



# LAWRENCEVILLE

## GEORGIA

### BOARD OF APPEALS AGENDA

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Monday, December 15, 2025  
6:00 PM

Council Chambers  
70 S. Clayton St, GA 30046

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#### **Call to Order**

#### **Approval of Agenda**

#### **Approval of Prior Meeting Minutes**

- [1.](#) November 17, 2025 Board of Appeals Meeting Minutes

#### **New Business**

Discussion on variance requests will be limited to 10 minutes per side. Questions from Board of Appeals members and the resulting answers will not infringe on time limit.

- [2.](#) APPL2025-00012; Stefan & Simona Mihaela Roman; 211 Old Timber Road

#### **Final Adjournment**



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: BOARD OF APPEALS, DECEMBER 15, 2025

AGENDA CATEGORY: APPROVAL OF PRIOR MEETING MINUTES

**Item:** November 17, 2025 Board of Appeals Meeting Minutes

**Department:** Planning and Development

**Date of Meeting:** Monday, December 15, 2025

**Presented By:** Todd Hargrave, Director of Planning and Development

**Applicants Request:** Approval of Prior Meeting Minutes

**Planning & Development Recommendation:** Approval

**Board of Appeals Decision:**

**Summary:** Board of Appeals Minutes for review and approval by the Board of Appeals.

**Attachments/Exhibits:**

- BOA MTNG MNTS\_11172025



# LAWRENCEVILLE

GEORGIA

## BOARD OF APPEALS

### MEETING MINUTES

Monday, November 17, 2025, 6:00 p.m.

Council Chambers 70 South Clayton Street, Lawrenceville, Ga 30046

#### CALL TO ORDER: 6:00 p.m.

- Present
- Chairperson Cory Acuff
- Vice-Chairperson Joseph Wise
- Board Member Steven Twombly
- Board Member Leafus Thomas III
- Board Member Sharon Nash

#### APPROVAL OF AGENDA: 6:01 p.m.

- Motion made to **APPROVE** the Agenda as presented by Board Member Twombly and Seconded by Vice-Chairperson Wise
- Voting Yea: Chairperson Acuff, Vice-Chairperson Wise, Board Member Twombly, Board Member Thomas III, Board Member Nash.

#### NEW BUSINESS:

- **APPL2025-00011** – Applicant: Lakisha Grant; Tenant: Durban Dames, Ltd.; Property Owner: 558 Old Norcross LLC; An application requesting an appeal Of Zoning Ordinance, Article 9 Administration and Enforcement, Section C.2. Appeal of Administrative Review regarding an interpretation and determination of the Zoning Ordinance and Zoning Map; The property is located at 558 Old Norcross Road, Suite 201; Parcel Identification Number 5144 039a; Approximately 1.59 Acres.
  - Motion made to **DENY** the request by Board Member Twombly and Seconded by Board Member Thomas III

Voting Yea: Chairperson Acuff, Vice-Chairperson Wise, Board Member Twombly, Board Member Thomas III, Board Member Nash

- o Opponent: None
- o Proponent: None

- **VAR2025-00138** – Applicant and Property Owner: Ovidiu Scumpieru; An application requesting a Variance from Article 5, Section 508 Number of Off-Street Parking Spaces Required, Subsection 508 Table 5-3, to allow more than four (4) vehicles; The property is located at 810 Cramac Drive; Parcel Identification Number 5113 098; Approximately 0.41 Acres.

- o Motion made to **DENY** the request by Board Member Twombly and Seconded by Board Member Thomas III

Voting Yea: Chairperson Acuff, Vice-Chairperson Wise, Board Member Twombly, Board Member Thomas III

Voting Nay: Board Member Nash

- o Opponent: John Pentecost, Andy Ford
- o Proponent: None

- **VAR2025-00148** – Applicant and Property Owner: Jose A. & Irma Garcia; An application requesting a Variance from Article 5, Section 504 Residential Parking And Driveways, Subsection 504. A. 2, To increase the maximum driveway width; The Property is located at 540 Canterbury Lane; Parcel Identification Number 5172A088; Approximately 0.65 Acres.

