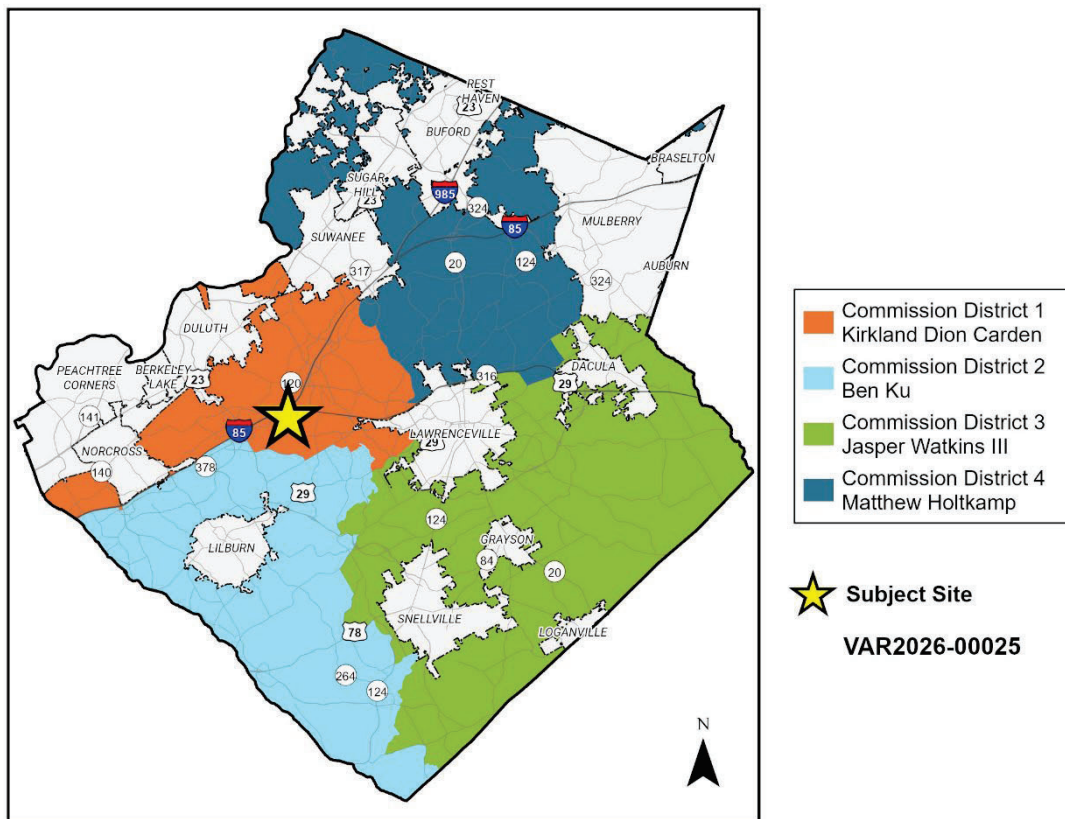


SUBJECT SITE AND SURROUNDING ZONING

ZONING BOARD OF APPEALS CASE REPORT

Case Number: VAR2026-00025
Variance Request: To not provide outdoor storage screening
Zoning District: M-2 (Heavy Industry District)
Address: 2700 Breckinridge Boulevard
Map Number: R7077 029
Site Area: 11.62 acres
Applicant: Michael Ilardi, Victaulic
Owner: John W. Rooker LLC
Commission District: District 1 – Commissioner Carden

Staff Recommendation: APPROVAL WITH CONDITIONS



Existing Site Conditions

The subject property is 11.62-acre parcel and is located on Breckinridge Boulevard. The site contains a 113,730-square-foot industrial warehouse with multiple suites. A parking lot is located on the western side of the building and truck loading is on the eastern side of the building which is screened from the adjacent properties by dense vegetation and a large overhead powerline easement. The property is adjacent to heavy industrial and multifamily developments.



Variance Request

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

Section 211-90.16.C.3 Outdoor Storage Screening. In industrial zoning districts, outdoor storage of equipment and materials shall be fully screened by a solid wood fence, masonry wall or slatted chain-link fence at least eight feet in height.

The applicant is proposing to retain existing outdoor storage without the required screening.



Site plan (outdoor storage located within a portion of the green area)



Outdoor storage and loading bays



View of property from Breckinridge Boulevard



Primary building and road frontage

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 variance request is a result of a code enforcement case regarding the outdoor storage not meeting code standards. The applicant is requesting to allow the existing outdoor storage area to remain without adding the required screening. The outdoor storage will meet all other standards of the UDO.

The applicant states that installing a compliant screening fence along the boundary of the lot would interfere with truck circulation and loading operation for the applicant and the neighboring tenant. Outdoor storage screening requirement is intended to limit visibility from the right-of-way and adjacent properties. Existing site conditions including natural elevation changes, dense vegetation, and a 325-foot-wide overhead power easement prevent visibility from the right-of-way as well as adjacent properties. 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 location of the unscreened outdoor storage shall be in conformance with the site plan dated received April 24, 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: 2700 Breckinridge Blvd Property Parcel ID: 7077 029

Variance(s) Requested: To not provide a screening fence or wall for outdoor storage

Unified Development Ordinance (UDO) Code Section(s): 211-90.16.C.3.

Sign Ordinance Code Section(s): _____

Applicant Information:

