



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

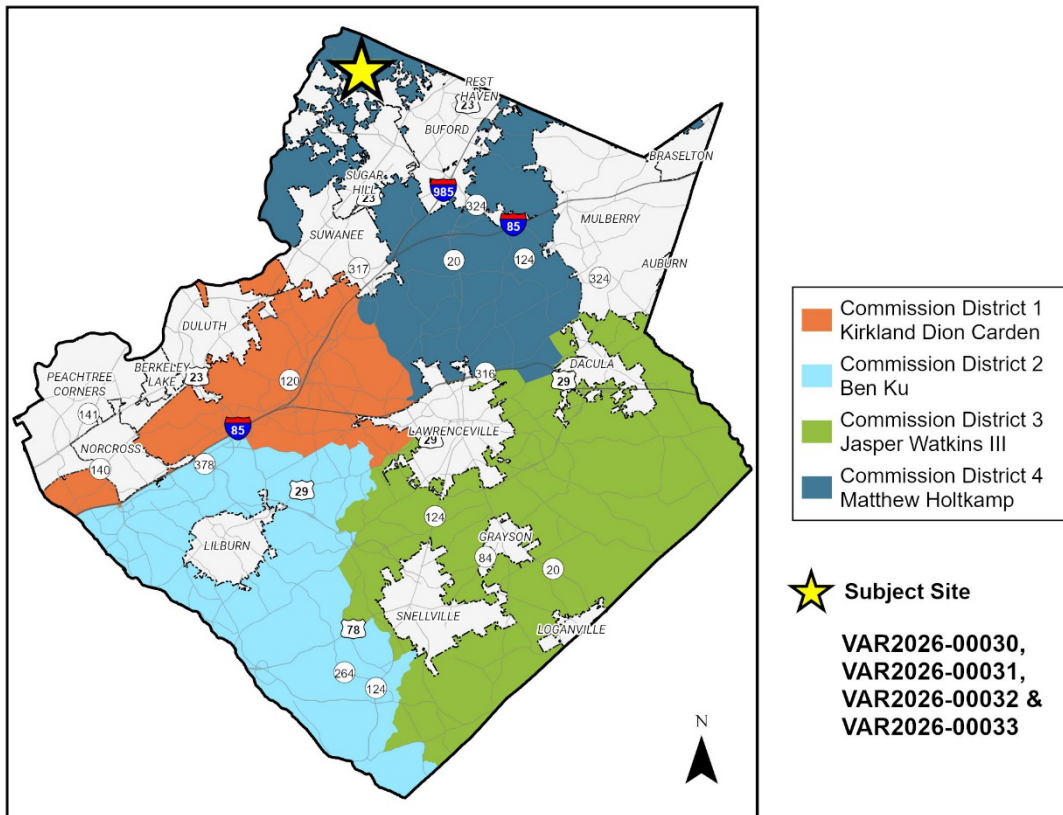
H. ANNOUNCEMENTS

I. ADJOURNMENT



ZONING BOARD OF APPEALS CASE REPORT

Case Numbers:	VAR2026-00030, 031, 032, and 033
Variance Requests:	Allow different exterior materials and colors from primary residence Allow accessory building to exceed the height of the primary residence To exceed maximum cumulative square footage of accessory buildings Allow prohibited exterior materials
Zoning District:	R-100 (Single-Family Residence District)
Address:	6245 Sycamore Road
Map Number:	R7350 021
Site Area:	6.97 acres
Applicant:	Melody Glouton, Andersen, Tate, & Carr P.C.
Owner:	Ivan Polukhin
Commission District:	District 4 – Commissioner Holtkamp
Staff Recommendation:	DENIAL



Existing Site Conditions

The subject site is a 6.97-acre property located on Sycamore Road. The property contains a one-story brick residence, with 4 large metal accessory buildings located to the sides and rear of the residence. The subject site is surrounded by single-family detached residences and subdivisions.

Zoning History

In 1992, a variance (ZV920124) was granted to allow an accessory building on the property prior to the principal building being built. The variance was approved with conditions stating that the accessory building could not be larger than the principal building and that the building could not be used for any commercial purpose.



Variance Requests

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

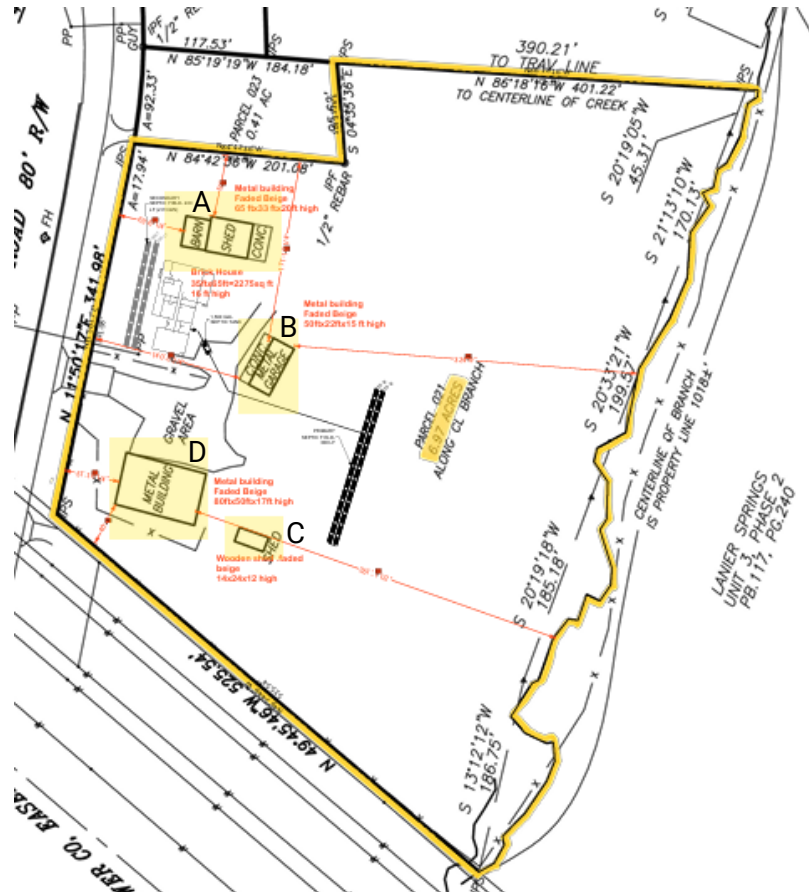
Section 230-30.12.A.1. Accessory Building Design Standards. Exterior walls shall be finished with materials and/or colors similar to that of the principal building.

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

Section 230-30.12.B. Accessory Building Design Standards. 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 230-110.9.B.1. Architectural Design Standards. Concrete masonry units, metal wall panels and metal siding are prohibited.

The applicant is requesting to retain four metal accessory buildings. The accessory buildings were constructed without permits, and a notice of violation was issued in March 2024. The total cumulative square footage of accessory buildings is approximately 7,245 square feet, which exceeds the maximum allowed square footage of 1,137 square feet by 6,108 square feet. Accessory building A is 20 feet tall and accessory building D is 17 feet tall, both exceeding the 16-foot height of the principal dwelling. All four accessory buildings (A, B, C, and D) do not match the colors or materials of the principal dwelling and have prohibited metal exterior building materials.



Site plan (accessory buildings highlighted and labeled A, B, C, and D)



Ariel view of property



Principal dwelling



Front façade of Building A



Rear façade of Building A



Building B



Building C



Building D



Building D

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 seeking to retain four accessory buildings that do not comply with the size, height, design, and architectural standards established by the UDO. Although several of the accessory buildings have existed on the property since the early to mid-1990s, none of the buildings obtained the required permits or certificates of completion.

The 1992 variance approval (ZV920124), authorized the construction of one accessory building prior to the construction of the principal dwelling and specifically prohibited the accessory building from exceeding the size of the future principal dwelling. Three additional accessory buildings were constructed without permits. The UDO regulates the size, height, and design of residential accessory buildings to mitigate adverse effects on neighboring residential properties. The large metal garages and accessory buildings are inconsistent with the intent of the UDO. All of the surrounding properties are zoned for single-family residential use, and approval of the request would be incompatible with the surrounding area and neighborhoods. Additionally, the site does not exhibit any unique physical or topographical characteristics that would necessitate the need for any of the requested variances. Therefore, strict adherence to a provision in the UDO does not create a hardship, and approval would circumvent the purpose or intent of the Unified Development Ordinance.

Staff Recommendations

Based upon the findings and conclusions herein, the Department of Planning and Development recommends **DENIAL** of the variance requests.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Zoning Board of Appeals choose to approve this petition.

1. The accessory building shall be located in general conformance with the site plan dated received June 19, 2026, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. Any commercial activity in the accessory buildings shall be prohibited.

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: 6245 Sycamore Road Property Parcel ID: R7350 021

Variance(s) Requested: Allow different exterior materials and colors from primary residence Allow accessory building to exceed the height of the primary residence To exceed maximum cumulative square footage of accessory buildings Allow prohibited exterior m

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

Sign Ordinance Code Section(s): _____

Applicant Information:

Name: Andersen, Tate, and Carr P.C.

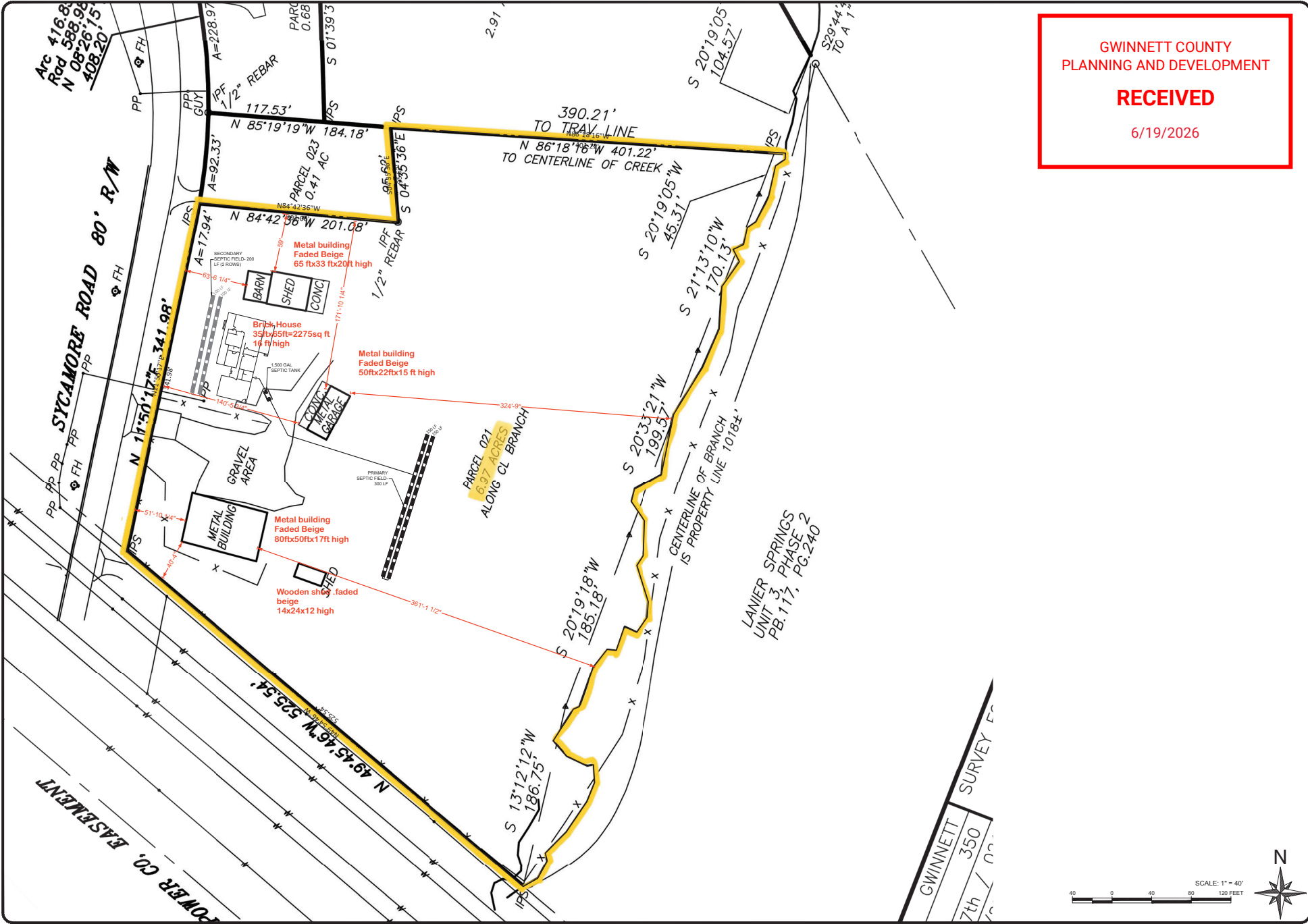
Contact Person: Melody Glouton

Mailing Address: 1960 Satellite Boulevard

City, State, Zip Code: Duluth, GA 30097

Phone Number: 770.822.0900 Email Address: mglouton@atclawfirm.com

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



GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

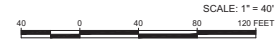
6/19/2026

SITE PLAN

6245 SYCAMORE RD
BUFORD, GA 30518

NOV 16, 2025

REVISIONS



Letter of Intent for Variance Request

Applicant: Ivan Polukhin

Property Address: 6245 Sycamore Rd, Buford, GA 30518

Parcel ID: 7350 021

Dear Members of the Zoning Board of Appeals,

I respectfully submit this Letter of Intent in support of my request for variances from the Gwinnett County Unified Development Ordinance (UDO) for my property, zoned R-100.

1. Description of the Variances Requested

Section 230-30.12.A.1 – To allow exterior wall materials and/or colors that are not similar to the principal building.

Section 230-30.12.A.3 – To allow an accessory structure height exceeding the maximum permitted height or the height of the principal building, whichever is less.

Section 230-30.12.B – To allow the cumulative gross square footage of accessory buildings to exceed 50 percent of the gross square footage of the principal building.

Section 230-110.9.B.1 – To allow the use of metal siding and/or metal wall panels.

These variances apply to existing accessory structures located on the property.

2. Reason for the Requested Variances

The property contains several long-standing structures, including:

- A 4,000 square foot barn constructed in 1992
- A 700 square foot garage constructed in 1996
- An older barn totaling approximately 1,500 square feet, originally constructed circa 1930 with an addition completed in 1996

The primary barn was constructed with a county-issued building permit (Permit No. BLD1993067632); however, a Certificate of Occupancy was not properly documented at that time. All structures have existed on the property for decades and were established in good faith.

The request is to allow these existing structures to remain as currently constructed. No expansion, intensification, or change in use is proposed.

3. Consistency with the Intent of the UDO

The intent of the UDO is to promote orderly development while protecting the character of surrounding properties and the public interest. Granting these variances is consistent with that intent because:

- The structures have existed for many years without adverse impact on neighboring properties.
- The property is well-screened from the street and adjacent properties by mature trees and existing fencing, significantly reducing visibility.
- The structures are compatible with the surrounding area in terms of use and overall character, particularly given the size of the property and the presence of similar accessory uses in the vicinity.
- The request does not involve new construction, increased density, or change in use.
- The continued use of these structures maintains the established character of the property and surrounding area.

As such, approval of these variances will not impair the purpose or intent of the ordinance.

4. Hardship Imposed by the UDO

Strict application of the UDO would create a practical difficulty and unnecessary hardship due to the unique circumstances of the property, including the age, size, construction type, and placement of the existing structures.

The structures cannot be reasonably modified to comply with current requirements related to building materials, height, and cumulative size without substantial cost and disruption, and compliance would likely require demolition or significant alteration of long-standing improvements that have existed for decades.

Additionally, the primary barn was constructed with a county-issued permit (BLD1993067632), demonstrating good faith reliance on prior approvals. The absence of a documented Certificate of Occupancy was not intentional and should not result in a requirement to remove or significantly alter the structure.

Given the existing screening and compatibility with the surrounding area, strict enforcement of the ordinance in this case does not provide a corresponding public benefit and instead imposes a disproportionate hardship.

Denial of this request would result in a disproportionate hardship by requiring the removal or major modification of existing structures that have functioned without issue and have not negatively impacted the surrounding area.

Thank you for your time and consideration.

Sincerely,

Ivan Polukhin

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, these variances apply to existing accessory structures located on the property. The primary barn was constructed with a county-issued building permit (Permit No. BLD1993067632); however, a Certificate of Occupancy was not properly documented at that time. All structures have existed on the property for decades and were established in good faith. The request is to allow these existing structures to remain as currently constructed. No expansion, intensification, or change in use is proposed.

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

Yes, the intent of the UDO is to promote orderly development while protecting the character of surrounding properties and the public interest. Granting these variances is consistent with that intent because:

- *The structures have existed for many years without adverse impact on neighboring properties.*
- *The property is well-screened from the street and adjacent properties by mature trees and existing fencing, significantly reducing visibility.*
- *The structures are compatible with the surrounding area in terms of use and overall character, particularly given the size of the property and the presence of similar accessory uses in the vicinity.*
- *The request does not involve new construction, increased density, or change in use.*
- *The continued use of these structures maintains the established character of the property and surrounding area.*

Approval of these variances will not impair the purpose or intent of the ordinance.