- o Motion made to **APPROVE** the request with Board of Appeals recommended conditions by Board Member Twombly and Seconded by Board Member Thomas III

Voting Yea: Chairperson Acuff, Vice-Chairperson Wise, Board Member Twombly, Board Member Thomas III, Board Member Nash

- o Opponent: Robert & Rebecca Carlson, Micheal & Yolanda Richardson
- o Proponent: Celeste Garcia, Lindsey Garcia, Gabriel Lagos

**PUBLIC COMMENT:**

- No Public Comment

**FINAL ADJOURNMENT:** 7:33 p.m.

- Motion made to Adjourn by Board Member Twombly and Seconded by Vice-Chairperson Wise.

Voting Yea: Chairperson Acuff, Vice-Chairperson Wise, Board Member Twombly, Board Member Thomas III, Board Member Nash



# LAWRENCEVILLE

## GEORGIA

### AGENDA REPORT

MEETING: BOARD OF APPEALS, DECEMBER 15, 2025

AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

**Item:** APPL2025-00012; Stefan & Simona Mihaela Roman; 211 Old Timber Road

**Department:** Planning and Development

**Date of Meeting:** Monday, December 15, 2025

**Presented By:** Todd Hargrave, Director of Planning and Development

**Applicants Request:** Appeal of Administrative Review

**Planning & Development Recommendation:** Denial

**Board of Appeals Decision:**

**Summary:** An application requesting an Appeal from Article 1, Section 102.2 Single-Family Residential District, Subsection B Lot Development Standards, to allow an encroachment into the 10-foot required side setback.

**Attachments/Exhibits:**

- APPL2025-00012\_ATTCHMNT\_11262025



# LAWRENCEVILLE

## GEORGIA

DATE: Thursday, November 25, 2025  
Chairperson Cory Acuff  
Vice-Chairperson Joseph Wise

TO: Board Member Steven Twombly  
Board Member Leafus Thomas III  
Board Member Sharon Nash

FROM: Todd Hargrave, Director, Planning and Development Department

SUBJECT: Interpretation: Variance Request for Side-Yard Setback Encroachment  
Chuck Warbington, City Manager

CC: Barry Mock, Assistant City Manager  
David R. Still, Mayor

The applicant requests a variance to allow an existing garage to encroach approximately 9.8 feet into the required ten-foot (10') side-yard setback. While the structure is existing, approval of the variance would formally authorize a reduced setback condition that is inconsistent with the intent of adopted zoning and fire-safety and building standards.

Section R302 of the International Residential Code (IRC) establishes minimum building-separation distances and requires enhanced fire-resistant construction where structures are located less than twenty feet (20') apart. These standards are intended to reduce the risk of fire spread through radiant heat, flame propagation, and limited emergency access. Although the applicant's garage and the neighboring principal structure are currently separated by approximately twenty-eight feet (28'), granting the requested variance would legitimize a nonconforming setback condition that undermines the purpose and intent of these separation and requirements of the International Residential Code (IRC).

Approval of the variance would create identifiable adverse impacts on the neighboring property, including increased exposure to potential fire spread from the applicant's garage, limitations on the neighbor's ability to install openings or make future improvements on the facing wall due to fire-resistance requirements, and the potential imposition of additional fire-protection or regulatory burdens that would not otherwise exist.



# LAWRENCEVILLE

## GEORGIA

Further, granting a variance may create adverse implications for the City, including increased liability exposure, inconsistency with adopted fire-safety codes, precedent for future requests involving reduced setbacks, and additional enforcement challenges. These impacts extend beyond the subject property and directly affect both adjacent property owners and broader municipal interests.

Based on the above findings, the variance request does not satisfy the standards for approval, creates measurable adverse impacts on neighboring property, and conflicts with the minimum life-safety intent of the IRC. Staff therefore recommend denial of APPL2025-00012 in order to maintain the required setback and protect public safety and the City's regulatory interests.