Name: Victaulic

Contact Person: Michael Iardi

Mailing Address: 2700 Breckenridge Blvd. Suite B

City, State, Zip Code: Duluth, GA 30096

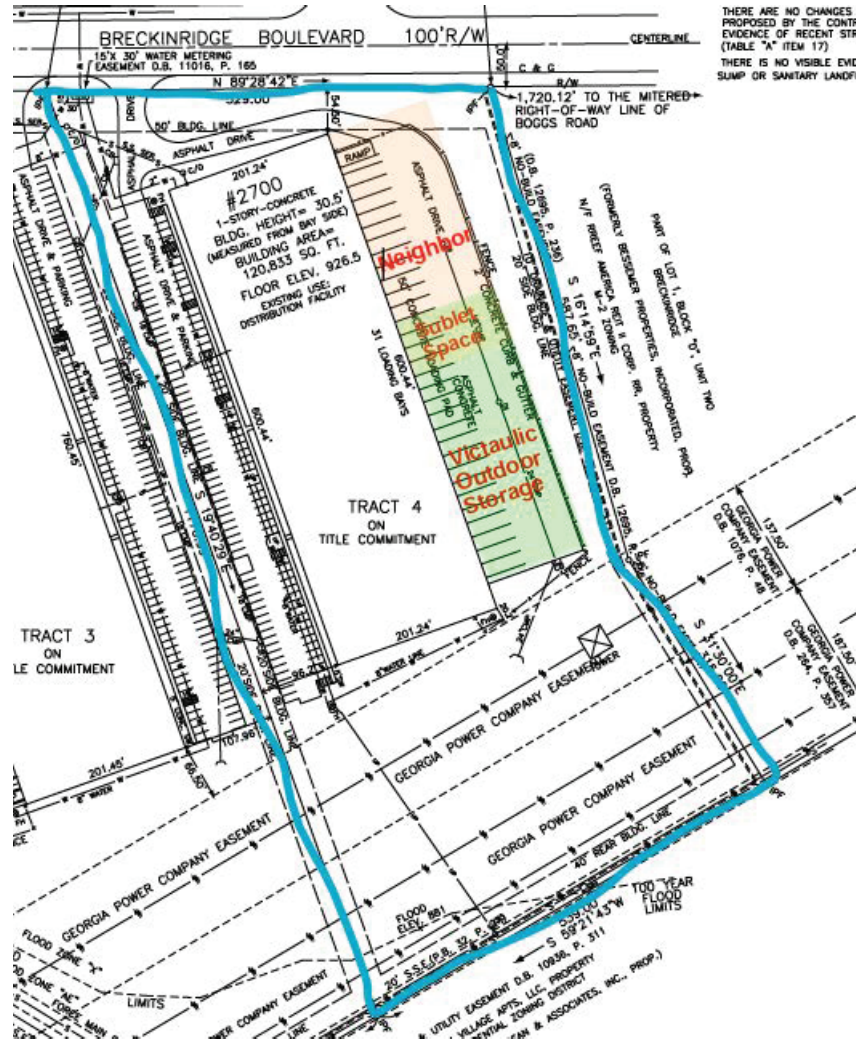
Phone Number: (470)608-9517 Email Address: michael.ilardi@victaulic.com

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

4/24/2026



Letter of Intent

Variance Request – Outdoor Storage Screening

Code Reference: Section 211-90.16(C)(3)

To the Honorable Members of the Zoning Board of Appeals,

We submit this Letter of Intent in support of our request for a variance from **Section 211-90.16(C)(3)** of the Unified Development Ordinance, which requires that outdoor storage be fully screened by a compliant fence. We are requesting approval to allow outdoor storage with the height of stored materials exceeding the existing fence, due to a practical hardship created by the physical layout, operational constraints and natural borders of the property.

Summary of Request

We are seeking a variance to permit limited outdoor storage that cannot be fully screened in strict compliance with the ordinance. Installation of a code-compliant screening fence in the applicable location would interfere with necessary truck circulation and loading operations that serve multiple tenants within the same building.

Description of Hardship

The hardship results from the unique configuration and shared use of the property. The northern portion of the site where the outdoor storage is visible directly adjoins the tenant in Suite A of the same building. We sublease that portion of this area from that same tenant.

Installing a compliant screening fence along this boundary would create a substantial operational hardship for both tenants. Specifically, such a fence would prevent trucks from safely backing in and out of adjacent dock doors located on either side of the proposed fence line, disrupting normal loading activities and rendering the docks functionally impractical. This hardship is not self-created, but rather stems from the existing building design, dock placement, and shared access arrangement.

This condition is clearly illustrated on the submitted site plan maps, which shows that enforcing strict compliance would significantly impair lawful, permitted operations without providing a corresponding benefit.

Purpose and Intent of the Code

We acknowledge that Section 211-90.16(C) and (D) of the UDO are intended to reduce visual impacts from outdoor storage and protect surrounding properties. In this case, those objectives are already being met through existing site conditions:

- **Eastern Boundary:** The eastern edge of the property is fully screened by natural elevation changes and existing foliage, which block visibility from surrounding areas.
- **Southern Boundary:** The property is bordered by a 350-foot-wide Georgia Power Company electrical easement. Tree lines on both sides of this easement provide substantial buffering, and the distance combined with vegetation prevents visibility from adjacent or nearby properties.
- **Northern Boundary:** The only area of potential visibility faces another tenant within the same industrial building, not the public or off-site properties.

As shown on the site plan maps, the outdoor storage is effectively screened from external views, and the intent of the ordinance is preserved without the need for additional fencing that would create operational conflicts.

Granting this variance will:

- Maintain safe and efficient truck circulation
- Prevent operational interference between neighboring tenants
- Preserve existing visual screening conditions
- Uphold the purpose and intent of the Unified Development Ordinance

Conclusion

For the reasons outlined above, we believe this variance request meets the approval criteria, including demonstrated hardship, minimal relief requested, and consistency with the spirit and intent of the code. We respectfully request your favorable consideration.

Sincerely,

Michael Ilardi

Project Engineer

Victaulic Company

michael.ilardi@victaulic.com

(470) 608-9517

Andy Thoemke

Fabrication Manufacturing Development Manager

Victaulic Company

andy.thoemke@victaulic.com

(404) 886-1264

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 northern portion of the property from which the outdoor storage is visible borders the tenant in Suite A of our same building. We are subletting a portion of this property from that's same tenant. This portion cannot be screened with compliant fencing because it would introduce hardship on both tenants by preventing trucks from backing in and out of adjacent dock doors on either side of the fence. This hardship is illustrated in our site plan maps.

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

Yes.

Concerning the purpose and intent of the UDO in Section 211.90 C & D for Outdoor storage of goods: The eastern border of the property is not visible to external eyes due to a natural screening that exists with adequate elevation and foliage blocking view from any angle. A 350-foot-wide electrical easement operated by Georgia Power Company borders the southern side of the property. There is a tree line on each side of this easement, which provides adequate screening from other properties across to and adjacent to the easement due to foliage and distance. These points are illustrated in our site plan map(s).



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: John W. Rooker LLC
E. Murray Reavis, CFO

Signature: [Handwritten Signature]

Date: 4-16-26

Notary Public

Name: Connie W. Holbert

Signature: [Handwritten Signature]

Date: April 16, 2026

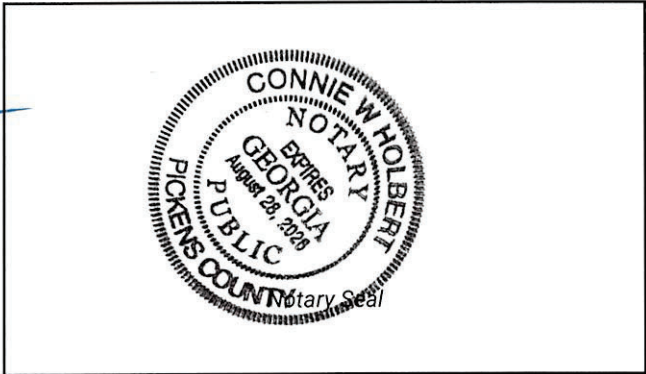


Exhibit B: Maps

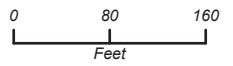
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BRECKINRIDGE BLVD