Gwinnett

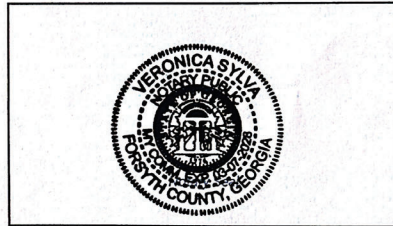
WINNETT COUNTY
PLANNING AND DEVELOPMENT
PROPERTY OWNER CERTIFICATION

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 6245 Sycamore Rd, Buford, 30518
Name: Ivan Polukhin
Signature: [Signature]
Date: 4/15/2026

Notary Public

Name: VERONICA SYLVA
Signature: [Signature]
Date: 4/15/2026



Scanned with CamScanner

Exhibit B: Maps
(attached)



SYCAMORE RD

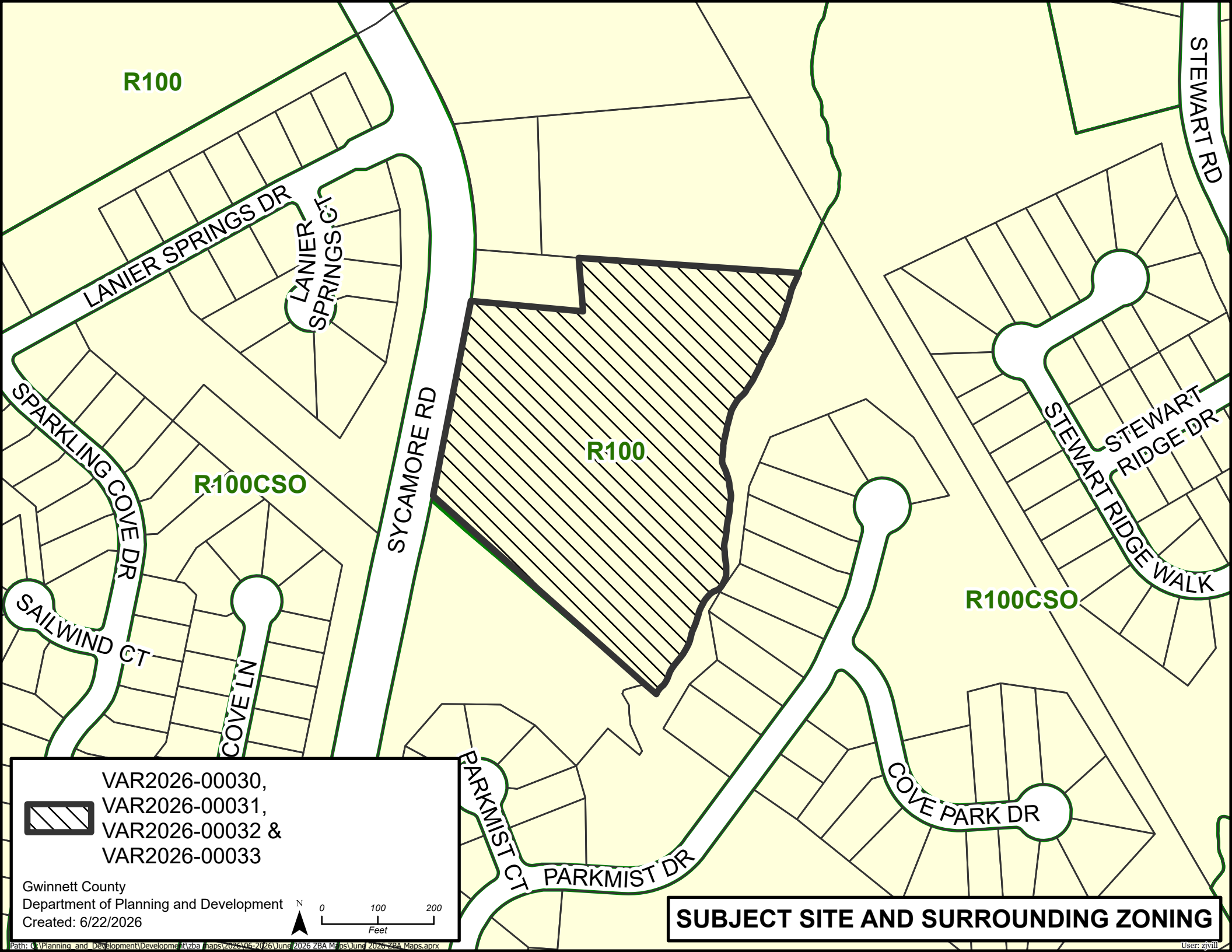
PARKMIST DR

VAR2026-00030,
VAR2026-00031,
VAR2026-00032 &
VAR2026-00033

Gwinnett County
Department of Planning and Development
Created: 6/22/2026



0 50 100
Feet



R100

LANIER SPRINGS DR

LANIER SPRINGS CT

STEWART RD

R100

R100CSO

SYCAMORE RD

STEWART RIDGE DR

R100CSO

STEWART RIDGE WALK

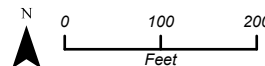
COVE PARK DR

PARKMIST CT

PARKMIST DR

VAR2026-00030,
VAR2026-00031,
VAR2026-00032 &
VAR2026-00033

Gwinnett County
Department of Planning and Development
Created: 6/22/2026



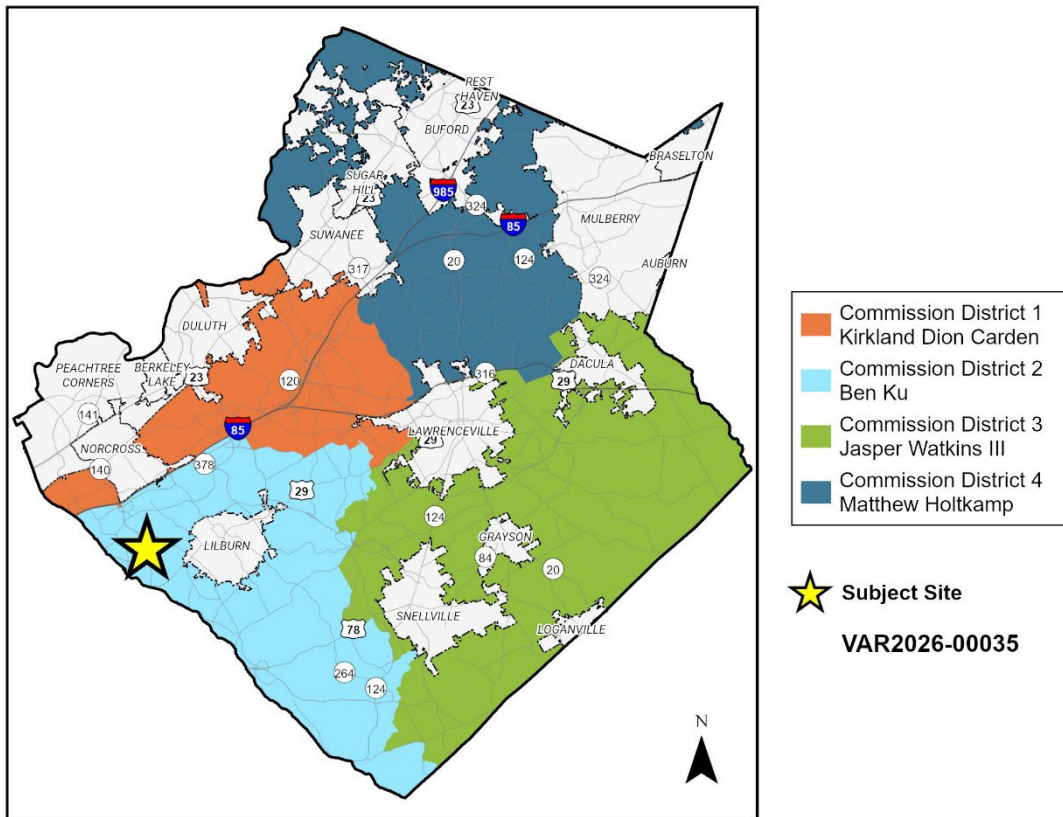
SUBJECT SITE AND SURROUNDING ZONING



ZONING BOARD OF APPEALS CASE REPORT

Case Number: VAR2026-00035
Variance Request: Front setback reduction
Zoning District: R-75 (Single-Family Residence District)
Address: 847 Omaha Drive
Map Number: R6164 146
Site Area: 0.25 acres
Applicant: Tyler Lasser
Owner: Gwincraft Homes
Commission District: District 2 – Commissioner Ku

Staff Recommendation: APPROVAL WITH CONDITIONS



Existing Site Conditions

The subject site is a 0.25-acre residential property located at the intersection of Williams Road and Omaha Drive. The property is currently undeveloped with an active exemption plat application proposing to split two lots into three new lots (PLAT2026-00127). The surrounding area is characterized by similar single-family residential properties.

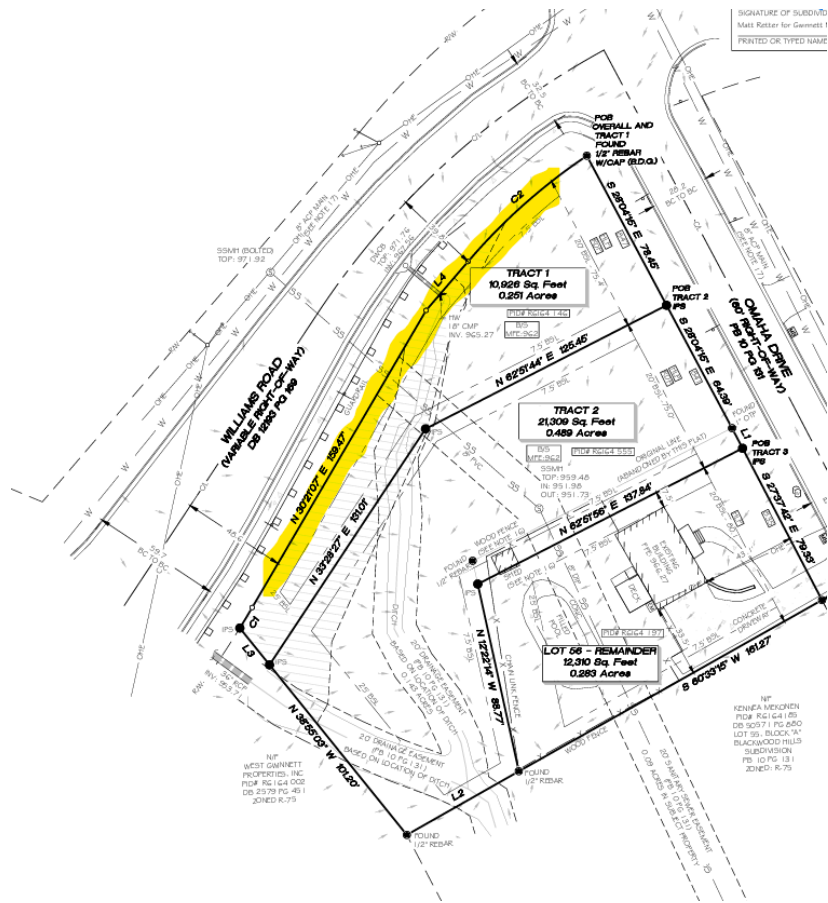


Variance Request

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

Section 210-120. Dimensional Standards for Base Residential Zoning Districts. The front setback for R-75 is 20 feet. When the rear or side of single-family residential buildings are oriented toward an external public street, a 40-foot-wide setback including a 10-foot-wide landscaped strip adjacent to the right-of way shall be required between the property line and residential units.

The applicant is requesting a variance to reduce the front setback of 20 feet by 12.5 feet, resulting in a 7.5-foot-wide setback and to not provide the 40-foot-wide setback including a 10-foot-wide landscaped strip adjacent to the right-of way from the side of the residence.



Site plan (proposed reduced setback in highlighted in yellow)



View from Omaha Drive (subject property on the left)



View from Williams 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 requesting a variance to reduce the front setback to 7.5 feet in one of the front yards on a corner lot. The property is currently undeveloped and has an active exemption plat application proposing to create three residential lots (PLAT2026-00127). Due to its corner lot configuration, the property contains frontage along both Williams Road and Omaha Drive, resulting in increased setback requirements that further constrain the buildable area of the site. The property benefits from existing screening located in the right-of-way along Williams Road, including mature trees, vegetation, and a guardrail, which provide a visual buffer between the roadway and the proposed development. The existing features would significantly limit the visibility of any proposed residence along Williams Road. Therefore, 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 site shall be developed in general conformance to the site plan dated received May 6, 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: 847 Omaha Drive Property Parcel ID: R6164 146

Variance(s) Requested: Variance to allow front setback reduction

Unified Development Ordinance (UDO) Code Section(s): 210-120

Sign Ordinance Code Section(s): _____

Applicant Information:

Name: Tyler Lasser

Contact Person: Tyler Lasser

Mailing Address: 299 South Main Street.

City, State, Zip Code: Alpharetta, GA 30009

Phone Number: 248.342.2558 Email Address: tylerl@allianceco.com

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

**Applicant's Letter of Intent
Variance Request
Williams Road & Omaha Drive**

Gwinnett Management Corporation, the Applicant, respectfully requests approval of a variance from Section 210-120 of the Gwinnett County Unified Development Ordinance. This section requires that where the rears or sides of single-family attached or detached residential buildings are oriented toward an external public street, a 40-foot-wide setback, including a 10-foot-wide landscaped strip adjacent to the right-of-way, shall be provided. The Applicant is requesting to reduce this required setback along Williams Road to a traditional 7.5-foot side setback consistent with the R-75 zoning district standards.

The subject property consists of approximately 1.023 acres and is located at the corner of Williams Road and Omaha Drive, just east of Jimmy Carter Boulevard. The property is currently zoned R-75, and no rezoning is being requested. The site is proposed to be subdivided into three single-family residential lots through the exemption plat review process, all of which will comply with the dimensional requirements of the R-75 zoning district, including minimum lot size and lot width. Due to the presence of an existing drainage easement and guardrail along Williams Road, it is not feasible for the home on Tract 1 to orient toward Williams Road. These physical constraints limit buildable area and create safety concerns for driveway access. As such, orienting the home toward Omaha Drive is the most practical and appropriate design solution. This orientation is also more consistent with the established development pattern of the surrounding neighborhood, where more homes front lower-volume residential streets rather than Williams Road. The requested variance will allow the home on Tract 1 to maintain a standard 7.5-foot side setback along Williams Road, which is consistent with the R-75 zoning district requirements for interior side yards. This reduction will not negatively impact adjacent properties or the character of the area, as the home will still maintain appropriate separation from the roadway and will be designed in a manner consistent with surrounding residential development.

Approval of this variance will enable a logical and safe site layout that responds to the unique physical constraints of the property while maintaining full compliance with all other applicable development standards. The request represents the minimum variance necessary to allow reasonable use of the property and is consistent with the intent of the Unified Development Ordinance. The Applicant appreciates your consideration of this request and is available to address any questions or provide additional information as needed.

Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.



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, it is not feasible to orient the home toward Williams Road due to the existing drainage easement and guardrail along Williams Road. Please see LOI for more detail.

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

Yes, the home will be oriented toward Omaha Street like the two other lots within the exemption plat. This will also be consistent with the most of the homes within the neighborhood, which are oriented toward local streets, as opposed to Williams Road, which is the main thoroughfare. A traditional side setback will still be provided, and there is also existing vegetation and screening within the Williams Road right of way.