Respectfully,

Todd Hargrave | Director

City of Lawrenceville

Planning and Development Department

[thargrave@lawrencevillega.org](mailto:thargrave@lawrencevillega.org)

678.407.6563

**Applicant / Owner:** Stefan Roman  
**Property Address:** 211 Old Timber Road, Lawrenceville, GA  
**Parcel ID:** Lot 5, Block J  
**Zoning District:** RS-180 (Residential)

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**Subject: Request for Variance – Side Setback Encroachment (Existing Garage and Roof Extension)**

Dear Members of the Variance Board of Appeals,

We are submitting this request for a variance to allow an existing garage and a recently added roof extension (covered porch) to remain as built within the required side setback area at the property located at 211 Old Timber Road, Lawrenceville, Georgia.

The residence was originally constructed in 1969, and no record could be found for a survey or building permits associated with the garage. The garage appears to have been built several decades ago within the side yard setback, but it does not extend beyond the property line.

Per the attached survey, the south corner of the garage encroaches approximately nine (9) feet into the required ten-foot (10') side setback, and the southeast corner encroaches approximately three (3) feet into the setback. The encroached section of the garage has a gable-style roof, which directs rainwater runoff toward the front and rear of the property. As a result, stormwater from both the existing garage roof and the roof extension does not discharge onto the neighboring property.

We purchased the property in 2023 and began working to make improvements to the home and surrounding structures. As part of these efforts, we started a small roof extension project attached to the garage to create a covered porch. The work was initiated without a permit, as we were unaware that a building permit was required for such a minor addition. Upon learning this, we immediately stopped construction and paused all finishing work. During the permit process, it was identified that the existing garage itself is non-conforming due to its location within the setback. Therefore, before proceeding with the porch permit, we are applying for this variance to bring both structures into full compliance.

The intent of this request is not to expand the encroachment or alter the use of the property, but simply to legalize the existing structures so that we may properly complete the roof extension project under approved permits.

We are committed to maintaining and improving the property. We have already allocated budget for roof replacement, exterior painting, and architectural enhancements to increase

curb appeal and neighborhood value. The garage and attached porch are consistent with the character of surrounding residential properties and will continue to be used solely for residential purposes.

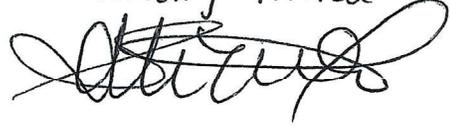
The encroachment does not adversely affect neighboring properties, stormwater flow, drainage, or access, and our immediate neighbor has been informed of this request.

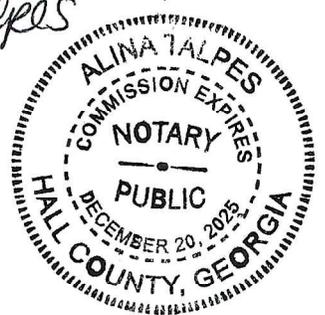
For these reasons, we respectfully request the Board's approval of this variance to recognize the existing garage and its roof extension as legally conforming structures.