VAR2026-00025

Gwinnett County
Department of Planning and Development
Created: 4/29/2026



M2

M2

BRECKINRIDGE BLVD

M2

RM13

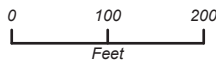
AUTUMN VILLAGE C

RTH



VAR2026-00025

Gwinnett County
Department of Planning and Development
Created: 4/29/2026

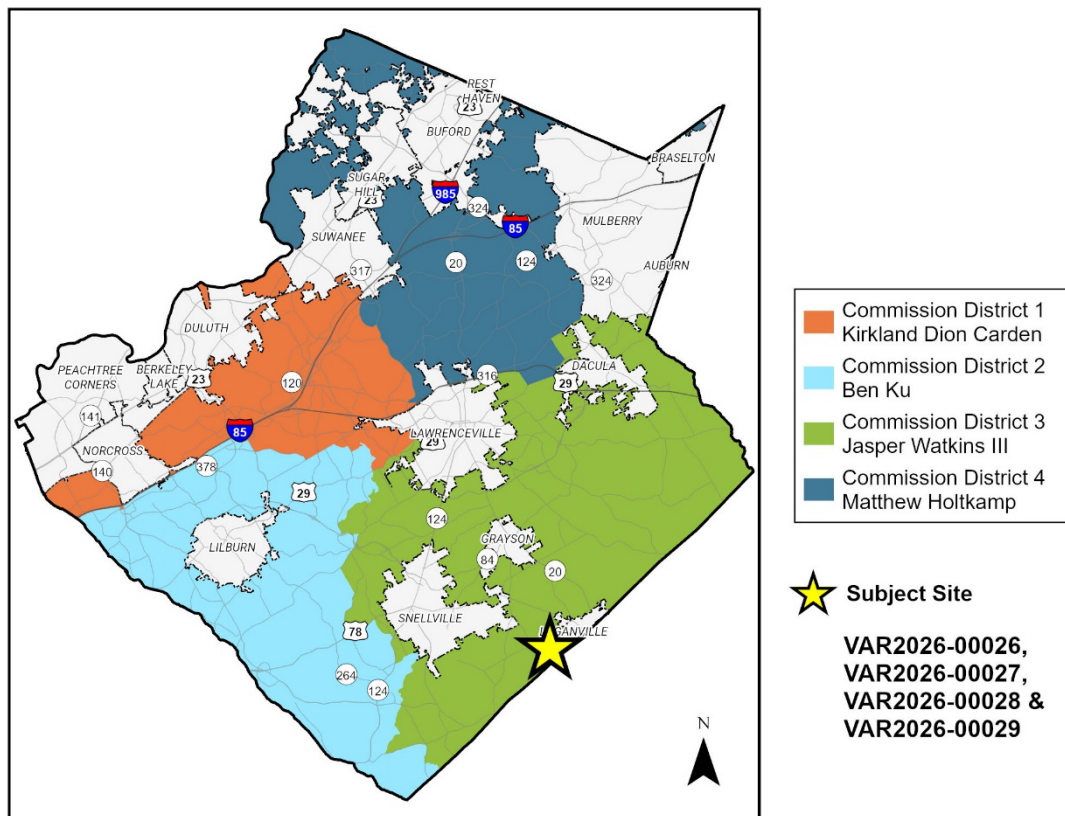


SUBJECT SITE AND SURROUNDING ZONING

ZONING BOARD OF APPEALS CASE REPORT

Case Numbers: VAR2026-00026, 27, 28, and 29
Variance Requests: Accessory building located in the front yard
 Accessory building exceeding square footage
 Accessory building exceeding height
 Prohibited exterior material
Zoning District: R-100 (Single-Family Residence District)
Address: 764 Old Loganville Road
Map Number: R4216 004
Site Area: 5.00 acres
Applicant: LaToya Jones
Owner: Navindra Narain
Commission District: District 3 – Commissioner Watkins

Staff Recommendation: **APPROVAL WITH CONDITIONS**



Existing Site Conditions

The subject property is a 5-acre parcel located on Old Loganville Road. The property contains a one-story residence and a barn located in the front yard. The site is surrounded by single-family detached residences on large lots and within subdivisions. The city of Loganville abuts the property to the north.



Variance Requests

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

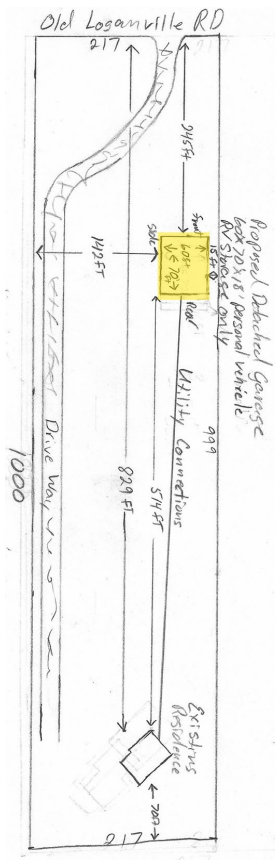
Section 230-30.8 Accessory Building Location. Accessory buildings, structures or uses shall not be allowed in a front yard.

Section 230-30.12.B Accessory Building Size. The maximum cumulative total gross square footage of all accessory buildings allowed on a property shall be no more than 50 percent of the gross square footage of the principal building.

Section 230-30.12.A.3 Accessory Building Height. Building height shall not exceed the maximum height permitted by the zoning district or the height of the principal building, whichever is less.

Section 230-110.9.B.1 Design Materials. Concrete masonry units, metal wall panels, and metal siding are prohibited.

The applicant is requesting four variances to allow the replacement of a dilapidated barn with a 4,200-square-foot, 18-foot-tall metal garage in the front yard.



Site plan (proposed accessory building location highlighted)



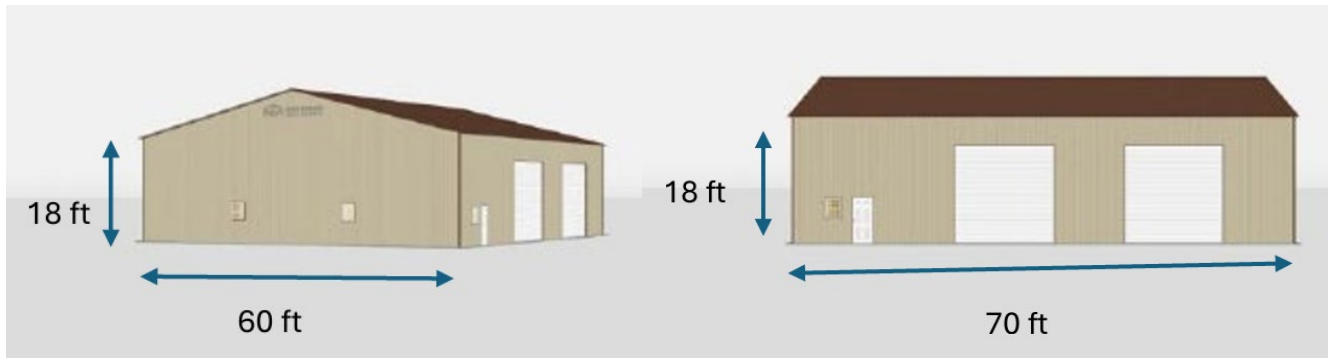
View of proposed accessory building location



View of property from Old Loganville Road



View of property from driveway



Proposed building elevations

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 existing residence is located to the rear of a narrow lot, over 800 feet from the right-of-way. The topography in the rear yard slopes downward, resulting in the majority of buildable area on the property in the expansive front yard. The applicant proposes to replace the existing dilapidated barn with a 4,200-square-foot metal garage in the same location, which is 245 feet from the right-of-way. Existing mature vegetation surrounding the proposed garage will remain in place and continue to provide natural screening from the neighboring properties and right-of-way. Large garages are typical on rural lots of this size to store equipment. Given the size of the lot, the distance from the right-of-way, and the natural vegetative screening, 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 to the site plan dated received April 29, 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 building shall not exceed 4,200 square feet.

