



Zoning Board of Appeals
Tuesday, July 14, 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 – June 9, 2026

E. Announcements

F. New Business

1. Case Number: **VAR2026-00030**
Applicant: Melody Glouton
Owner: Ivan Polukhin
Contact: Melody Glouton
Phone Number: 770.822.0900
Zoning: R-100
Location: 6245 Sycamore Road
Map Number: R7350 021
Variance Requested: Different exterior materials and colors from primary residence

Commission District: (4) Holtkamp
2. Case Number: **VAR2026-00031**
Applicant: Melody Glouton
Owner: Ivan Polukhin
Contact: Melody Glouton
Phone Number: 770.822.0900
Zoning: R-100
Location: 6245 Sycamore Road
Map Number: R7350 021
Variance Requested: Accessory building to exceed the height of the primary residence

Commission District: (4) Holtkamp

3. Case Number: **VAR2026-00032**
 Applicant: Melody Glouton
 Owner: Ivan Polukhin
 Contact: Melody Glouton
 Phone Number: 770.822.0900
 Zoning: R-100
 Location: 6245 Sycamore Road
 Map Number: R7350 021
 Variance Requested: Exceed maximum cumulative square
 footage of accessory buildings

 Commission District: (4) Holtkamp

4. Case Number: **VAR2026-00033**
 Applicant: Melody Glouton
 Owner: Ivan Polukhin
 Contact: Melody Glouton
 Phone Number: 770.822.0900
 Zoning: R-100
 Location: 6245 Sycamore Road
 Map Number: R7350 021
 Variance Requested: Prohibited exterior materials
 Commission District: (4) Holtkamp

5. Case Number: **VAR2026-00035**
 Applicant: Tyler Lasser
 Owner: Gwincraft Homes
 Contact: Tyler Lasser
 Phone Number: 248.342.2558
 Zoning: R-75
 Location: 847 Omaha Drive
 Map Number: R6164 146
 Variance Requested: Front setback reduction
 Commission District: (2) Ku

6. Case Number: **VAR2026-00037**
 Applicant/Owner/Contact: Carl Fritz
 Phone Number: 678.410.0827
 Zoning: R-100
 Location: 1965 Branches Way
 Map Number: R7093 220
 Variance Requested: Accessory building located in the front yard
 Commission District: (4) Holtkamp

7. Case Number: **VAR2026-00039**
Applicant: Jeffy John
Owner: Jonathon Barge
Contact: Jeffy John
Phone Number: 972.777.0693
Zoning: C-2
Location: 2672 Buford Drive
Map Number: R7132 076
Variance Requested: Dumpster located in the front yard
Commission District: (4) Holtkamp
8. Case Number: **VAR2026-00040**
Applicant/Owner/Contact: Victor Osborne
Phone Number: 404.391.9278
Zoning: R-100
Location: 1668 Fremont Drive
Map Number: R6076 187
Variance Requested: Accessory structure located in the front yard
Commission District: (2) Ku
9. Case Number: **VAR2026-00041**
Applicant/Owner/Contact: Dejuan Baker
Phone Number: 404.587.8332
Zoning: R-100
Location: 2914 Bicentennial Drive
Map Number: R6039 057
Variance Requested: Reconsideration of VAR2025-00071 to exceed the maximum paved surface area in the front yard condition
Commission District: (2) Ku
10. Case Number: **VAR2026-00042**
Applicant/Owner/Contact: Sylvain Chevrier
Phone Number: 561.248.6137
Zoning: R-75
Location: 1390 Cedars Road
Map Number: R5211 060
Variance Requested: Accessory building located in the front yard
Commission District: (3) Watkins
11. Case Number: **VAR2026-00043**
Applicant/Owner/Contact: Sylvain Chevrier
Phone Number: 561.248.6137
Zoning: R-75
Location: 1390 Cedars Road
Map Number: R5211 060
Variance Requested: Accessory building to exceed the height of the primary residence
Commission District: (3) Watkins

12. Case Number: **VAR2026-00044**
Applicant/Owner/Contact: Sylvain Chevrier
Phone Number: 561.248.6137
Zoning: R-75
Location: 1390 Cedars Road
Map Number: R5211 060
Variance Requested: Accessory building to exceed maximum square
footage
Commission District: (3) Watkins
13. Case Number: **VAR2026-00045**
Applicant/Owner/Contact: Sylvain Chevrier
Phone Number: 561.248.6137
Zoning: R-75
Location: 1390 Cedars Road
Map Number: R5211 060
Variance Requested: Prohibited exterior material
Commission District: (3) Watkins
14. Case Number: **VAR2026-00047**
Applicant: Valerie Cox
Owners: Valerie and Daniel Cox
Contact: Valerie Cox
Phone Number: 404.409.1667
Zoning: R-60
Location: 265 Halbert Court
Map Number: R6132 226
Variance Requested: Non-motorized vehicle parked in the front yard
Commission District: (2) Ku

G. OTHER BUSINESS

H. ANNOUNCEMENTS

I. ADJOURNMENT