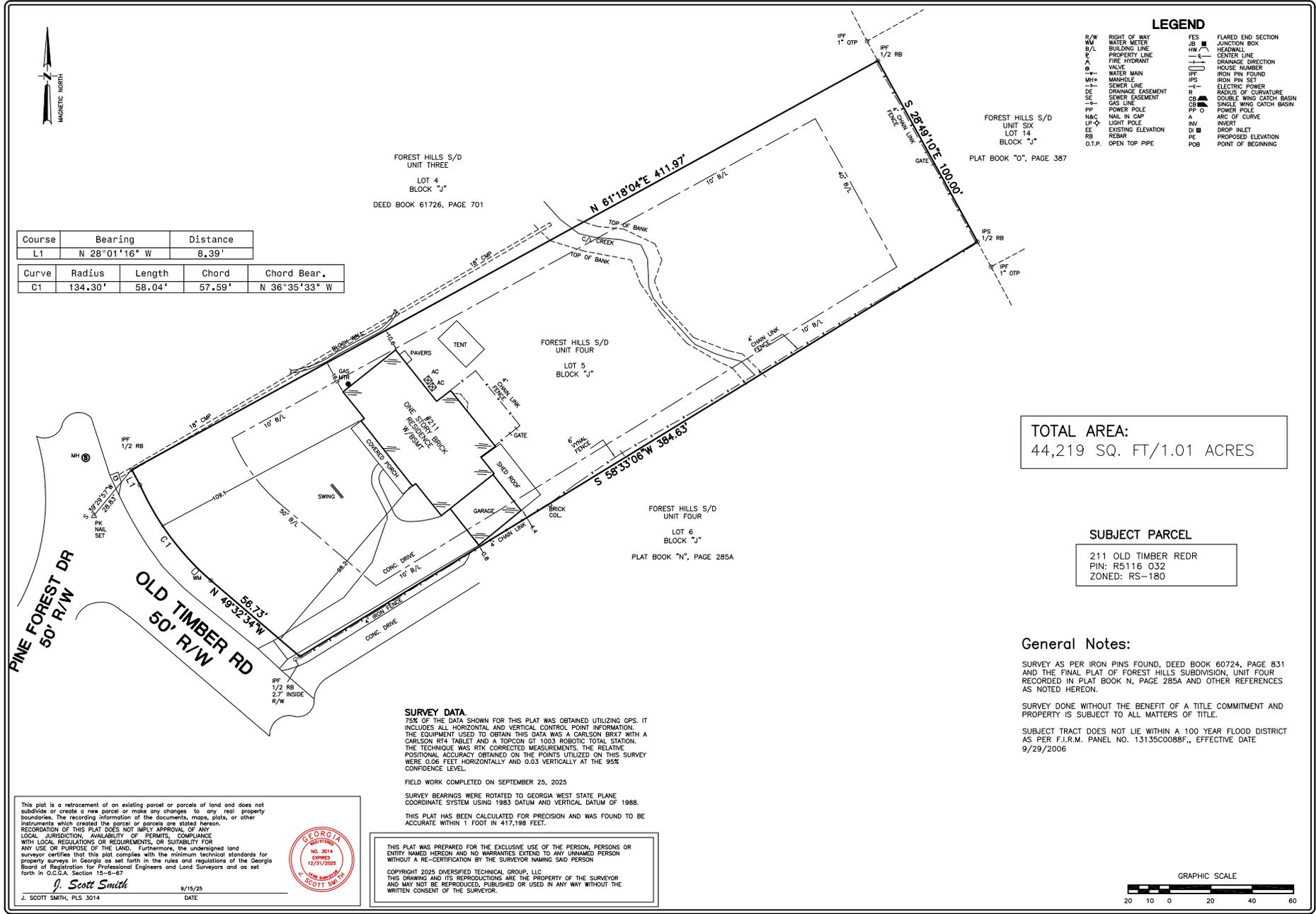
Thank you for your time and consideration.

Respectfully submitted,

**Stefan Roman**   
211 Old Timber Road  
Lawrenceville, GA 30046  
+1-(678)-524-6999  
stefanromanjr@gmail.com

Notary: Alina Talpes  






Course	Bearing	Distance
L1	N 28°01'16" W	8.39'

Curve	Radius	Length	Chord	Chord Bear.
C1	134.30'	58.04'	57.59'	N 36°35'33" W

**TOTAL AREA:**  
44,219 SQ. FT/1.01 ACRES

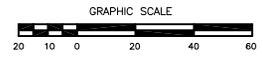
**SUBJECT PARCEL**  
211 OLD TIMBER REDR  
PIN: R5116 032  
ZONED: RS-180