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: 764 Old Loganville Road Property Parcel ID: 4216 004

Variance(s) Requested: Accessory Building located in the front yard, exceeding square footage, exceeding height, and metal material

Unified Development Ordinance (UDO) Code Section(s): 230-30.8, 230-30.12B, 230-30.12A.3, 230-110.9B.1

Sign Ordinance Code Section(s):

Applicant Information:

Name: LaToya Jones

Contact Person: LaToya Jones

Mailing Address: 764 Old Loganville Road

City, State, Zip Code: Loganville, GA 30052

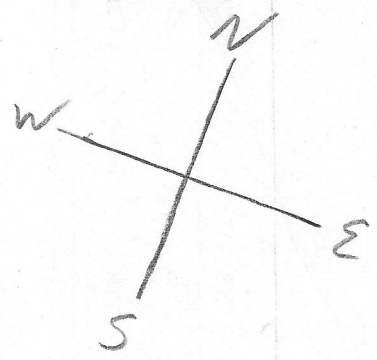
Phone Number: (678) 779-9200 Email Address: LMD827@ymail.com

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

RECEIVED

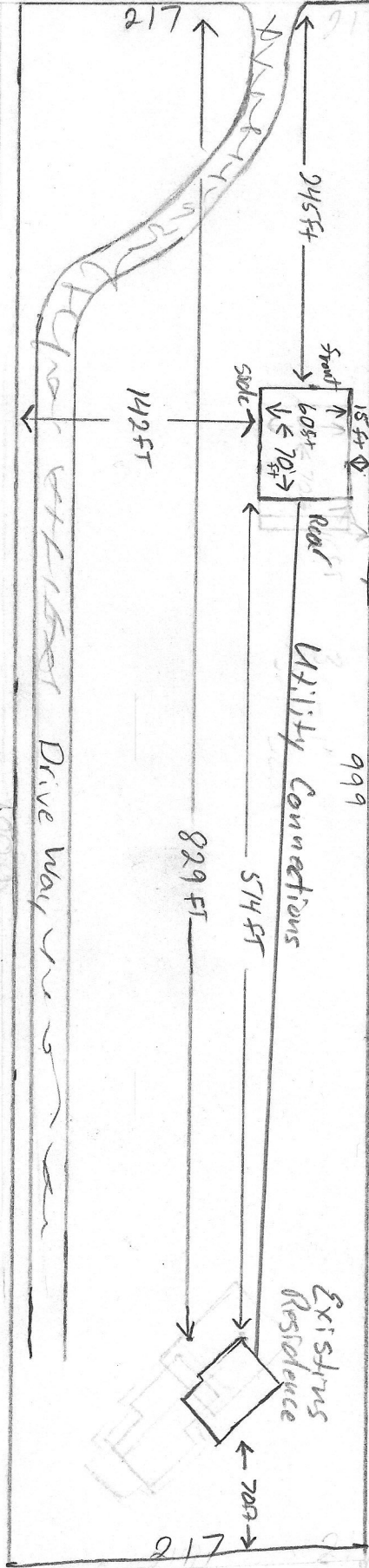
4/29/2026

Old Loganville RD



Scale $\frac{3}{32} = 1'$

Proposed Detached Garage
60x70x18' personal vehicle
RV Storage Only



1000

Letter of Intent – Variance Application

Property Address: 764 Old Loganville Rd, Loganville, GA 30052

Parcel Number: R4216 004

Pre-application Record Number: ZAM2026-00108

Date 04/23/26

This Letter of Intent is submitted in support of a variance application to the Gwinnett County Board of Zoning Appeals (BZA). The applicant requests variances from the Gwinnett County Unified Development Ordinance (UDO) to allow construction of a detached garage approximately 60 'x 70' with a maximum height of 18' replacing an existing nonconforming barn. The garage will be subordinate to the residence, used solely for person vehicle and RV storage, and all electrical and plumbing connections will be fully permitted and inspected.

Variations Requested and Applicable Code Sections:

1. Front Yard Location Variance – UDO 230-30.8 requires accessory structures to be located in the rear yard.
2. Accessory Structure Size Variance – UDO 230-30.12B limits accessory buildings to no more than 50% of the floor area of the primary dwelling.
3. Height Variance – UDO 230-30.12A.3 establishes height limits for structures, with structures exceeding these limits requiring BZA approval.
4. Building Material Variance – UDO 230-110.9B.1 and related residential design standards restrict metal siding for major accessory structures.

Reason for Variations:

The residence is a single-story ranch home located near the rear of the property, severely limiting buildable area behind the home. Due to lot configuration, existing topography, and mature tree coverage, there is no feasible location to place a compliant accessory structure in the rear or side yard. As a result, locating the garage in the front portion of the lot is necessary.

The home contains 1,484 square feet with a height of 16ft, which restricts allowable accessory building size under the ordinance. The accessory structure size limitation, tied to the relatively small size of the home, creates an additional hardship. The low, ranch style design of the home further limits allowable height under the ordinance, even though additional interior clearance is necessary for reasonable use. Without a height variance, the garage would be unusable for its intended purpose. Height relief is required to safely accommodate RVs within a compact footprint. The ordinance does not account for situations where a smaller home exists on a large or uniquely constrained site with legitimate storage needs. Compliance with the size limit would prevent functional storage of vehicles and equipment customary for residential use.

Metal construction is requested due to the financial hardship associated with constructing a garage of the required size and height using traditional materials. The exterior will match the residence and will not present a commercial or industrial appearance.

Consistency with Ordinance Intent:

The requested variances do not circumvent the intent of the zoning ordinance. The property will remain single-family residential, the structure will replace an existing nonconforming condition, minimize site disturbance, and be visually screened by existing vegetation. Granting the variances allows reasonable use of the property while preserving neighborhood character.

Hardship Statement:

Strict application of the ordinance creates an unnecessary hardship due to unique site conditions, including the rear placement of the home, limited buildable area, topographical constraints, and mature vegetation. These conditions are not self-imposed and prevent reasonable use of the property without the requested variances.