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: Gwinnett Management Corp

Signature: [Handwritten Signature]

Date: 4/30/2026

Notary Public

Name: Carla W Stueber

Signature: [Handwritten Signature]

Date: 4-30-2026

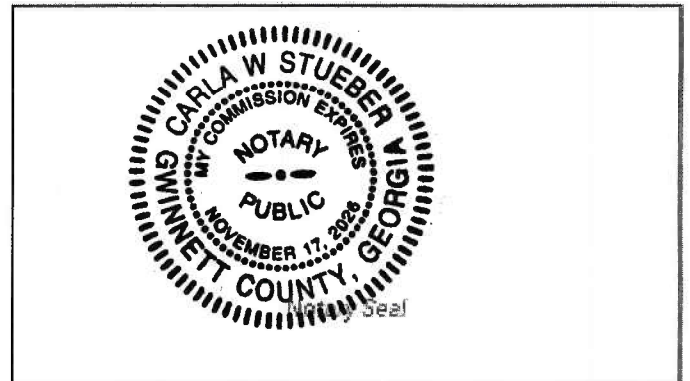


Exhibit B: Maps

[attached]



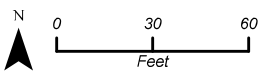
WILLIAMS RD

OMAHA DR

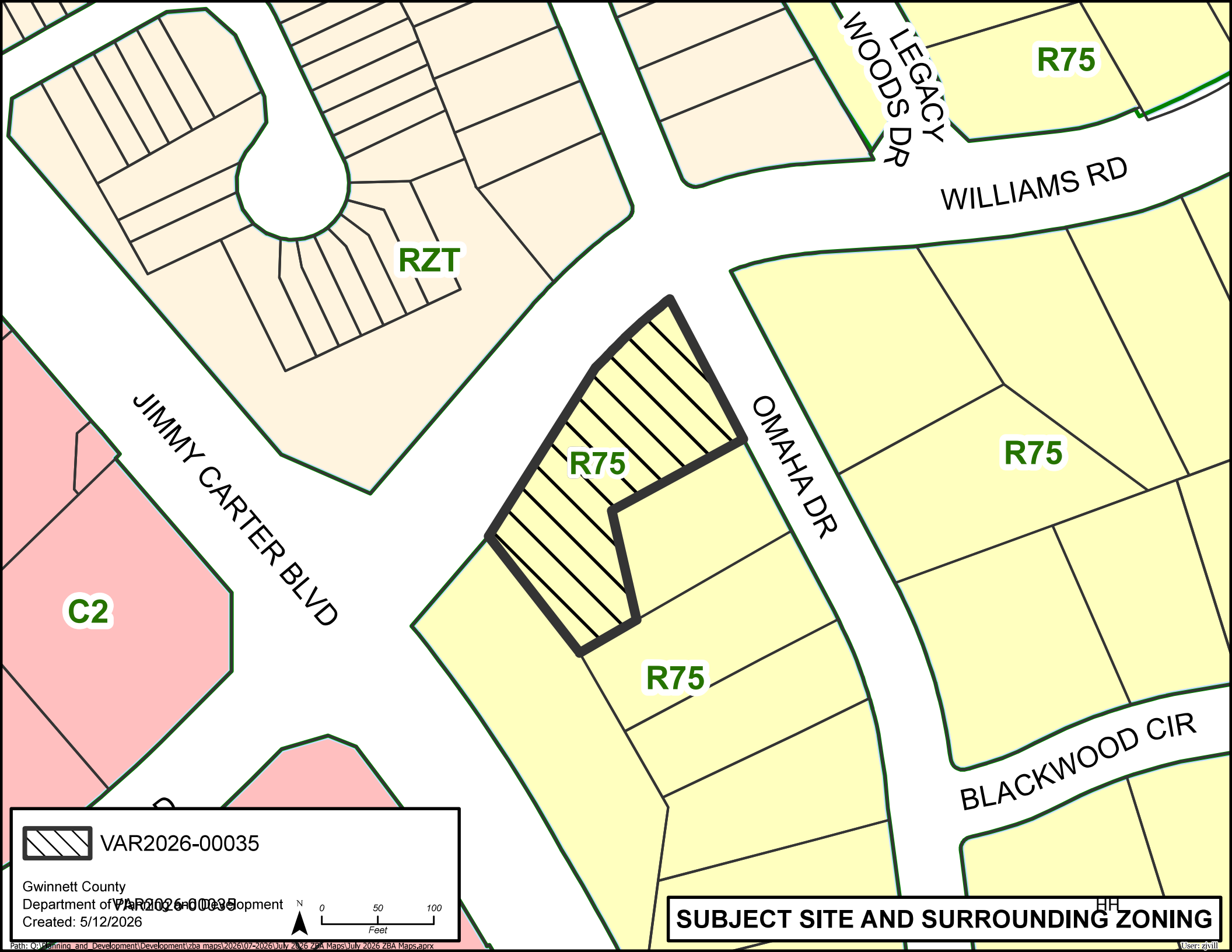
JIMMY CARTER RD

 VAR2026-00035

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



HH



R75

RZT

R75

R75

R75

C2

JIMMY CARTER BLVD

LEGACY WOODS DR

WILLIAMS RD

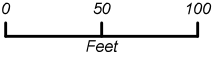
OMAHA DR

BLACKWOOD CIR



VAR2026-00035

Gwinnett County
Department of Planning and Development
VAR2026-00035
Created: 5/12/2026



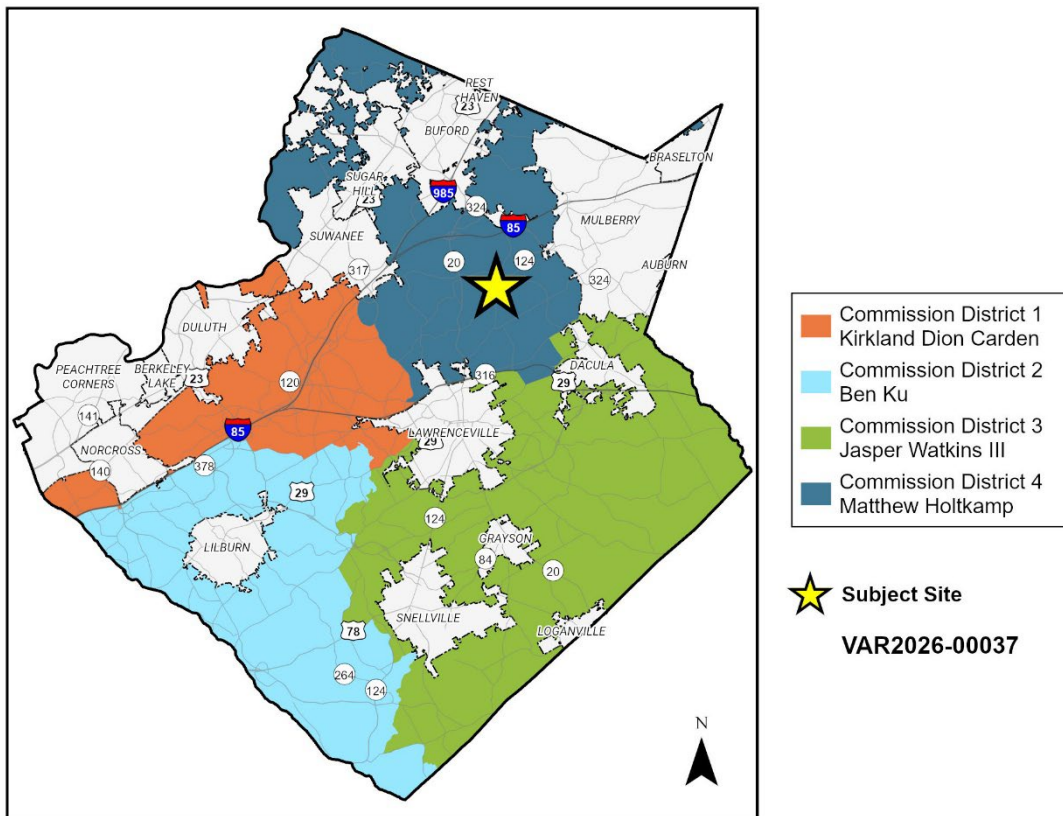
SUBJECT SITE AND SURROUNDING ZONING



ZONING BOARD OF APPEALS CASE REPORT

Case Number: VAR2026-00037
Variance Request: Allow accessory building located in the front yard
Zoning District: R-100 (Single-Family Residence District)
Address: 1965 Branches Way
Map Number: R7093 220
Site Area: 0.76 acres
Applicant/Owner: Carl Fritz
Commission District: District 4 – Commissioner Holtkamp

Staff Recommendation: APPROVAL WITH CONDITIONS



Existing Site Conditions

The subject property is a 0.76-acre parcel located at the cul-de-sac on Branches Way within the Branches subdivision. The property contains a two-story residence on a corner lot and is surrounded by single-family detached residences.

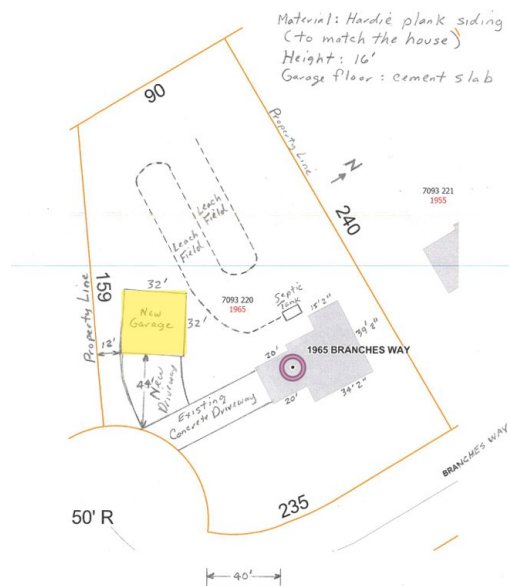


Variance Request

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

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

The applicant is requesting to construct a 1,024 square-foot detached garage in the front yard area.



Site plan (proposed detached garage highlighted)



View of property from Branches Way



View of property from cul-de-sac



View of proposed location of accessory building

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 residence is situated on a corner lot which results in having two front yards. The septic drainage field is located in the rear of the property which greatly restricts the buildable area. The proposed accessory building will meet all other standards such as building materials, size, and setbacks from shared property lines with adjacent residences. There is existing vegetation located along the side property line which provides adequate visual screening to the neighboring property. Due to the location of the pre-existing septic field and the corner lot configuration, strict adherence to the accessory building location standards creates a hardship. Therefore, 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 conditions:

1. The property shall be developed in general conformance to the site plan dated received May 13, 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 vegetation 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: 1965 Branches Way Property Parcel ID: 7093 220

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: Carl Fritz

Contact Person: Carl Fritz

Mailing Address: 1965 Branches Way

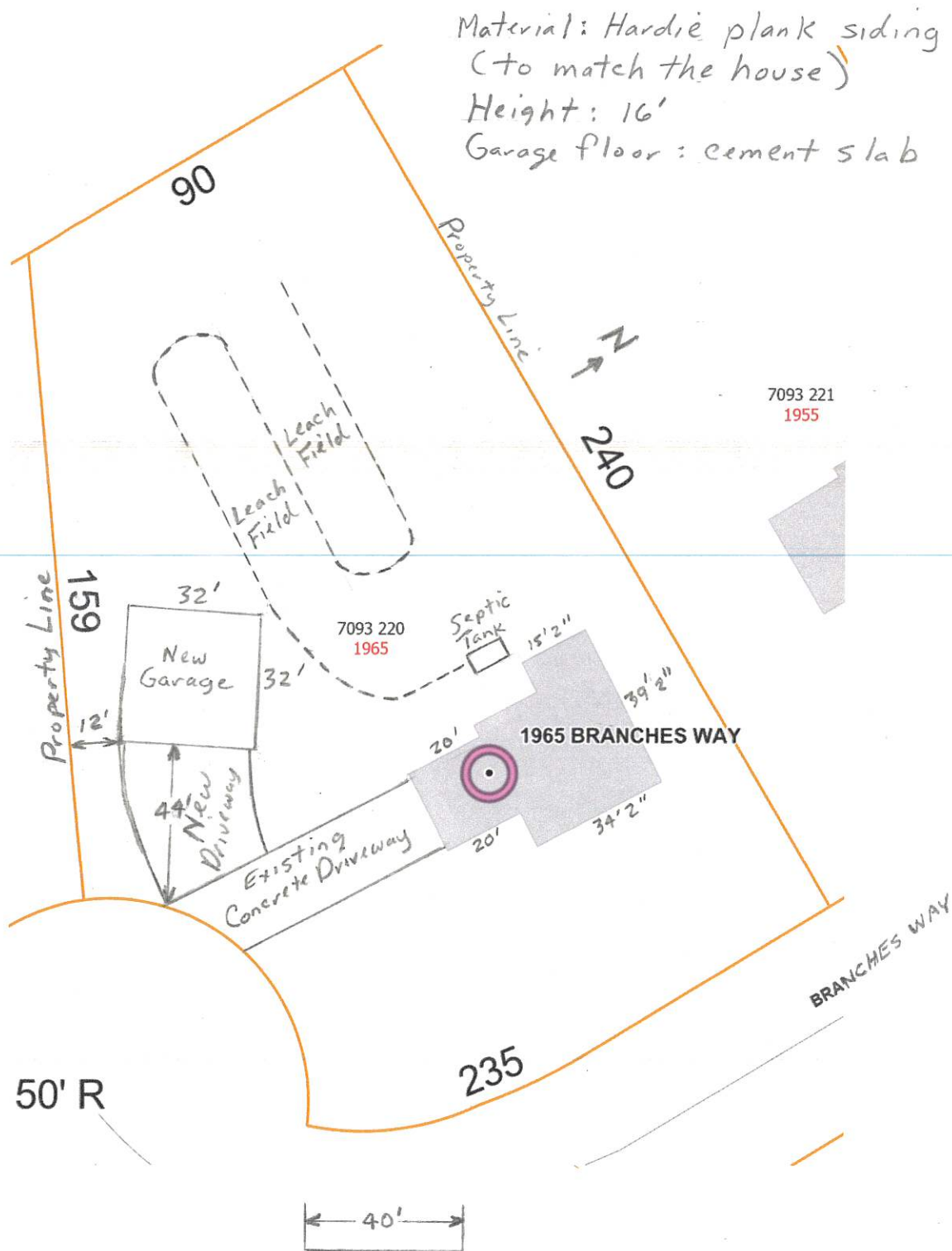
City, State, Zip Code: Lawrenceville, GA 30043

Phone Number: (678) 410-0827 Email Address: carlfritz1@bellsouth.net

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

RECEIVED

5/13/2026



1965 Branches Way

05/14/26

Gwinnett County Board of Appeals,

I (Carl Fritz) am the property owner of the house at 1965 Branches Way in the Twin Branches Sub-Division of Lawrenceville.

I am requesting this variance - Section Code 230-30.8 from the Unified Development Ordinance due to the layout of my lot which is on two road frontages creating a hardship. The limited lot size in conjunction with the location of the septic drain field will not allow me to build the garage in a location that will be in compliance with the ordinance.

The proposed garage will be 32'x32' and 16' high. It will be wood construction on a cement slab with hardie plank siding. The siding will be painted to match the house and the roof shingles will match the house as well. I plan to insulate the garage and finish it with dry wall. I plan to have two garage doors in the front, one of which will be 16' wide and the other 10' wide. There will be an entrance door on the right side and 2 windows. There will also be two windows on each of the other three sides.

The purpose of the garage is to house my pickup truck, garden tractor/trailer and 21' bass boat. Our current attached garage is only 20' long and my pickup will not fit which means it has to sit outside. The garden tractor & trailer (which I inherited after my mother's passing in 2025) are currently kept in the attached garage which means my wife's car has to sit outside as well. Having the option of housing the garden tractor and trailer in the new garage will allow my wife once again to keep her car in our attached garage.

My wife Debbie and I are retired. Having both of our vehicles parked outside in the driveway is less than ideal; especially with the hot summer sun, occasional inclement weather and cold winters. Keeping the tractor/trailer outside is not an option both from an aesthetic and practical standpoint. Having lived in our home for 37 years, it is my hope that you will approve this variance thus helping make our retirement years even more enjoyable.

Thank you very much for your consideration!

-Carl Fritz



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 layout of my lot which is on two road frontages creating a hardship.

The limited lot size in conjunction with the location of the septic drain field will not allow me to build the garage in a location that will be in compliance with the ordinance.

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

No.

Exhibit B: Maps
(attached)

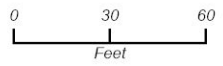
BRIDLE RD

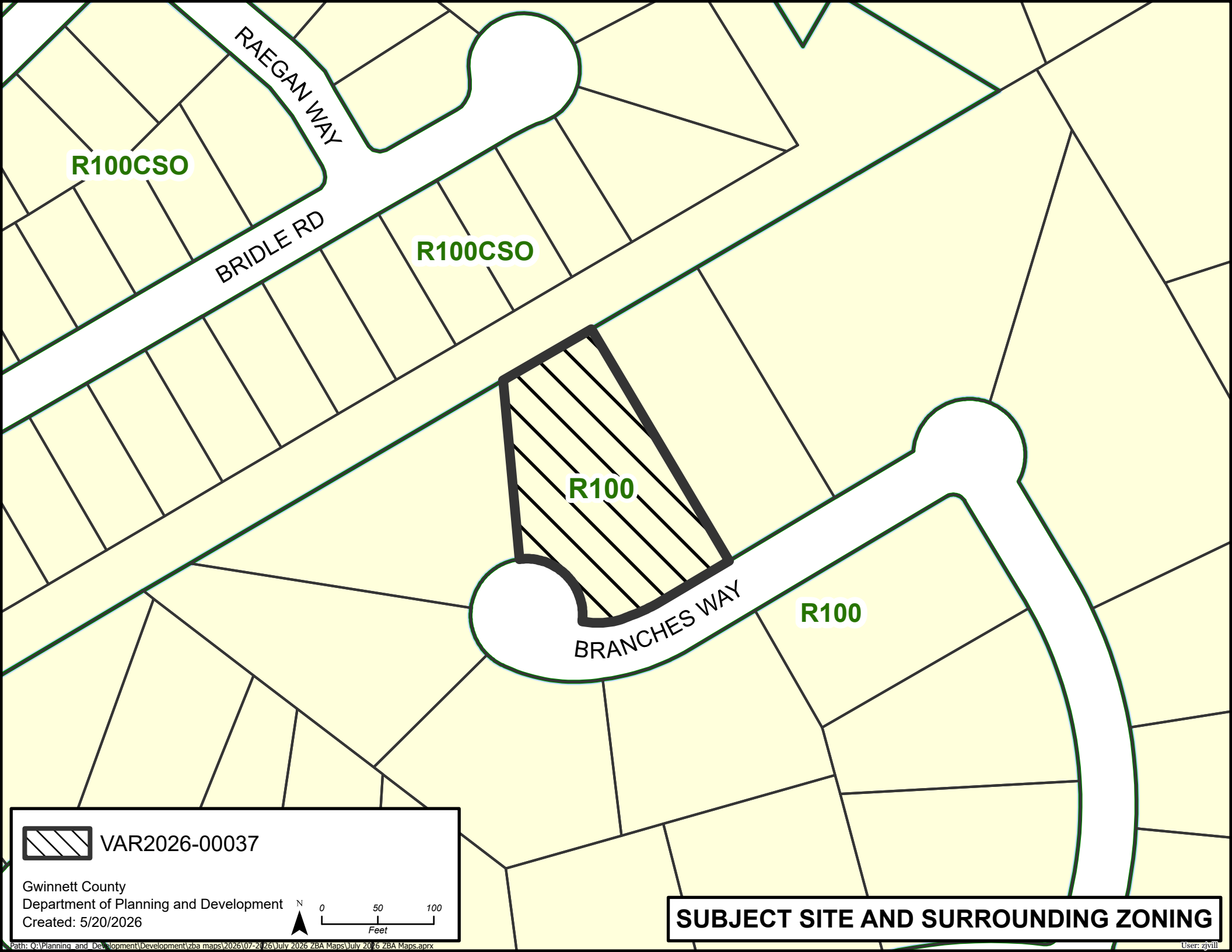
BRANCHES WAY



VAR2026-00037

Gwinnett County
Department of Planning and Development
Created: 5/20/2026





R100CSO

RAEGAN WAY
BRIDLE RD

R100CSO

R100

BRANCHES WAY

R100



VAR2026-00037

Gwinnett County
Department of Planning and Development
Created: 5/20/2026



0 50 100
Feet

SUBJECT SITE AND SURROUNDING ZONING

Existing Site Conditions

The subject property is a 0.69-acre parcel located at the intersection of Tech Center Parkway and Buford Drive within the Mall of Georgia Overlay District. The vacant property is in the initial stages of the development process for a proposed drive-through restaurant and is surrounded by multifamily, mixed-use, and commercially zoned properties.