Respectfully submitted,
Narain Navindra

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 requested variances are the result of unique site conditions and physical constraints of the property, rather than personal convenience or self imposed circumstances.

The primary residence is located near the rear of the property, and the lot configuration, combined with existing topography and tree coverage, leaves no practical, level, or buildable area behind the home for a detached accessory structure that complies with current zoning requirements. Strict enforcement of rear and side yard setbacks would eliminate any reasonable location for a garage that meets the functional needs of the property.

Because usable space is limited to the front portion of the lot, a front yard location is necessary. This location is further constrained by existing terrain and mature vegetation, which restrict flexible placement and prevent relocating the structure to another area of the parcel without significant disturbance to the site.

The size and height variances are directly related to these same constraints. The limited building envelope available on the property requires the garage to be designed vertically rather than expanded across the site, in order to accommodate the storage of RVs, vehicles, and equipment within the smallest possible footprint. The low, ranch style design of the home further limits allowable height under the ordinance, even though additional interior clearance is necessary for reasonable use. Without a height variance, the garage would be unusable for its intended purpose.

The accessory structure size limitation, tied to the relatively small size of the home (1,484 square feet), creates an additional hardship. The ordinance does not account for situations where a smaller home exists on a large or uniquely constrained site with legitimate storage needs. Compliance with the size limit would prevent functional storage of vehicles and equipment customary for residential use.

The request to allow metal construction is also tied to site limitations and financial hardship created by these constraints. Given the required size and height needed to accommodate RVs and equipment within the limited buildable area, traditional construction methods would impose a significant financial burden and make development impractical. Metal construction provides a structurally appropriate and economically feasible solution while still allowing the exterior to match the home and remain visually compatible with the neighborhood.

Additionally, the property contains existing mature trees and natural vegetation, which screen the proposed garage from the street and adjacent properties. This natural buffering reduces visual impact and supports placement of the structure in the front portion of the lot without detriment to neighboring properties or community character.

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

Yes. The property will remain single family residential, and the proposed detached garage will serve only customary residential functions, including personal vehicle, RV, and equipment storage.

Although variances are requested for location, size, height, and construction material, the proposed garage is designed to minimize impact while addressing site specific hardships:

Locating the garage in the front portion of the lot is necessary due to the rear placement of the home, limited buildable area, and existing topography. This placement avoids grading, disturbance, or expansion into environmentally sensitive or constrained areas.

Increasing the height and size of the garage allows storage needs to be met within a compact footprint, rather than expanding outward across the lot. This supports the ordinance's intent by limiting site disturbance and preserving existing vegetation.

The garage will be visually softened and screened by mature trees and existing vegetation, reducing visibility from the street and neighboring properties and maintaining the residential character of the area.

Allowing metal construction does not defeat appearance standards because the exterior materials, colors, and finishes will match the existing home. The structure will not resemble an industrial or commercial building.

The proposed design represents the minimum relief necessary to allow reasonable use of the property given its unique site conditions. The request does not establish an undesirable precedent, because it is based on specific physical constraints and will be evaluated independently by the Board.

Rather than undermining the zoning ordinance, granting these variances allows the ordinance's intent to be fulfilled by:

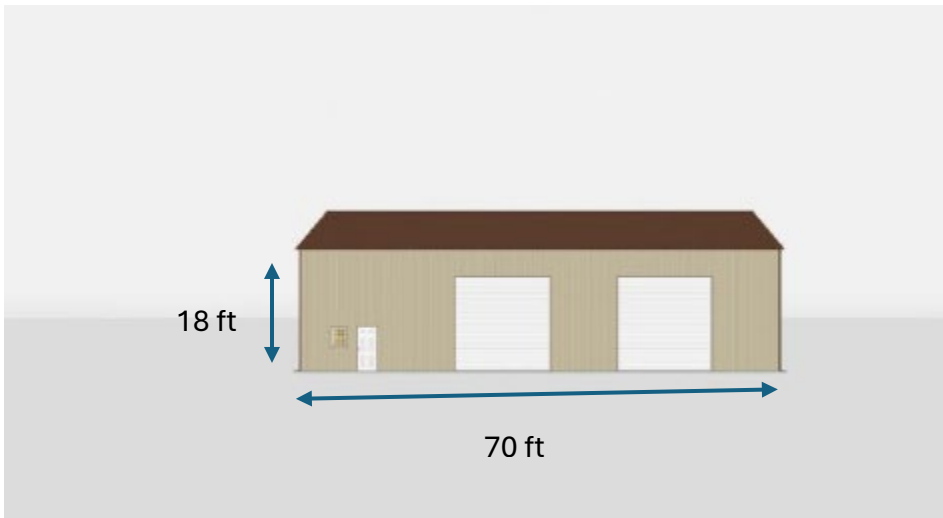
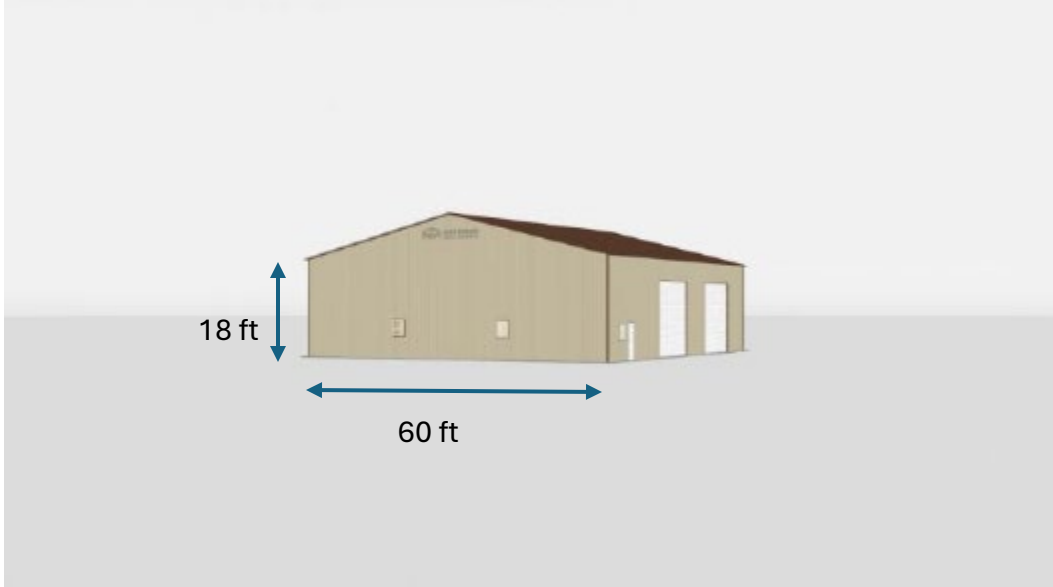
Improving a nonconforming site condition

Allowing reasonable residential use

Minimizing visual and environmental impact

Preserving neighborhood character

Strict application of the ordinance in this case would deny reasonable use of the property without advancing the ordinance's goals. The proposed solutions balance compliance with practicality and uphold the spirit and intent of Gwinnett County's zoning regulations.