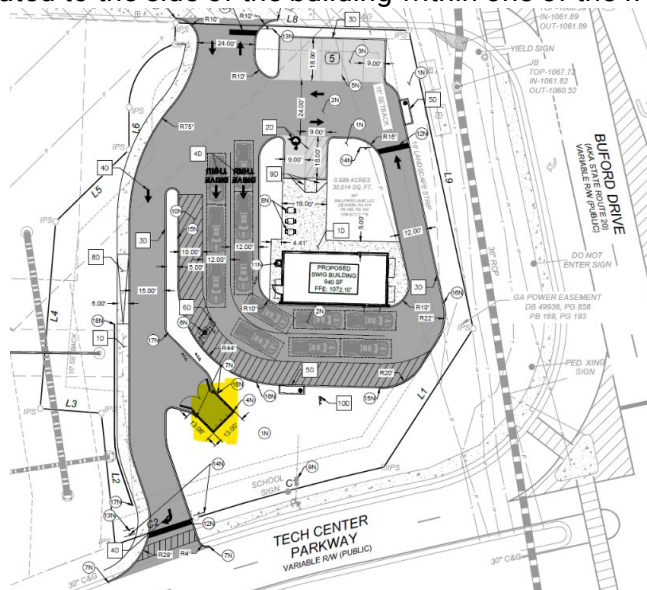


Variance Request

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

Section 230-30.13.A. Dumpster Location. Dumpsters shall be located in the rear or side yard. Dumpsters are not allowed in front yards.

The applicant is proposing a dumpster enclosure in the front yard of a corner lot. The proposed dumpster enclosure is located to the side of the building within one of the front yards.



Proposed dumpster enclosure location (highlighted yellow)



View of proposed dumpster location from Tech Center Parkway



View of property from Buford Drive

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 proposed drive-through restaurant and stacking lanes restrict placing the dumpster enclosure in compliance with the UDO. The dumpster enclosure will be approximately 33 feet from Tech Center Parkway and 100 feet from the Buford Drive right-of-way. 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 CONDITIONS** 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: 2672 Buford Drive Property Parcel ID: 7132 076

Variance(s) Requested: Dumpster in a front yard

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

Sign Ordinance Code Section(s): _____

Applicant Information:

Name: Jeffy John

Contact Person: Bowman Consulting Group, Ltd

Mailing Address: 2701 Dallas Pkwy, Ste. 100

City, State, Zip Code: Plano, Texas 75093

Phone Number: (972)777-0693 Email Address: jeffyjohn@bowman.com

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

5/7/2026

5/7/2026

THIS BLOCK IS RESERVED FOR
THE CLERK OF SUPERIOR COURT

LINE	BEARING	DISTANCE
L1	(MS 32°48'53" W	70.71'
L2	(MN 05°55'19" W	56.70'
L3	(MN 85°38'09" W	26.28'
L4	(MN 04°42'16" E	80.47'
L5	(MS 43°32'52" E	43.49'
L6	(MN 00°00'00" W	18.15'
L7	(MN 01°47'43" E	9.00'
L8	(MS 88°13'11" E	100.01'
L9	(MS 12°11'07" E	130.81'

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	83.81'	952.69'	83.39'	(MS 74°57'14" E
C2	36.57'	36.57'	36.57'	(MS 71°22'29" E
C3	28.45'	28.45'	33.53'	(MN 36°14'43" E

[illegible]

SURVEYOR'S CERTIFICATE (GEORGIA)

THIS PLAT IS A RETRACTION 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 SUBDIVISION BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATE A NEW PARCEL OR PARCELS ARE STATED HEREIN. RECORDATION OF THIS PLAT DOES NOT MAKE ANY CHANGES TO ANY EXISTING REAL PROPERTY SUBDIVISIONS. 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 SURVEYING BOARD OF THE SURVEYING PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-4-67.

GARY S. HARVIN, JR., REGISTERED GEORGIA LAND SURVEYOR #3105 DATE
7973 HIGHWAY 172, COMER, GA. 30629
PHONE: (678) 640-5500



A map showing the location of the site. The site is a shaded area located south of Rock Springs Rd, east of Ball Park Ln, and west of Tech Center Pkwy. Record Hwy runs north-south to the east of the site. A line labeled "SITE" points to the shaded area.

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON IS MADE TO:
DEED BOOK 61859, PAGE 474;
PLAT BOOK 169, PAGE 193
ALL RECORDS ON FILE WITH THE CLERK OF SUPERIOR COURT IN GWINNETT COUNTY, GEORGIA.

2. BASIS OF BEARINGS NOTE:
HORIZONTAL DATA SHOWN HEREON IS GEORCAD AND COORDINATES WEST ZONE ESTABLISHED BY THE BUREAU OF LAND MANAGEMENT WITH CORRECTIONS DERIVED FROM EGPS VIRS NETWORK, AND 80 DPM FT.
VERTICAL DATA BASED UPON NAVDAS MEAN SEA LEVELS VIA CONTINUALLY OPERATING REFERENCE STATION CORRECTIONS. CONTOUR INTERVALS EQUAL TWO FEET. NO LOCAL VERTICAL DATA BENCHMARKS NETWORK EXISTS.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON IS BASED ON ABOVE GROUND STRUCTURES INFORMATION SUPPLIED TO THE SURVEYOR LOCATIONS OF ABOVE GROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES ARE NOT IDENTIFIED. THIS REPORT PROVIDES A REASONABLE ASSURANCE AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
4. ALL LAST DAY OF FIELD WORK WAS FEBRUARY 27, 2026
5. SCALE BUILDING DISTANCES AND DATA SHOWN HEREON ARE REFERENCED FROM OUTSIDE BUILDING DIMENSIONS. ALL SCALE SQUARE FOOTAGE SHOWN IS BASED ON GROUND FLOOR ONLY.
6. A METHOD WAS USED TO SHOW STREAM BUFFERS.
7. FIELD INFORMATION UPON WHICH THIS SURVEY IS BASED, HAS BEEN PERFORMED USING CARLOS BRITO GPS RECEIVERS WITH NETWORK ADJUST. THIS MADE KINETIC/MATIC MEASUREMENTS REFERRED TO AN EARTH CENTERED INERTIAL FRAME OF REFERENCE. THE POSITIONAL ACCURACY BETTER THAN 0.5". THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT @ 99.9997%.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ENCRACING ON THE PROPERTY.
9. R/WON PLOTS ARE A REMAIN WITH YELLOW PLASTIC STAKES CHAPPED COA SF 009094.
10. THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK STOPPED DURING NEXT MONTHS.
11. THERE ARE 8 REGULAR PARKING SPACES AND 2 HANDICAP SPACES FOR A TOTAL OF 9 PARKING SPACES MARKED ON THE SITE.
12. ADDRESS SHOWN HEREON WAS FIELD OBSERVED AS 2440 TH STREET PARKWAY.
13. PROPERTY HAS INDIRECT ACCESS TO A PUBLIC HIGHWAY-VIA AN EASEMENT RECORDED AT DEED BOOK 100 PAGE 541
14. NO RETAILDAYS WERE DELINEATED ON THIS SITE AT THE TIME OF THE FIELD SURVEY.
15. THERE IS NO OBSERVABLE EVIDENCE OF A SOLID WATER DUT, OR SATURARY LAYOFF ON ANY PART OF THIS SITE.
16. THERE WERE NO OBSERVABLE CHANGES IN THE EXISTING S TREEST RIGHT OF WAY FOR ANY OF THE STRETS THAT THE SUBJECT PROPERTY ADJACENT.
17. ALL DATUMS SHOWN HEREON ARE HORIZONTAL. DOWNGRADES:
18. THIS DATUM SHOWN WAS OBTAINED THROUGH THE EGPS VIRS NETWORK WITH THE USE OF CARLOS BRITO GPS RECEIVERS.
19. THERE ARE NO PARTY WALLS

NO ZONING REPORT PROVIDED AT THE TIME OF THIS SURVEY

THERE WERE NO ENCROACHMENTS AT THE TIME OF THE SURVEY.

By graphic plotting only, this property is in Zone(s) _____ of the Flood Insurance Rate Map, Community Panel No. _____, which bears an effective date of _____ and is not in a Special Flood Hazard Area.

American
National

Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

Tech Center Pkwy Buford Ga
Surveyor Certification

1065 Ballpark
Buford, GA 30519
County of Gwinnett

To: American National, LLC, This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2020 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 6a, 7a, 7b, 7c, 8, 9, 10, 11a, 12, 14, 15, 17, 18, 19, 20 of Table A thereof. The Survey was completed on February 17, 2020.

Gary S. Harvin, Jr.
Land Surveyor Number: 3105
in state of: Georgia
Date of Plat or Map: February 24, 2026
Date of last revision: March 2, 2026
EarthPro Project #: 26147
NETWORK REFERENCE # 20222



SURVEY PREPARED BY:

EarthPro
LAND SURVEYING
7973 HIGHWAY 172
COMER, GA. 30629
OFFICE: 678-640-5500
FAX: 706-510-2620
EMAIL: ph@earthprolandsurvey.com
GEORGIA RLS #3105
GEORGIA COA LSP #0000994

NO TITLE COMMITMENT PROVIDED

NO TITLE COMMITMENT PROVIDED



April 30, 2026

Gwinnett County
Planning & Zoning Department
446 W Crogan St #300
Lawrenceville, GA 30046

Re: Variance Request — Dumpster Location

Dear Planning & Zoning,

This letter is submitted in support of the Administrative Variance Application for Swig Development located at **2672 Buford Dr, Lawrenceville, GA 30043.**

The intent of this request is to allow the dumpster to be placed in a location that does not fully comply with the Unified Development Ordinance (UDO) requirements due to existing site constraints. Strict compliance creates hardship because of utility easements, required landscape buffers, building placement, and overall site circulation and layout. These constraints significantly limit the available and practical locations for the dumpster on the property.

The proposed location is the most feasible option as it avoids conflicts with utility easements and preserves required landscape buffers while also maintaining safe and functional site access and circulation. The placement also minimizes operational impacts and allows the site to function efficiently without disrupting the overall development layout.

This proposal does not circumvent the intent of the UDO. The dumpster will still be properly screened and integrated into the site design to maintain visual quality and minimize impacts to surrounding properties and the public right-of-way.

We respectfully request approval of this variance.

If you have any questions or concerns, please feel free to reach out to me at 972-777-0693 or at jeffyjohn@bowman.com

Sincerely,
Jeffy John
Bowman Consulting Group, Ltd.



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 strict compliance with the UDO creates a hardship due to the existing utility easements, required landscape buffers, and overall site layout. These site constraints limit the available areas where the dumpster can be placed without conflicting with utilities, landscape buffers, vehicle circulation, etc. We believe, the proposed location is the best option to allow the site to function properly while still minimizing impacts to the property.

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

Yes.

While the proposed dumpster location does not meet the standard placement requirements, it still maintains the intent of the UDO by ensuring safe access, preserving site functionality, and minimizing visual and operational impacts. The location was selected as the most suitable option given site constraints and does not create adverse effects to circulation, safety, or surrounding uses.



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: BALLPARK LANE, LLC

Signature: [Signature]

Date: 5/20/2026

Notary Public

Name: J. Michelle Cheek

Signature: [Signature]

Date: 5/20/2026

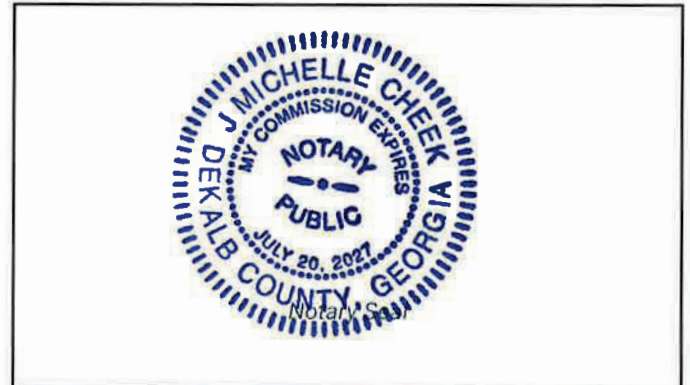


Exhibit B: Maps
(attached)



BUFORD DR

BUFORD DR

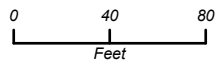
TECH CENTER PKWY

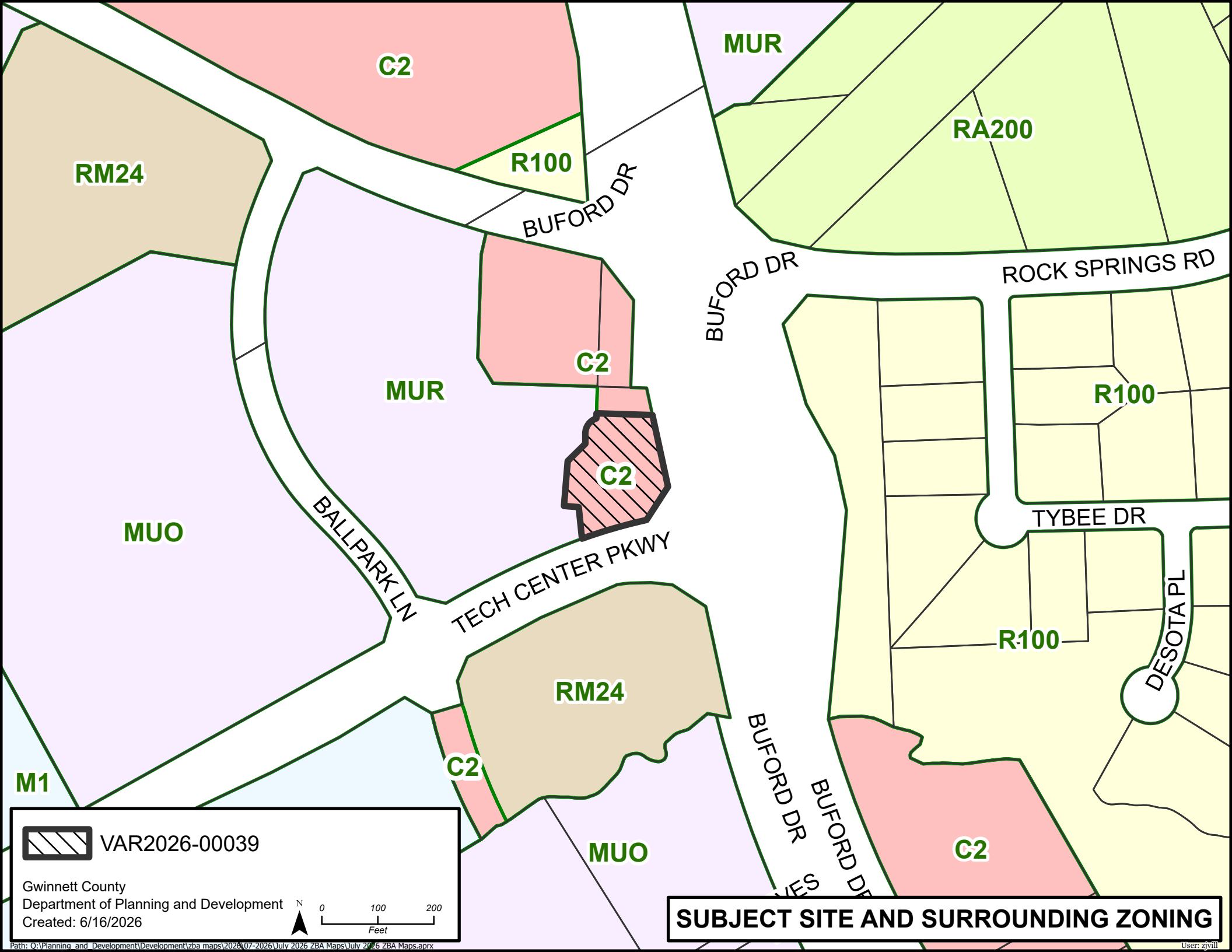
BALLPA



VAR2026-00039

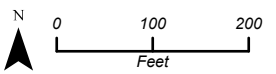
Gwinnett County
Department of Planning and Development
Created: 6/16/2026





 VAR2026-00039

Gwinnett County
Department of Planning and Development
Created: 6/16/2026



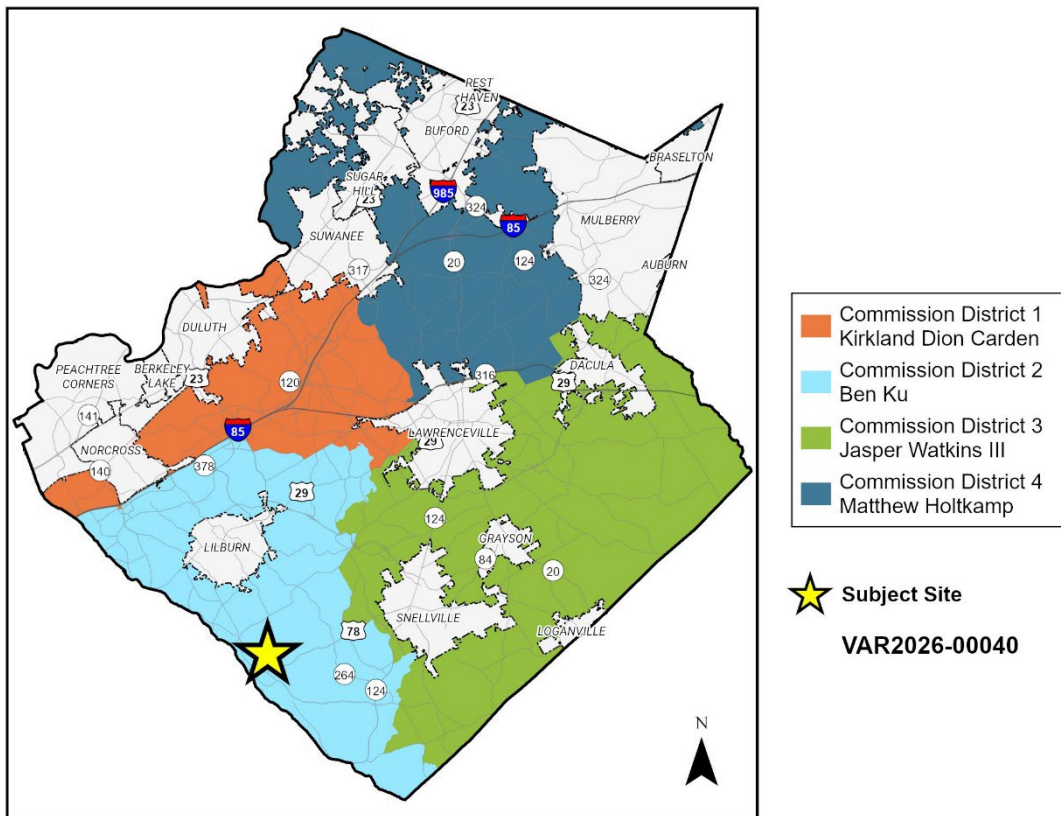
SUBJECT SITE AND SURROUNDING ZONING



ZONING BOARD OF APPEALS CASE REPORT

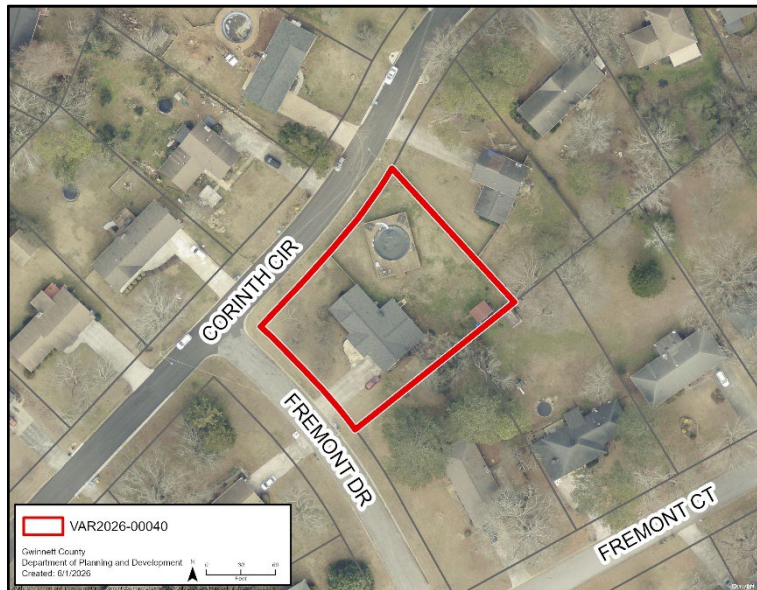
Case Number: VAR2026-00040
Variance Request: Allow an accessory structure to be located in the front yard
Zoning District: R-100 (Single-Family Residence District)
Address: 1668 Fremont Drive
Map Number: R6076 187
Site Area: 0.56 acres
Applicant/Owner: Victor Osborne
Commission District: District 2 – Commissioner Ku

Staff Recommendation: APPROVAL WITH CONDITIONS



Existing Site Conditions

The subject property is a 0.56-acre parcel located at the intersection of Fremont Drive and Corinth Circle within the Corinth Hills subdivision. The property contains a residence, an accessory building in the rear yard, and a pool located in the front yard. The property is surrounded by single-family residences.

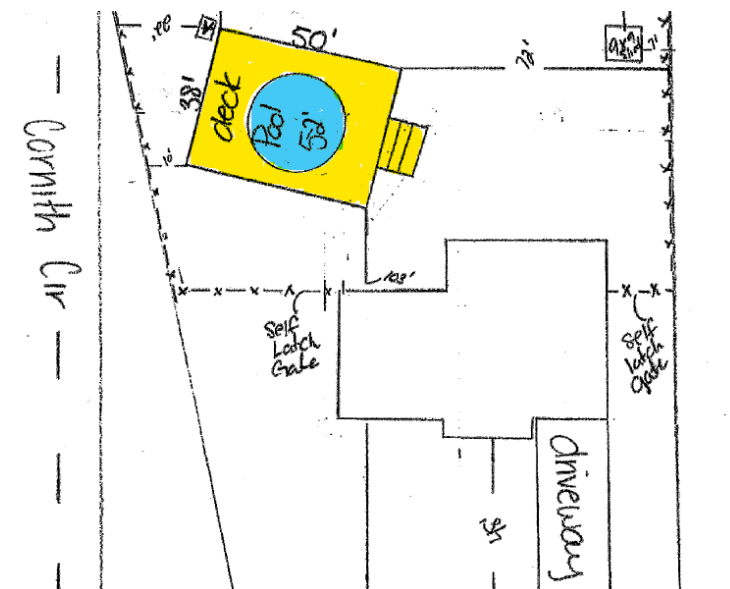


Variance Request

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 retain an above-ground pool and deck in the front yard.



Site plan (pool and deck highlighted)



View of pool and deck



View of primary residence from intersection

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 1,900 square-foot deck and above-ground pool structure partially located in the front yard of a corner lot. The pool structure meets all other zoning requirements. The pool and deck are partially screened from the adjacent properties by a 6-foot-tall privacy fence, which has received an administrative variance for exceeding the maximum height of 4 feet in a front yard. The septic drainage field is located in the rear yard of the corner lot, limiting the placement of the pool to the front yard. 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 19, 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



VARIANCE APPLICATION

See the Variance Application Submittal Instructions for general information and directions related to submitting this application.

Property Information:

Property Address: 1668 Fremont Drive Property Parcel ID: 6076 187

Variance(s) Requested: Accessory structure (pool) in the front yard

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

Sign Ordinance Code Section(s): _____

Applicant Information:

Name: Victor Osborne

Contact Person: _____

Mailing Address: 1668 Fremont Drive

City, State, Zip Code: Stone Mountain, GA 30087

Phone Number: (404)391-9278 Email Address: victorosborne@comcast.net

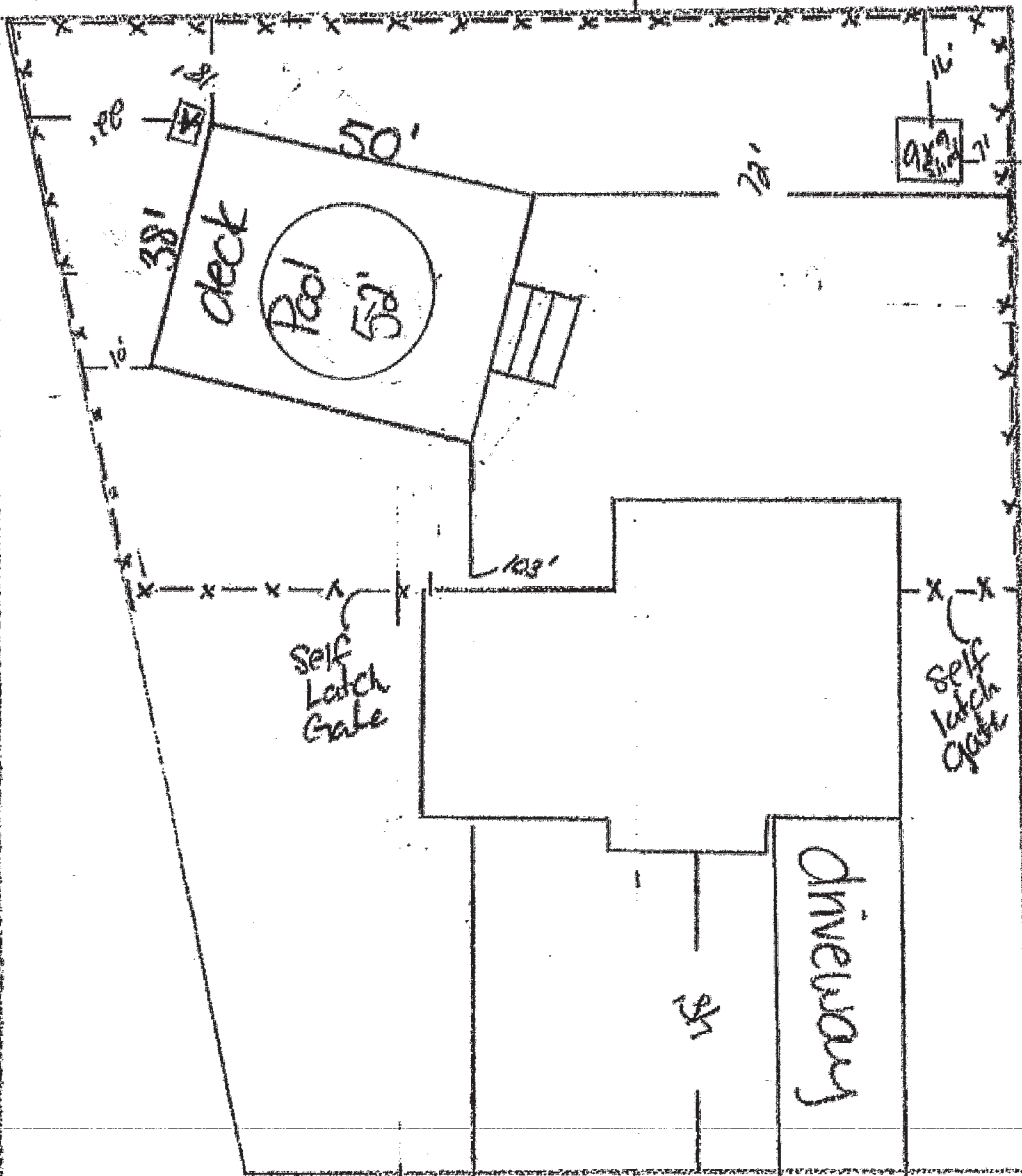
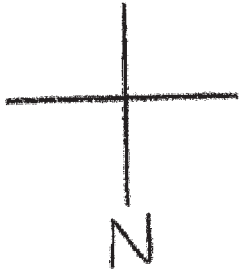
Applicant is (check, if applicable): ☒ Property Owner ☐ Owner's Agent

1668 Fremont Dr
Stone Mountain GA 30039
Scale: 1=30
Pool: 52" deck: 38x50x4
[X] = Pool Equipment
left wood fence

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

5/19/2026



RECEIVED

5/19/2026

Victor B. Osborne
1668 Fremont Drive
Stone Mountain, GA 30087
(404) 391-9278
victorosborne@comcast.net

May 19, 2026

Gwinnett County Department of Planning and Development
446 West Crogan Street, Suite 300
Lawrenceville, GA 30046-2440

Subject: Letter of Intent for Variance Request – Section 230-30.8

Dear Members of the Zoning Board:

I am writing to formally request a zoning variance for my property located at 1668 Fremont Drive, Stone Mountain, Georgia 30087. Specifically, I am requesting approval to allow an accessory structure in the front yard in accordance with Section 230-30.8 of the Unified Development Ordinance (UDO), which states that accessory buildings, structures, or uses shall not be permitted in a front yard except as otherwise allowed by the UDO.

The structure was built for the enjoyment and recreational use of my family, and it also serves an important therapeutic purpose for my disabled grandson. The pool provides him with beneficial physical therapy and recreational support that contributes positively to his well-being and quality of life.

The current location of the pool was selected carefully due to the layout and limitations of the property. The placement on the left side of the property still allows access to my storage shed and the right side of the yard. Relocating the pool to another area of the property would interfere with the septic system field lines, creating both practical and environmental concerns.

The requested variance is consistent with the intent and purpose of the Unified Development Ordinance because the accessory structure does not negatively impact neighboring properties, obstruct visibility, or alter the residential character of the neighborhood. The pool is well maintained, positioned to minimize visual impact, and was placed in its current location due to the practical limitations of the property, including the septic field lines. Granting this variance would allow reasonable use of the property while

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5/19/2026

still upholding the overall goals of the UDO related to safety, property maintenance, and neighborhood compatibility

I respectfully request the Board's consideration and approval of this variance based on the unique conditions of the property and the therapeutic needs of my grandson. I appreciate your time and consideration of this matter and am available to provide any additional information if needed.

Sincerely,

Victor B. Osborne

.



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.
Grading would need to occur & the moving of these items would move them in the direct path of my field lines.
2. Does the applicant propose a solution that does not circumvent the purpose and intent of this UDO? Please explain:
No.



CORINTH CIR

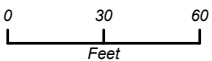
FREMONT DR

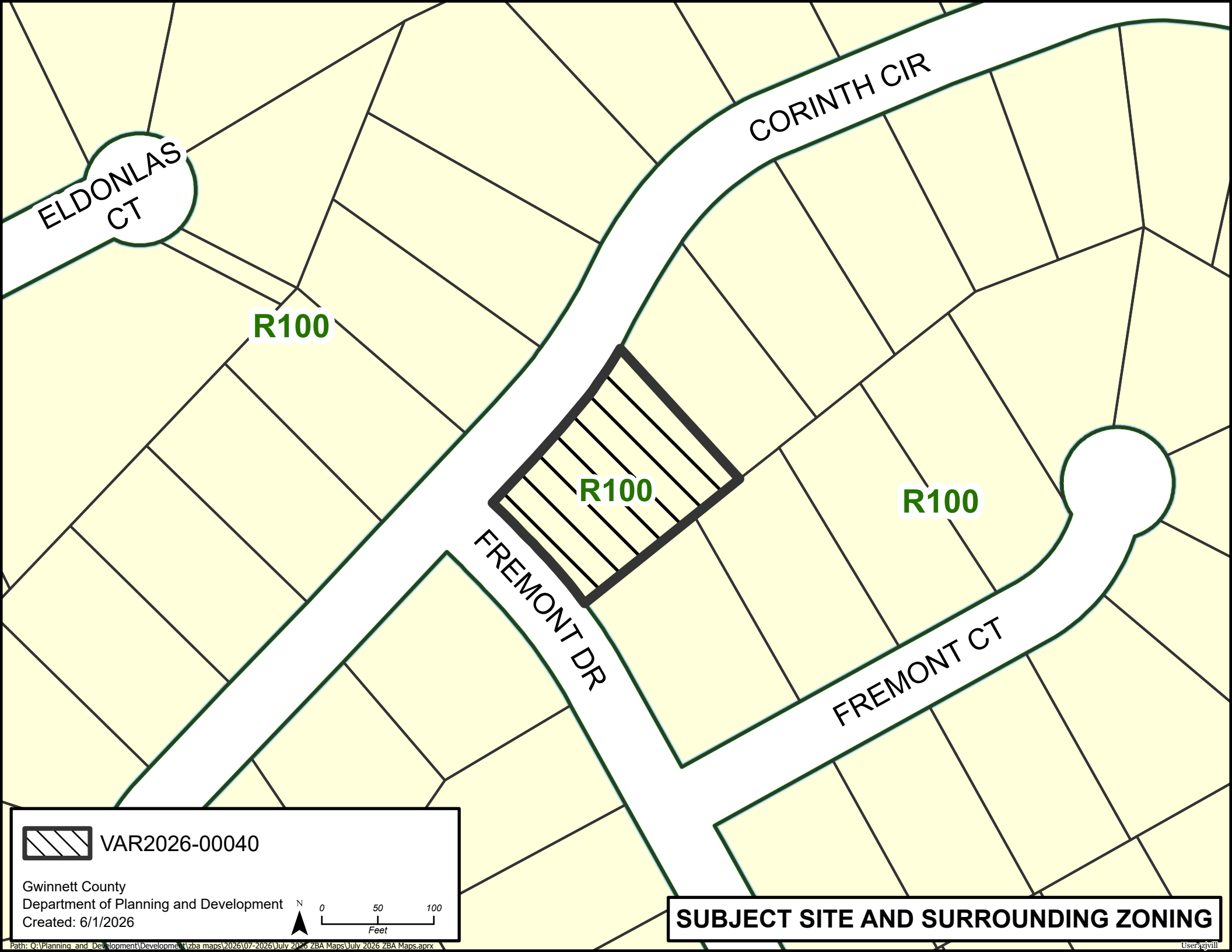
FREMONT CT



VAR2026-00040

Gwinnett County
Department of Planning and Development
Created: 6/1/2026





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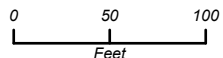
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VAR2026-00040