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: NAVINDRA NARAIN

Signature: [Handwritten Signature]

Date: 4/22/2026

Notary Public

Name: Rezaul Karim

Signature: [Handwritten Signature]

Date: 04-22-2026

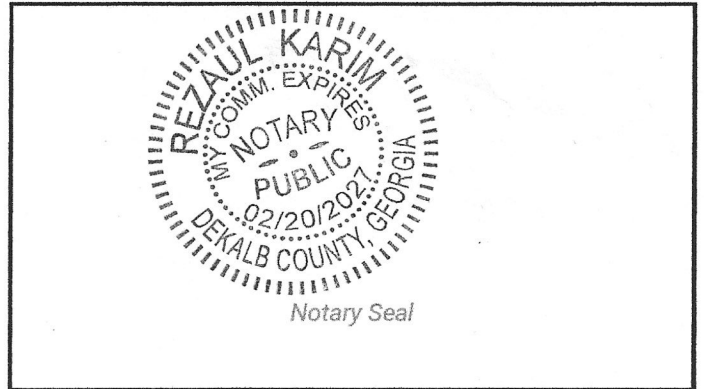


Exhibit B: Maps
(attached)

LOGANVILLE

BRECKEN CLUB PL

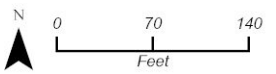
OLD LOGANVILLE RD

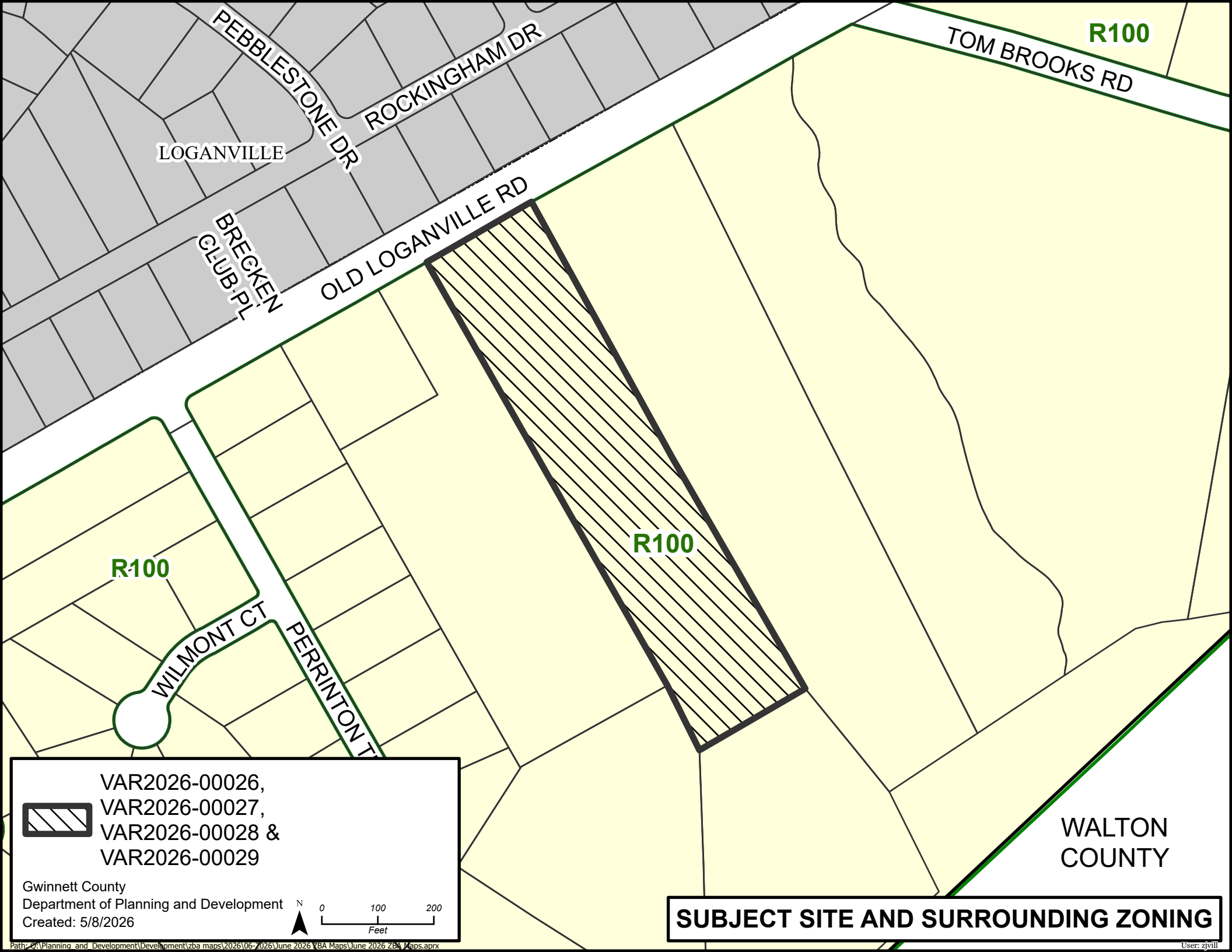
PERRINTON TRI



VAR2026-00026,
VAR2026-00027,
VAR2026-00028 &
VAR2026-00029

Gwinnett County
Department of Planning and Development
Created: 5/8/2026





VAR2026-00026,
VAR2026-00027,
VAR2026-00028 &
VAR2026-00029

Gwinnett County
Department of Planning and Development
Created: 5/8/2026

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SUBJECT SITE AND SURROUNDING ZONING