Gwinnett County
Department of Planning and Development
Created: 6/1/2026



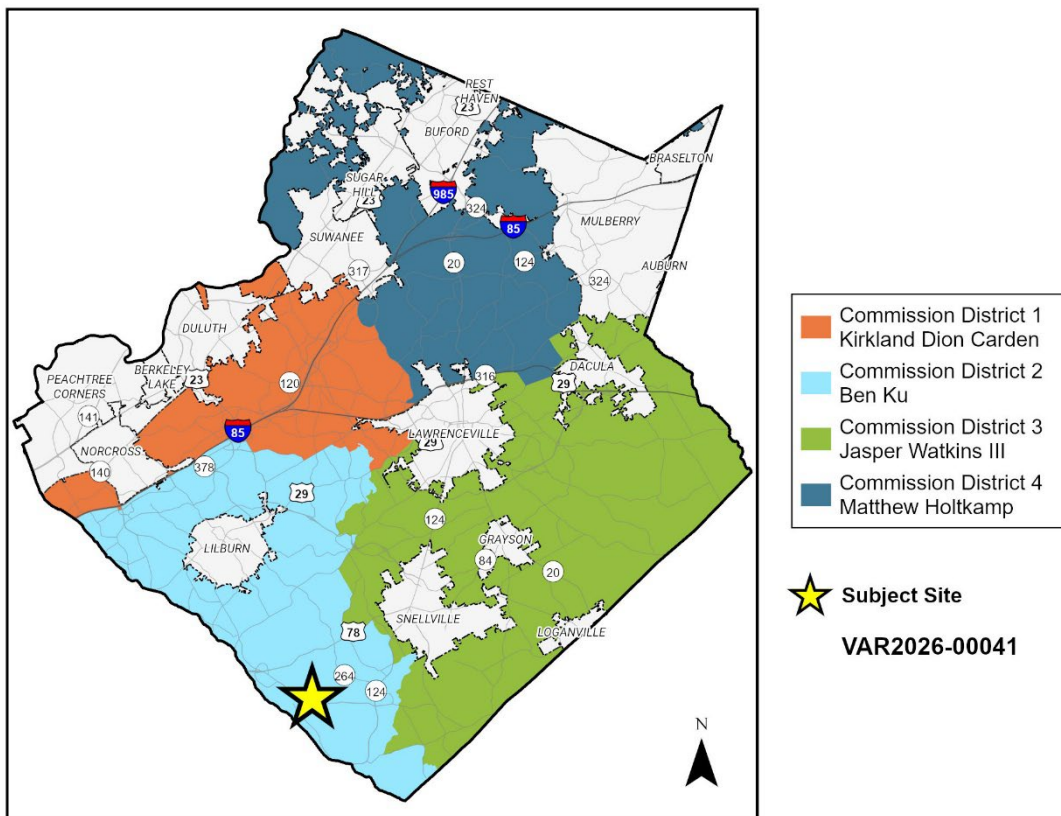
SUBJECT SITE AND SURROUNDING ZONING



ZONING BOARD OF APPEALS CASE REPORT

Case Number: VAR2026-00041
Variance Request: Reconsideration of VAR2025-00071 (exceeding maximum paved surface condition)
Zoning District: R-100 (Single-Family Residence District)
Address: 2914 Bicentennial Drive
Map Number: R6039 057
Site Area: 0.46 acres
Applicant/Owner: Dejuan Baker
Commission District: District 2 – Commissioner Ku

Staff Recommendation: DENIAL



Existing Site Conditions

The subject property is a 0.46-acre property located on Bicentennial Drive, southeast of its intersection with Liberty Court in the Annistown Ridge subdivision. The property is zoned R-100 (Single-Family Residence District) and contains a one-story residence with two small accessory buildings located in the rear yard. The front yard slopes down approximately eight feet from the road to the main entry to the residence. The site is surrounded by other single-family detached residences.

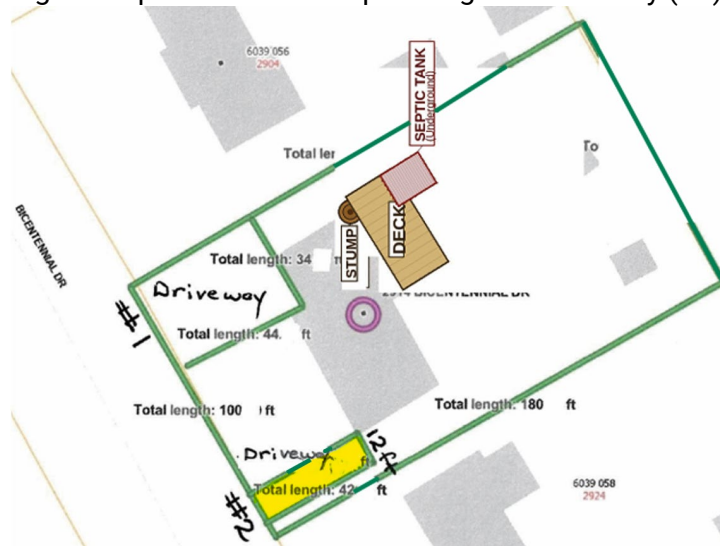


Variance Request

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

VAR2025-00071. Concrete driveway (driveway #1) approved to remain as is, totaling 1,496 square feet. Compacted gravel driveway (driveway #2) was denied.

The applicant is requesting to keep the denied compacted gravel driveway (#2).



Site plan (compacted gravel driveway highlighted)



View of property from Bicentennial Drive



View of the left side of the house



View of driveway #2



View of the right side of the house

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

In December 2025, a variance was approved to exceed the maximum allowed 35% paved or hard surface area in the front yard for driveway #1 to remain and gravel driveway #2 be removed. The applicant is requesting reconsideration of VAR2025-00071 to allow the compacted gravel driveway #2 to remain on the property. The previously approved variance to exceed the hard surface maximum aligns with the intent of the UDO while allowing additional paved area because it still maintains the overall residential aesthetic character. However, allowing a further increase of paved area in the front yard undermines the intent of the UDO's front yard requirement. The applicant has not proposed any improvements or solution to mitigate adverse impacts to neighboring properties. Additionally, the site does not exhibit any unique physical or topographical characteristics. Therefore, approval of the variance would 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 **DENIAL** of the variance request.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Zoning Board of Appeals choose to approve this petition.

1. The property shall be in general conformance to the site plan dated received May 27, 2026, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The total impervious surface area of both driveways within the front yard shall not exceed 2,000 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: 2914 Bicentennial Drive Property Parcel ID: 6039 057

Variance(s) Requested: Reconsideration of VAR2025-00071 (exceeding maximum paved surface condition)

Unified Development Ordinance (UDO) Code Section(s): VAR2025-00071

Sign Ordinance Code Section(s): _____

Applicant Information:

Name: Dejuan Baker

Contact Person: Dejuan Baker

Mailing Address: 2914 Bicentennial Drive

City, State, Zip Code: Stone Mountain GA 30087

Phone Number: (404) 587-8332 Email Address: tigerpaw02@gmail.com

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

RECEIVED

5/27/2026



Letter of Intent for Reconsideration

Re: Variance Request — Second Request for Reconsideration

Dear Members of the Gwinnett County Board of Zoning Appeals,

I am writing to respectfully submit this Letter of Intent as a second request for reconsideration of my pending variance application. I want to begin by sincerely acknowledging and appreciating the time, attention, and resources the Board and county staff have dedicated to reviewing this matter. I understand that the Board carries a significant responsibility in evaluating requests such as mine, and I do not take lightly the opportunity to appear before you again. It is my hope that this letter will provide additional clarity regarding the genuine hardship I have experienced and the sincere efforts I have made to reach a resolution that is both lawful and respectful of the county's standards.

The Nature of the Request

The variance I am seeking relates to an additional unpaved driveway installed on the right side of my property for the sole purpose of gaining access to my backyard. This access point was not installed for convenience or aesthetic preference. It was installed out of necessity. The original driveway on my property does not provide any viable route to the rear yard, leaving the backyard entirely inaccessible by vehicle without an alternative entry point.

I want to be clear that the decision to install this driveway was not made impulsively or without consideration of county regulations. It was made after a careful assessment of my property and after exhausting every other option available to me. I remain committed to working cooperatively with the county to find a resolution that satisfies the Board's requirements while addressing the very real and ongoing hardship this situation has created for me and my household.

Physical Barriers and Property Constraints

My property presents a unique combination of permanent physical constraints that significantly limit how the land can be used and accessed. The left side of the property and the rear yard contain several immovable obstructions that eliminate any alternative path to the backyard. Specifically, a permanent deck structure, a large tree stump, and an underground septic tank system are all located along the left side and rear of the property. These features are not temporary, and they cannot be reasonably relocated or removed without incurring substantial cost and potentially triggering additional regulatory processes.

These obstructions collectively eliminate the left side of the property as a functional corridor for vehicle or equipment access. Combined with the layout of the original driveway, they leave the right side of the property as the only physically viable route to reach the rear yard. The additional unpaved driveway was placed with this reality in mind and was designed to work within the natural layout of the property rather than against it.

Additionally, the front yard of my property sits on a significant slope. This topographical feature creates genuine safety concerns that make traditional front yard parking arrangements unsafe and impractical. The grade of the slope limits where vehicles can be parked responsibly and contributes to the overall challenge of managing the property within the bounds of the standard regulations. This is not a condition I created, but rather a pre-existing characteristic of the land that has consistently narrowed my available options.

Work Related Need and Prior County Directive

Access to my backyard is not simply a matter of personal preference. It is a functional necessity tied directly to my employment and business operations. I rely on the rear yard to store and retrieve supplies, equipment, and materials that are essential to my work. Without a reliable means of accessing that space, I am unable to fulfill my professional responsibilities in an efficient or safe manner. This limitation has placed a real and ongoing burden on my livelihood, and it is a hardship that has persisted throughout the entire duration of this unresolved matter.

I also want to draw the Board's attention to the fact that I was previously directed by the county to store my recreational vehicles out of public view. I took that instruction seriously and made every effort to comply. After a thorough review of my property, it became evident that using the additional driveway to move those vehicles to the rear yard was the only feasible way to honor that directive. I did not install this driveway to circumvent county standards. I installed it, in part, because complying with the county's own instruction left me with no other option. I respectfully ask that this context be weighed carefully in the Board's deliberations.

Acknowledging the Exceedance and Explaining the Intent

I recognize and openly acknowledge that the additional driveway results in a total paved and unpaved surface area that exceeds the percentage of parking coverage permitted under the county's regulations. I do not dispute that fact, and I am not presenting this request as an argument that the standard does not apply to me. Rather, I am asking the Board to consider the full context of why this situation arose and what it would mean to require its removal.

The surface was intentionally left unpaved as a deliberate and responsible choice. Using a non-paved material was a direct effort to preserve the yard, reduce impervious coverage, and minimize any environmental or aesthetic impact on the property and the surrounding neighborhood. This was not overdevelopment. It was a measured and thoughtful response to a set of circumstances that offered no clean or simple solution. My intent throughout this process has been to preserve the property, comply with prior directives, and find a solution that works for both my household and the county.

The Hardship of This Process

I want to respectfully convey the significant personal hardship that this unresolved matter has placed on me and my family. Over the course of this process, I have appeared before the court or attended related hearings and proceedings nearly ten times without reaching a final resolution. Each appearance has required time away from work, financial resources, and considerable emotional strain. I have invested in this process repeatedly and in good faith because I genuinely want to resolve this matter through the proper channels and with the county's full cooperation.

The burden of limited property access, the inability to use portions of my own land productively, the ongoing professional disruption caused by insufficient storage access, and the exhausting length of this process have collectively taken a toll that I believe speaks to the sincerity of this request. I am not here because I wish to challenge the county's authority or ignore its standards. I am here because I have nowhere else to turn and because I believe that the facts of my situation, when fully considered, support a fair and reasonable outcome.

Closing Request

It is with genuine respect and sincere hope that I ask the Board to reconsider this variance request and grant approval. I am fully willing to work with county staff to explore any conditions, modifications, or additional documentation that would support a favorable outcome. If there are steps I can take, materials I can provide, or adjustments to the property that would help bring this matter to a close, I am prepared to engage with those options in good faith.

I believe that the variance process exists for exactly these kinds of situations, where permanent physical constraints, prior regulatory directives, work related needs, and unique property conditions combine to create a hardship that cannot be resolved through standard compliance alone. I ask only that the Board see this request for what it is: a sincere, persistent, and good faith effort by a property owner to do the right thing under genuinely difficult circumstances.

Thank you deeply for your time, your careful review, and your willingness to hear this matter a second time. I am grateful for the opportunity and hopeful that we can reach a resolution that serves both my needs and the interests of Gwinnett County.

Respectfully and sincerely submitted,

DeJuan Baker

2914 Bicentennial Drive

Stone Mountain, GA 30087

(404) 587-8332

May 22, 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. My property presents a unique combination of permanent physical constraints that significantly limit how the land can be used and accessed. The left side of the property and the rear yard contain several immovable obstructions that eliminate any alternative path to the backyard. Specifically, a permanent deck structure, a large tree stump, and an underground septic tank system are all located along the left side and rear of the property. These features are not temporary, and they cannot be reasonably relocated or removed without incurring substantial cost and potentially triggering additional regulatory processes.

These obstructions collectively eliminate the left side of the property as a functional corridor for vehicle or equipment access. Combined with the layout of the original driveway, they leave the right side of the property as the only physically viable route to reach the rear yard. The additional unpaved driveway was placed with this reality in mind and was designed to work within the natural layout of the property rather than against it.

Additionally, the front yard of my property sits on a significant slope. This topographical feature creates genuine safety concerns that make traditional front yard parking arrangements unsafe and impractical. The grade of the slope limits where vehicles can be parked responsibly and contributes to the overall challenge of managing the property within the bounds of the standard regulations. This is not a condition I created, but rather a pre-existing characteristic of the land that has consistently narrowed my available options.

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

Yes. This UDO. The proposed variance is fully consistent with the purpose and intent of the Unified Development Ordinance. Rather than seeking to avoid or undermine the standards established by the UDO, this request is rooted in a genuine effort to comply with its broader goals while navigating the unique and permanent physical constraints of this specific property.

The UDO's regulations surrounding driveway coverage and impervious surface are designed to protect neighborhood aesthetics, manage stormwater runoff, preserve green space, and ensure that properties are maintained in an orderly and visually appropriate manner. This request does not conflict with any of those objectives. The additional access point was constructed using an unpaved surface, a deliberate choice made specifically to minimize impervious coverage and reduce any potential impact on drainage and green space preservation. This approach reflects a good faith effort to honor the environmental and aesthetic intent of the ordinance even while seeking relief from its numerical threshold.

Furthermore, one of the core purposes of the UDO is to provide a fair and practical framework for land use that accounts for the diversity of property conditions across the county. The variance process itself exists precisely for situations like this one, where strict application of a standard would create undue hardship without advancing the regulation's underlying purpose. Granting this variance does not set a precedent that undermines the ordinance, because the circumstances here are directly tied to pre-existing, permanent conditions including the existing deck structure, a large tree stump, a septic system, a sloped front yard, and the absence of any alternative access corridor that are specific to this property and not replicable across the broader community.

The applicant has also demonstrated that this solution directly supports compliance with a prior county directive to remove recreational vehicles from public view. Approving this variance reinforces, rather than undermines, the county's interest in maintaining community standards and ensuring that residents have a viable and lawful means of meeting their obligations. Denying the variance would effectively penalize the applicant for attempting in good faith to comply with a prior instruction while working within the physical limitations of the property.

In summary, the proposed solution advances the spirit of the UDO by preserving green space through an unpaved surface, maintaining neighborhood aesthetics by moving storage out of public view, and utilizing the variance process as it was intended, as a mechanism for achieving equitable outcomes where unique hardship exists. The applicant is not seeking an advantage or an exception to avoid responsibility. The applicant is seeking a practical and lawful resolution to a genuine hardship created by circumstances beyond their control.

Exhibit B: Maps
(attached)



LIBERTY CT

BICENTENNIAL DR

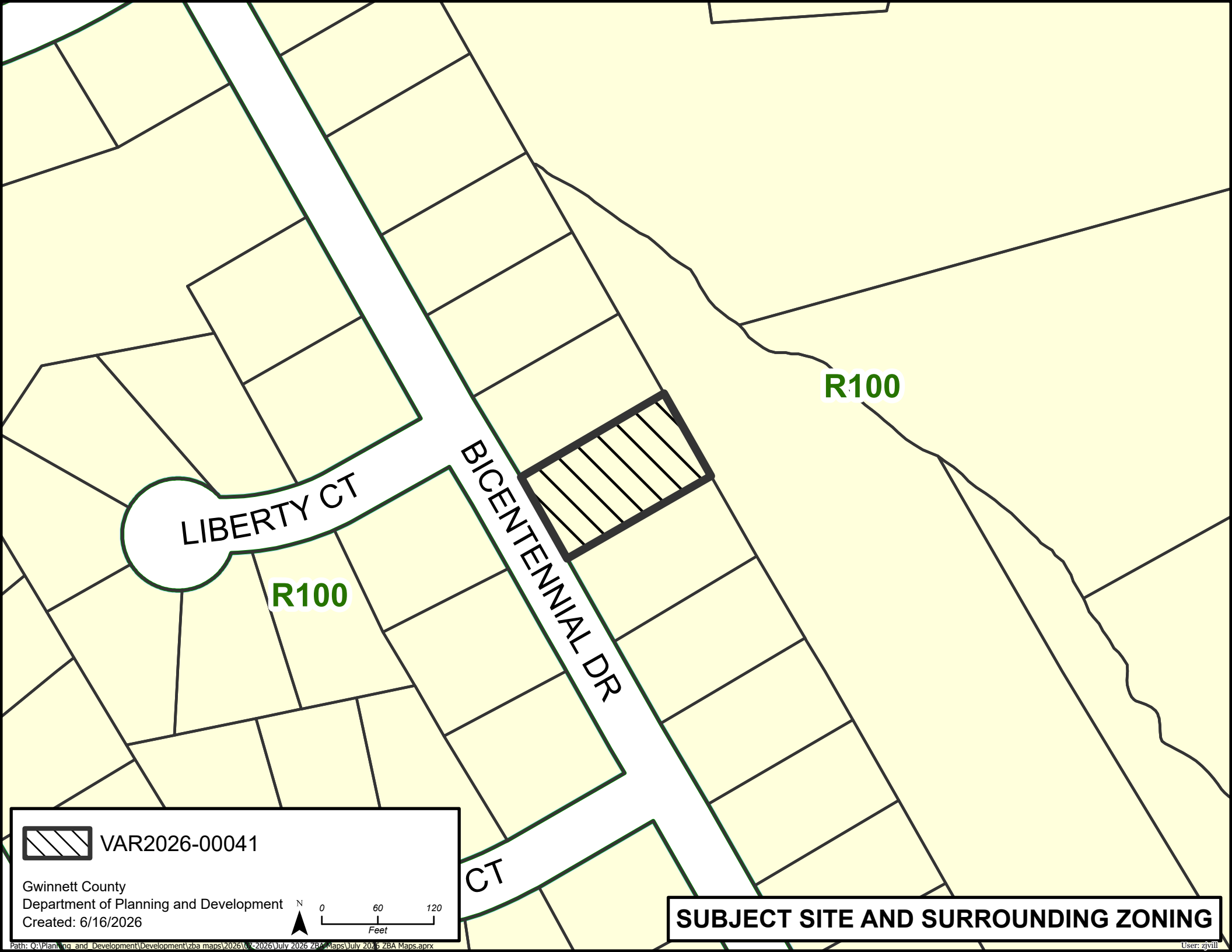


VAR2026-00041

Gwinnett County
Department of Planning and Development
Created: 6/16/2026



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Feet



LIBERTY CT

BICENTENNIAL DR

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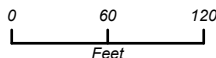
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VAR2026-00041

Gwinnett County
Department of Planning and Development
Created: 6/16/2026

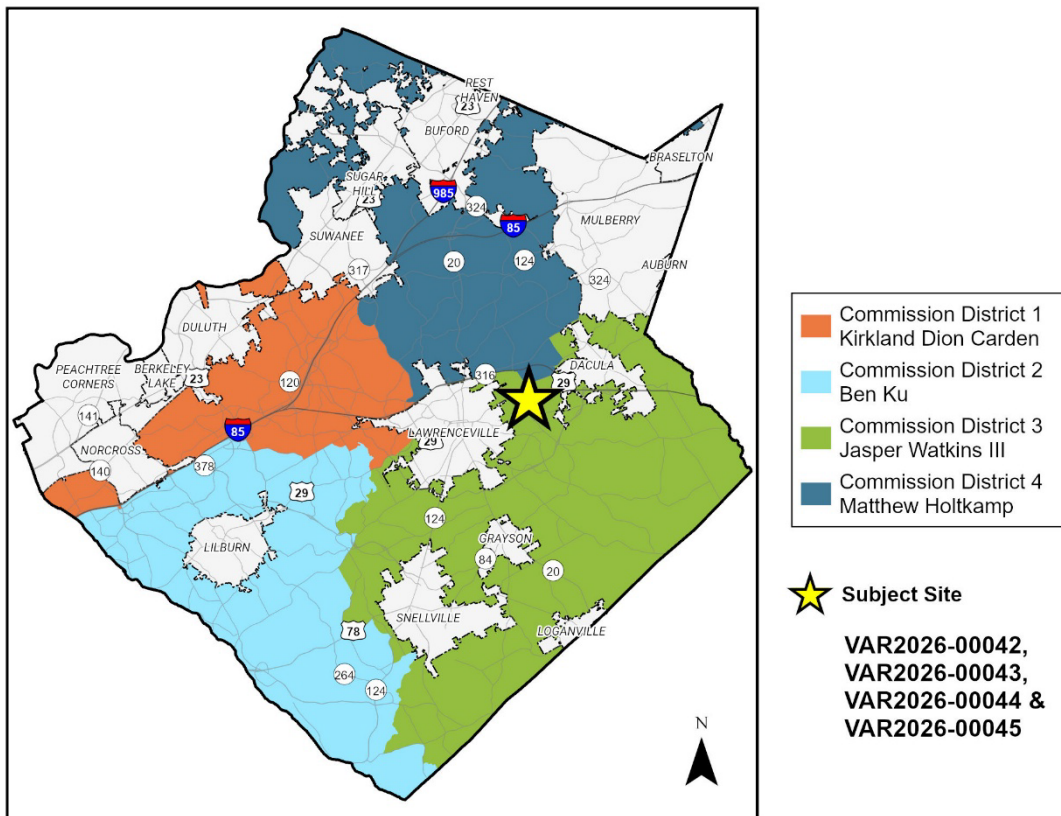


SUBJECT SITE AND SURROUNDING ZONING



ZONING BOARD OF APPEALS CASE REPORT

Case Numbers: VAR2026-00042, 43, 44, and 45
Variance Requests: Accessory building located in the front yard
Accessory building exceeding height of primary building
Accessory building exceeding maximum cumulative square footage
Allow prohibited exterior material
Zoning District: R-75 (Single-Family Residence District)
Address: 1390 Cedars Road
Map Number: R5211 060
Site Area: 1.11 acres
Applicant/Owner: Sylvain Chevrier
Commission District: District 3 – Commissioner Watkins
Staff Recommendation: APPROVAL WITH CONDITIONS



Existing Site Conditions

The subject property is a 1.11-acre parcel located on Cedars Road. The property contains a single-family residence, a detached garage, and accessory structures located in the rear yard. The site is surrounded by single-family detached residences on large lots and within subdivisions.



Variance Requests

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

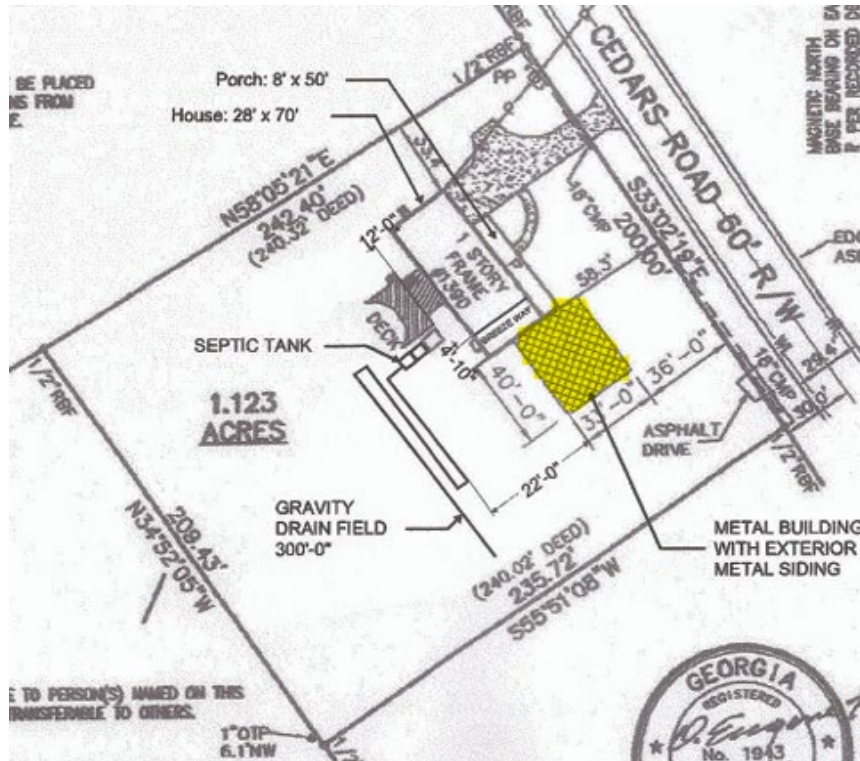
Section 230-30.8 Accessory Building Location. Accessory buildings, structures or uses shall not be allowed in a front yard.

Section 230-30.12.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 230-30.12.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 230-110.9.B.1 Architectural Design Standards. Concrete masonry units, metal wall panels, and metal siding are prohibited.

The applicant is requesting four variances to retain a 1,320-square-foot, 12.2-foot-tall metal accessory building that is partially located within the front yard.



Site plan (accessory building highlighted)



View of property from Cedars Road



View of accessory building

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 and detached garage are located along Cedars Road situated approximately 45 feet from the public right-of-way. A building permit for the detached garage was originally issued in 2012. Although the permit was renewed on multiple occasions, all required inspections were not completed, and a Certificate of Completion was never issued for the accessory building. The applicant is seeking to retain the detached garage. The applicant attempted to retroactively permit the accessory building. During the review process, it was determined that several variances are required to allow the existing structure to remain as constructed. The applicant has designed the detached garage to be compatible with the appearance of the primary residence by using similar exterior color and finishes. The accessory building is located approximately 80 feet from the nearest residence and existing landscaping helps to partially screen the structure from neighboring properties and Cedars Road. Therefore, 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 requests, with the following conditions:

1. The property shall be in general conformance to the site plan dated received June 1, 2026, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. A certificate of completion shall be obtained for the accessory building within 120 days.

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: 1390 Cedars Road Property Parcel ID: 5211 060

Variance(s) Requested: Accessory building location, height, exceeding square footage, and exterior material

Unified Development Ordinance (UDO) Code Section(s): 230-30.8, 230-30.12A.3, 230-30.13B, 230-110.9B.1

Sign Ordinance Code Section(s): _____

Applicant Information:

Name: Sylvain Chevrier

Contact Person: Sylvain Chevrier

Mailing Address: 1390 Cedars Road

City, State, Zip Code: Lawrenceville, GA 30045

Phone Number: (561) 248-6137 Email Address: suncoastmetal@gmail.com

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

6/1/2026

DCP

50583

LEGEND

RFB	REBAR FOUND
CBS	CAPPED REBAR SET
OTF	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
-X-	FENCE
R/W	RIGHT OF WAY
B.L.	BUILDING LINE
FP	POWER POLE
P	PORCH
WM	WATER METER
QHP	OVER HEAD POWER
CATV	CABLE TV
T-PED	PHONE PEDestal
T	TRANSFORMER

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
BY LATITUDES AND DEPARTURES AND IS FOUND
ACCURATE TO WITHIN ONE FOOT IN 64,555 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

A TOPCON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR ENCUMBRANCES MAY EXIST ON PUBLIC RECORD AND NOT BE SHOWN HEREON.

NOTE:
FENCES SHOULD NOT BE PLACED
USING SIDE DIMENSIONS FROM
HOUSE OR STRUCTURE.

Porch: 8' x 50'
House: 28' x 70'
Height: 11'-7"

SEPTIC TANK

**1.123
ACRES**

GRAVITY
DRAIN FIELD
300'-0"

**METAL BUILDING
WITH EXTERIOR
METAL SIDING**
Height: 12'-2"

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS SURVEY AND IS NOT TRANSFERABLE TO OTHERS.

**SURVEY FOR
SYLVAIN CHEVRIER &
RAQUEL BALAGUER
LAND LOT 211 5th DISTRICT
GWINNETT COUNTY, GEORGIA
SCALE: 1"=60' NOVEMBER 3, 2011
REC. IN DEED BOOK 50918, PG. 337**



IN MY OPINION, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



SCI Development Services

ENGINEERS - SURVEYORS - LAND PLANNERS
3655 HENATT COURT - STE E - SNELLVILLE GEORGIA 30039
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

Dear Members of the Building and Zoning Board,

I respectfully submit this Letter of Intent in support of my request for the variances associated with the accessory building located on my property at 1390 Cedars Rd.

This building is very personal to me and represents a lifelong hobby and passion that I have enjoyed for many years. I use this space strictly for personal hobbies, as well as the storage of tools, equipment, and materials related to my work on out-of-state jobs. The building is not used for commercial purposes and is not operated as a business.

Regarding the variance request for Section 230-110.9B.1 When I constructed the accessory building, I was unaware that metal siding was prohibited by Gwinnett County. I took great care to ensure the structure would blend seamlessly with the primary residence. This included matching the color of the siding, trim, and windows, as well ensuring the window elevation was consistent with the main house. Additionally, the landscaping was intentionally designed to complement the overall property.

Regarding the variance request for Section 230-30.12B, I understand the concern related to the cumulative square footage of the accessory buildings exceeding 50 percent of the principal structure. The additional space is necessary for safely storing tools, equipment, and materials associated with my personal projects while keeping the property clean and organized.

Regarding the variance request for Section 230-30.12A.3, I understand the concern regarding the height of the structure exceeding the permitted height requirements. The additional height was necessary to safely accommodate equipment, workspace clearance, ventilation, and storage for my hobbies and restoration work.

Regarding the variance request for Section 230-30.8, I understand the concern regarding placement of the accessory building within the front yard area. Due to the layout and configuration of the septic system on the property, this location was the most practical and functional placement available. Every effort was made to ensure the building blends with the home and remains visually respectful to the neighborhood.

I personally built and maintained this structure with pride and care, ensuring it remains clean, orderly, and well maintained. The building has never created issues for surrounding properties and simply provides me a place to continue the hobbies and craftsmanship that I truly enjoy. At this stage in my life, this building has a significant importance to me personally. It gives me purpose, enjoyment, and a place to continue my restoration projects, and hands-on work that I have loved for many years. I respectfully ask for your understanding, consideration, and approval of these variances.

Sincerely,

Raquel & Sylvain Chevrier

Home Owner / Applicant



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 can recouvert the frontage of the Metal building with material selected by the county Building Code

Exhibit B: Maps
(attached)