WALTON
COUNTY

R100

R100

R100

LOGANVILLE

BRECKEN
CLUB PL

PEBBLESTONE DR

ROCKINGHAM DR

OLD LOGANVILLE RD

TOM BROOKS RD

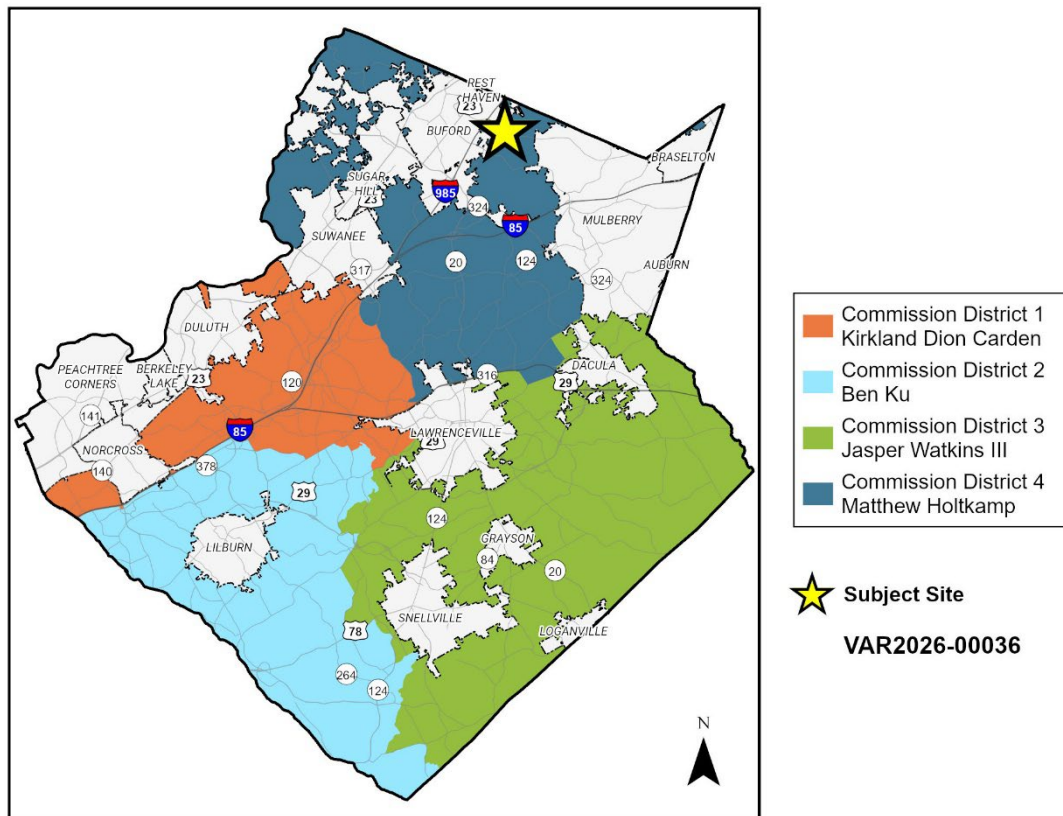
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ZONING BOARD OF APPEALS CASE REPORT

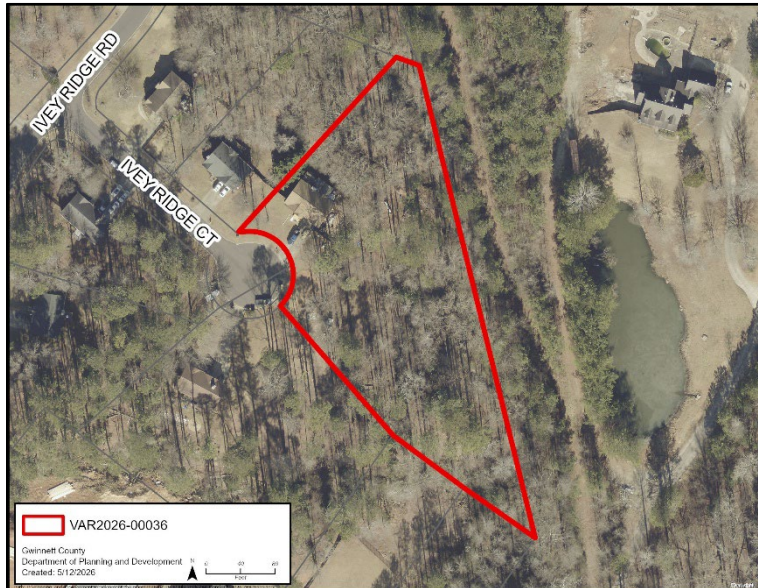
Case Number: VAR2026-00036
Variance Request: Allow an accessory dwelling to be located in the front yard
Zoning District: R-100 (Single-Family Residence District)
Address: 4181 Ivey Ridge Court
Map Number: R7264 069
Site Area: 2.01 acres
Applicant/owner: Daniel Henley
Commission District: District 4 – Commissioner Holtkamp

Staff Recommendation: APPROVAL WITH CONDITIONS



Existing Site Conditions

The subject site is a 2.01-acre residential property located at the cul-de-sac on Ivey Ridge Court and contains an existing two-story single-family residence. A 25-foot-wide stream buffer, floodplain, and multiple sanitary sewer and drainage easements occupy a significant portion of the rear yard area. The property also contains substantial topographic constraints, with over 20 feet of elevation change across the property. The surrounding area is characterized by similar single-family residences.

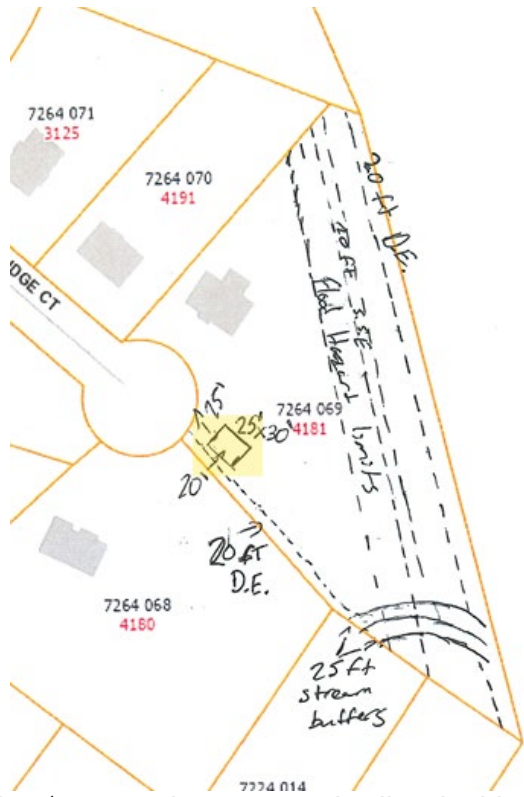


Variance Request

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

Section 210-140.11.B Accessory Dwelling Location Standard. Detached accessory dwellings shall only be located in a rear yard.

The applicant is requesting a variance for a 750-square-foot accessory dwelling to be located in the front yard.