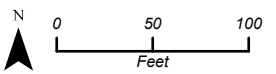
CEDARS RD

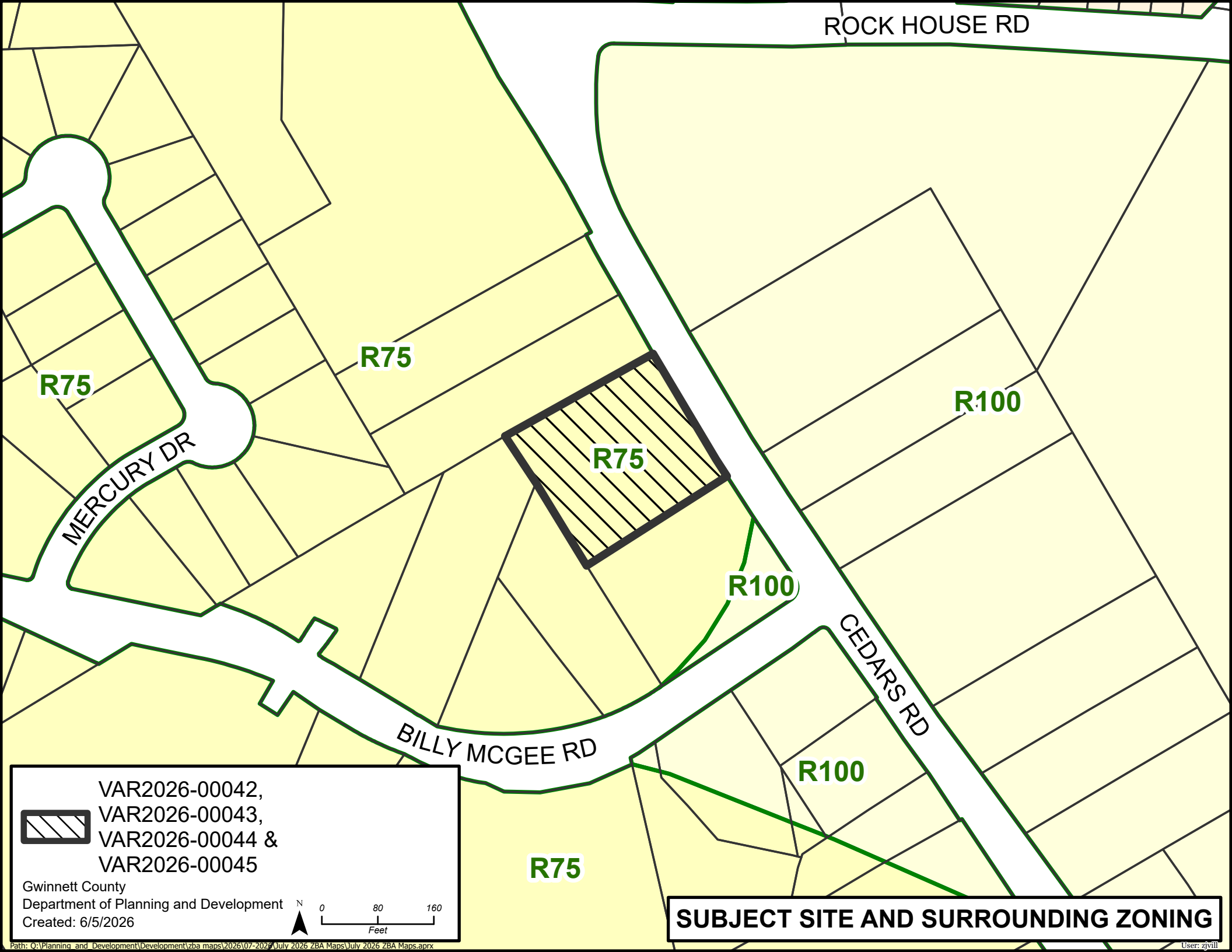
BILLY MCGEE RD



VAR2026-00042,
VAR2026-00043,
VAR2026-00044 &
VAR2026-00045

Gwinnett County
Department of Planning and Development
Created: 6/5/2026







VAR2026-00042,
VAR2026-00043,
VAR2026-00044 &
VAR2026-00045

Gwinnett County
Department of Planning and Development
Created: 6/5/2026

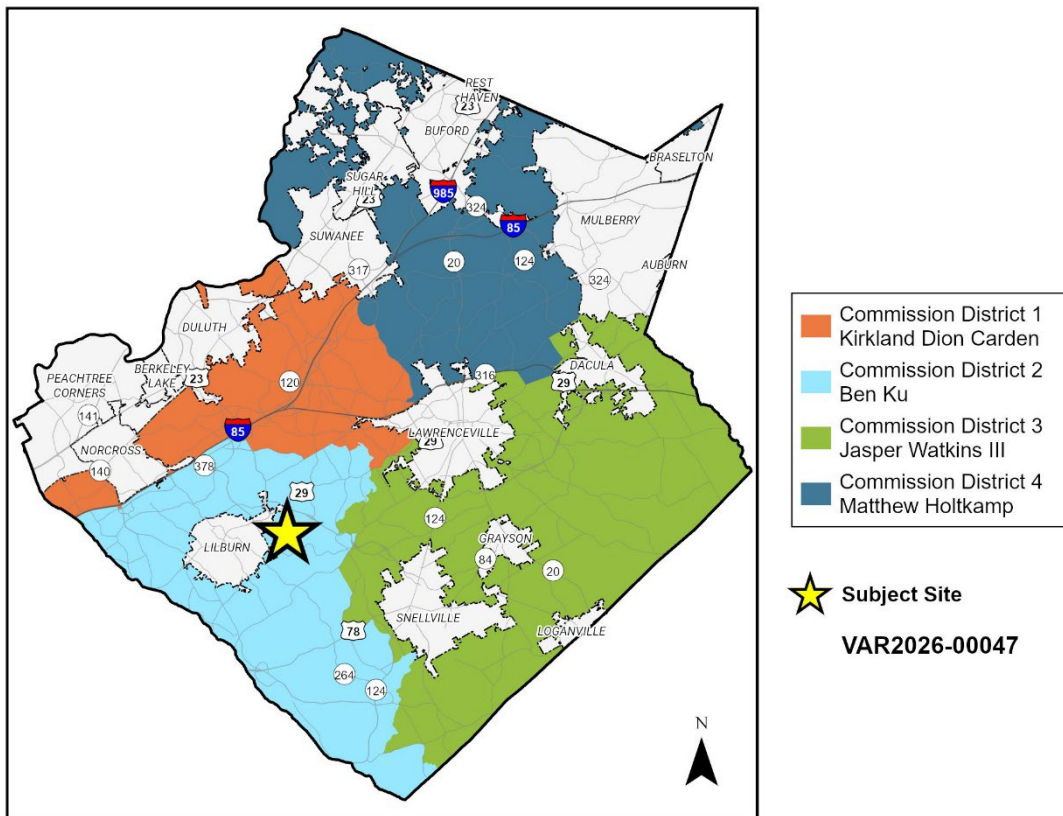
SUBJECT SITE AND SURROUNDING ZONING



ZONING BOARD OF APPEALS CASE REPORT

Case Number: VAR2026-00047
Variance Request: Allow a non-motorized vehicle parked in the front yard
Zoning District: R-60 (Single-Family Residence District)
Address: 265 Halbert Court
Map Number: R6132 226
Site Area: 0.21 acres
Applicant/Owner: Valerie Cox
Commission District: District 2 – Commissioner Ku

Staff Recommendation: DENIAL



Existing Site Conditions

The subject property is a 0.21-acre parcel located at the cul-de-sac of Halbert Court in the Landress Ridge subdivision. The property contains a one-story residence and a driveway. The property is surrounded by single-family residences.

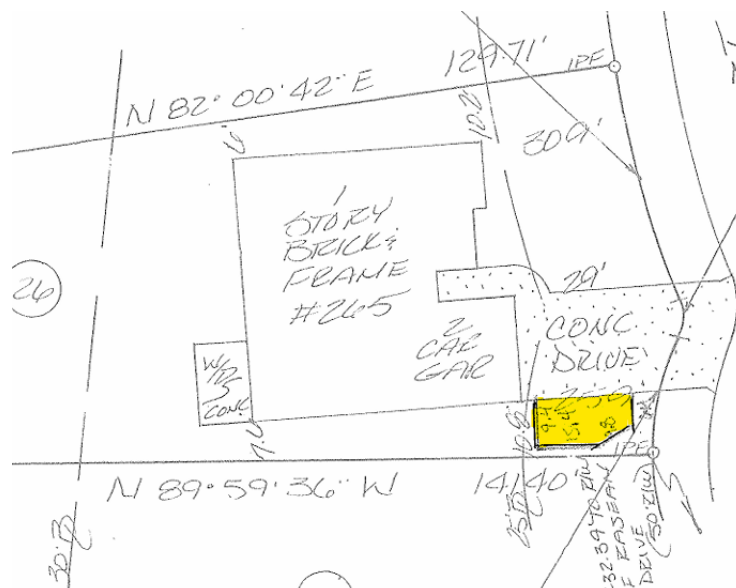


Variance Request

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

Section 240-10.3.B. Parking Surfaces. Recreational and non-motor vehicles shall only be parked in the side or rear yard.

The applicant is requesting to retain a trailer parked in the front yard instead of the side or rear yard.



Site plan (parking area for the trailer highlighted)



View of residence and non-motorized vehicle

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 non-motorized vehicle in the front yard. Front yards are required in single-family zoning districts to provide open space, create a buffer between residences and the roadway, and enhance the overall aesthetic character of residential neighborhoods. The storage of a non-motorized vehicle does not meet the intent of a residential front yard. The property is zoned R-60, which allows for smaller lots and does not provide adequate space for parking non-motorized vehicles in the front yard without creating adverse impacts on neighboring properties. Therefore, strict adherence to a provision in the UDO does not create a hardship, and approval would 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 **DENIAL** of the variance request.

Staff Recommended Conditions

NOTE: The following conditions are provided as a guide should the Zoning Board of Appeals choose to approve this petition.

1. The property shall be in general conformance to the site plan dated received May 27, 2026, with revisions required by the Unified Development Ordinance, subject to the review and approval of the Department of Planning and Development.
2. The non-motorized vehicle shall be parked on a paved surface.

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: 265 Halbert Court Property Parcel ID: 6132 226

Variance(s) Requested: Non-motor vehicle located in the front yard

Unified Development Ordinance (UDO) Code Section(s): 240-10.3-B.

Sign Ordinance Code Section(s): _____

Applicant Information:

Name: Valerie Cox

Contact Person: Valerie Cox

Mailing Address: 265 Halbert Court

City, State, Zip Code: Lawrenceville, GA 30044

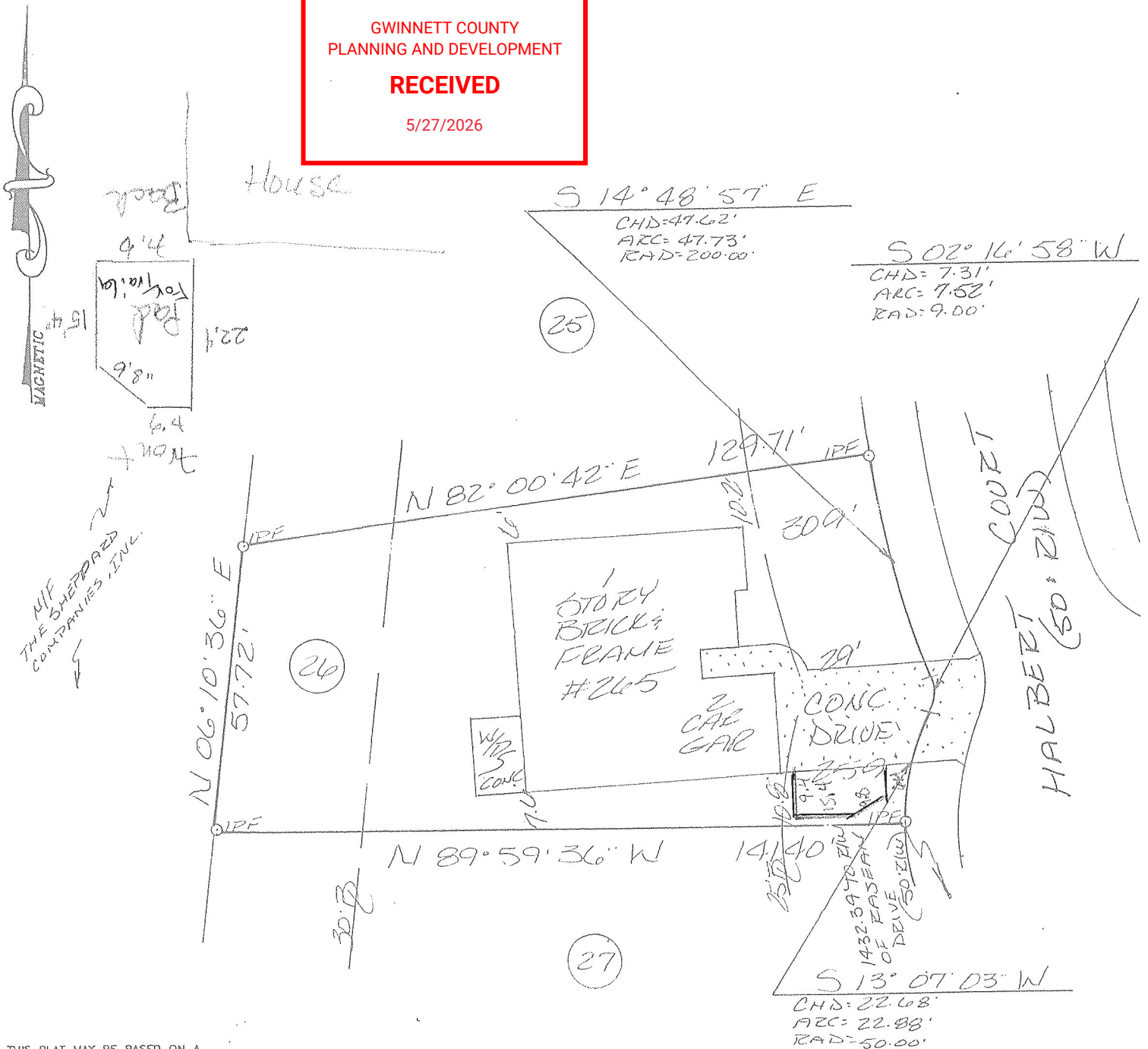
Phone Number: 4044091667 Email Address: vcox@mindspring.com

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

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

5/27/2026



THIS PLAT MAY BE BASED ON A RECORDED PLAT FROM IRON PINS REFERENCED ON SAID PLAT FOR CLOSURE TIE-IN.

I HAVE THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED LOT (15107) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
PER REC SID PLAT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15527 FEET AND AN ANGULAR ERROR OF 5.8 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING CRANDALL RULE. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 14876.2 FEET.

ALL IRON PINS ARE 1/2" REBAR UNLESS OTHERWISE NOTED.

EQUIPMENT USED:
TOPCON GTS TOTAL STATION

IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

KENCO/PERIMETER SURVEYING CO., INC.

VAR2026-00047

PH: 421-1186 PH: 425-6824 FX: 425-6768

SURVEY FOR:

DANIEL S. COX
VALERIE J. COX

LANDRESS RIDGE

UNIT ONE SECTION ONE

LOT 26 BLOCK A

PLAT BOOK 72 PAGE 49

LAND LOT(S) 132 DIST 60 SECT

GWINNETT COUNTY, GEORGIA

DATE: 9-18-96 SCALE: 1" = 30'

DEED BOOK PAGE

9-23-96

9-27-96

10-16-96

8-7-97

10-18-97

11-21-97

CHKD: KLN

CC: E.A./M.

DRAWN: L.A.

JOB NUMB

MM 087096

ATTOR: AMERIC

LEAFM

RECEIVED

5/27/2026

Letter of intent

I am requesting a variance for the parking of my trailer. We have lived at 265 Halbert Ct. since November of 1997. I have always had a trailer parked at the side of the house but in front of the house due to the steep terrain not allowing me to park it further on the side of the house, or behind the house. I would appreciate being grandfathered in to allow me to park it on the current site. Prior to have using the site I checked with all of the neighbors in the cul de sac where we live. None stated there was a problem with it being there. I complied several years ago when I was told by the code enforcement that it had to be on gravel surrounded with landscape timbers. I was not notified of any change in the code. Gardenia bushes have been planted to help cover the trailer being in this location. We are retired and live on a fixed income. Having to park the trailer elsewhere would be a financial burden on us.

According to the survey on 9/25/96. The property is 0.21 acres. The current front yard is about 2,678 square feet. The trailer area is only 216 square feet. The current driveway is 722 square feet of impervious surface. The distance to the front of the property line from the trailer pad is feet



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 steep terrain next to the house does not allow us to put the trailer on the side or the back of the lot.
2. Does the applicant propose a solution that does not circumvent the purpose and intent of this UDO? Please explain:
No.

Exhibit B: Maps
(attached)

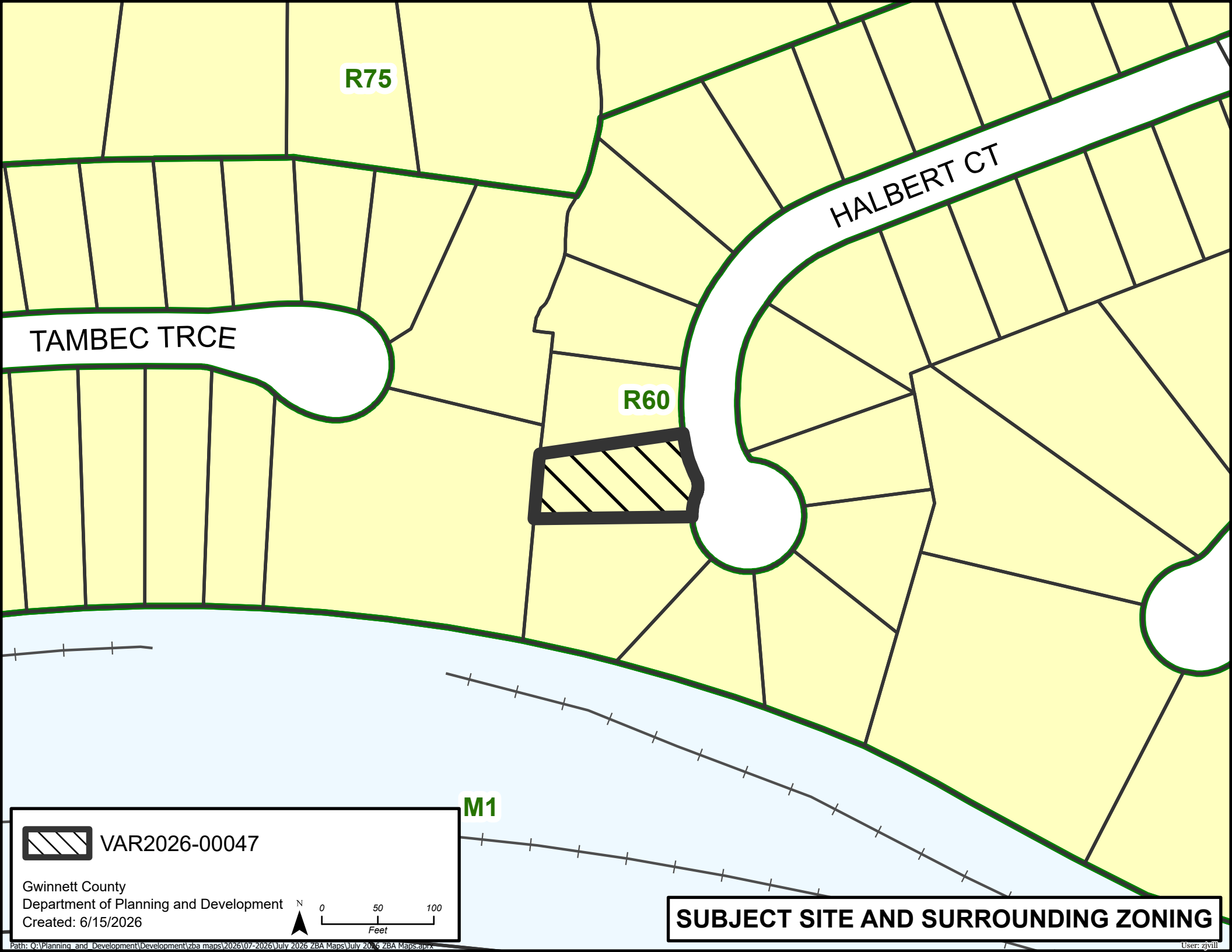


VAR2026-00047

Gwinnett County
Department of Planning and Development
Created: 6/15/2026



0 20 40
Feet



R75

HALBERT CT

TAMBEC TRCE

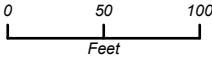
R60

M1



VAR2026-00047

Gwinnett County
Department of Planning and Development
Created: 6/15/2026



SUBJECT SITE AND SURROUNDING ZONING