Site plan (proposed accessory dwelling highlighted in yellow)



Front yard of the property



Proposed location of accessory dwelling

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 a variance to allow an accessory dwelling to be located in the front yard, instead of the rear yard. The property contains several environmental and topographic constraints, including a stream and stream buffer, floodplain, multiple drainage and sanitary sewer easements, and over 20 feet of elevation change, which significantly limits the buildable area of the site, especially in the rear yard. Strict adherence to the accessory dwelling location standard creates a hardship due to these existing site conditions. Placing the accessory dwelling in the front yard represents the most practical location for the building to avoid any easements, stream buffers, or floodplain. Therefore, strict adherence to a provision creates a hardship due to topographical and site conditions and approval 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 property shall be in general conformance to the site plan dated received May 11, 2026, and the building elevations dated received May 1, 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: 4181 Ivey Ridge Court Property Parcel ID: R7264 069

Variance(s) Requested: Variance to allow an accessory dwelling to be located in the front yard

Unified Development Ordinance (UDO) Code Section(s): 210-140.11.B

Sign Ordinance Code Section(s):

Applicant Information:

Name: Daniel Henley

Contact Person: Daniel Henley

Mailing Address: 4181 Ivey Ridge Court

City, State, Zip Code: Buford, GA 30519

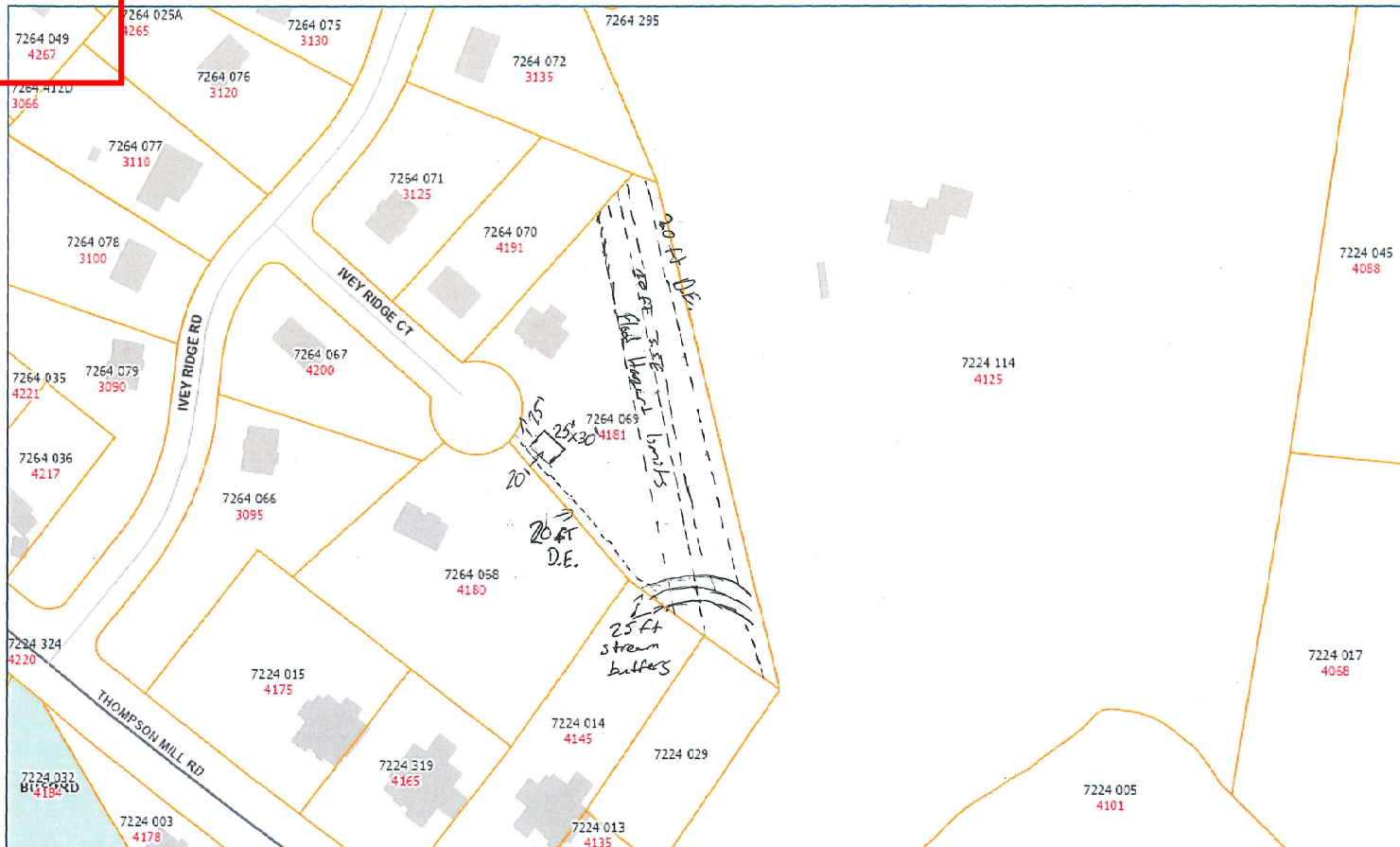
Phone Number: 770.912.0200 Email Address: dmh007@gmail.com

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

5/11/2026



4181 Ivey Ridge



4/30/2026 7:24:40 PM

ALL DATA IS PROVIDED AS IS, WITH ALL FAULTS, WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. This map is the proprietary product of Gwinnett County and in no event will Gwinnett County be liable for damages, including any loss of profits, lost savings, or other incidental or consequential damages arising out of the use of or inability to use this map.

RECEIVED

5/1/2026



Letter of Intent for Site Plan Submission

Formal Notice of Site Plan Proposal

Section 210-140.11.B

To Whom It May Concern,

I am writing to formally express my intent to submit a site plan for the proposed development of an in-law suite at 4181 Ivey Ridge Court in Buford, which is our primary residence. This letter serves as notification of our intention to initiate the site plan review process and outlines our commitment to comply with all applicable zoning regulations, municipal codes, and planning guidelines.

Our intent is to build a one-bedroom, one-bath in-law suite of approximately 750 square feet. The dimensions of the building will be approximately 35' deep with about 25' of frontage. The structure would be located in the front yard, but no less than 25' from the street with a gentle downward grade like other homes in the neighborhood. The colors and external treatments would also provide continuity.

Due to the topography and awkward lot shape, the literal application of the UDO creates a physical hardship, if not an impossibility.

This process was previously initiated by applying for a septic system permit and getting a soil survey conducted. This Health Department septic permit approval awaits the approval of this board for the UDO.

The project aims to adhere with the neighborhoods' current design and the community without having a significant impact and will incorporate sustainable design practices and efficient land use. We understand the importance of adhering to the planning and approval process.

Sincerely,

Daniel 'Mark' Henley

Homeowner and acting general contractor

770.912.0200

dmh007@gmail.com

22 April 2026



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 topography and the awkward lot shape, the proposed UDO creates a physical hardship. There is no truly usable 'backyard' despite the lot being over two acres.

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

Yes, the UDO applied for is because of the physical constraints of an unusual lot shape. The request is merely to add a small structure for the purpose of housing my elderly mother-in-law. This situation has been verified as an issue by the health department as the backyard is either septic system and drainage field or too close to the creek at the back of the property.

Exhibit B: Maps

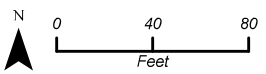
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IVEY RIDGE RD

IVEY RIDGE CT

 VAR2026-00036

Gwinnett County
Department of Planning and Development
Created: 5/12/2026



IVEY RIDGE RD

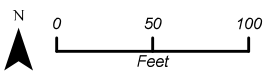
IVEY RIDGE CT

RA200

R100

 VAR2026-00036

Gwinnett County
Department of Planning and Development
Created: 5/12/2026



SUBJECT SITE AND SURROUNDING ZONING