**General Notes:**  
SURVEY AS PER IRON PINS FOUND, DEED BOOK 60724, PAGE 831 AND THE FINAL PLAT OF FOREST HILLS SUBDIVISION UNIT FOUR RECORDED IN PLAT BOOK N, PAGE 285A AND OTHER REFERENCES AS NOTED HEREON.  
SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND PROPERTY IS SUBJECT TO ALL MATTERS OF TITLE.  
SUBJECT TRACT DOES NOT LIE WITHIN A 100 YEAR FLOOD DISTRICT AS PER F.I.R.M. PANEL NO. 13135C0088F,, EFFECTIVE DATE 9/29/2006

**SURVEY DATA**  
75% OF THE DATA SHOWN FOR THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON BRX7 WITH A CARLSON RT4 TABLET AND A TOPCON GT 1003 ROBOTIC TOTAL STATION. THE TECHNIQUE WAS RTK CORRECTED MEASUREMENTS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED ON THIS SURVEY WERE 0.06 FEET HORIZONTALLY AND 0.03 VERTICALLY AT THE 95% CONFIDENCE LEVEL.  
FIELD WORK COMPLETED ON SEPTEMBER 25, 2025  
SURVEY BEARINGS WERE ROTATED TO GEORGIA WEST STATE PLANE COORDINATE SYSTEM USING 1983 DATUM AND VERTICAL DATUM OF 1988.  
THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 417,198 FEET.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND NO WARRANTIES EXTEND TO ANY UNNAMED PERSON WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.  
COPYRIGHT 2025 DIVERSIFIED TECHNICAL GROUP, LLC.  
THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

This plat is a retracement 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 boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, 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 Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.  
**J. Scott Smith**  
J. SCOTT SMITH, PLS 3014  
9/15/25  
DATE



- LEGEND**
- R/W RIGHT OF WAY
  - WM WATER METER
  - B/L BUILDING LINE
  - PL PROPERTY LINE
  - F FIRE HYDRANT
  - WALK WATER MAIN
  - MH MANHOLE
  - SE SEWER LINE
  - DE DRAINAGE EASEMENT
  - SE SEWER EASEMENT
  - PP POWER POLE
  - N&C NAIL IN CAP
  - LP LIGHT POLE
  - EE EXISTING ELEVATION
  - RB REBAR
  - O.T.P. OPEN TOP PIPE
  - FES FLARED END SECTION
  - JB JUNCTION BOX
  - HW HEADWALL
  - CL CENTER LINE
  - DR DRAINAGE DIRECTION
  - HN HOUSE NUMBER
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET
  - EL ELECTRIC POWER
  - R RADIUS OF CURVATURE
  - DC DOUBLE WING CATCH BASIN
  - SC SINGLE WING CATCH BASIN
  - PP POWER POLE
  - A ARC OF CURVE
  - IN INVERT
  - DI DROP INLET
  - PE PROPOSED ELEVATION
  - POB POINT OF BEGINNING

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/09/25	ISSUES / REVISED

**DIVERSIFIED TECHNICAL GROUP, L.L.C.**  
Land Surveying Firm License# 387  
2700 BRANSTON HIGHWAY  
SUITE 10-430  
DALLAS, TX 75243  
PH: 972-614-7995  
EMAIL: DTD@diversifiedgroup.com



**Boundary Survey**  
**Mansur Engineering**  
LAND LOTS(S): 116  
CITY OF LAWRENCEVILLE  
DISTRICT: 5  
WINNETT COUNTY, GEORGIA

**DATE** 9/15/25  
**SCALE** 1" = 20'  
**SHEET TITLE**  
**Boundary Survey**

**PROJECT NUMBER**  
**25197**  
**DRAWING NUMBER**  
**1**



# LAWRENCEVILLE

Planning & Development

### VARIANCE APPLICATION

<input type="checkbox"/> ADMINISTRATIVE	<input checked="" type="checkbox"/> BOARD OF APPEALS	<input type="checkbox"/> CITY COUNCIL
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### GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrenceville in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.

### APPLICANT INFORMATION

APPLICANT NAME: Stefan Roman

EMAIL: stefanromanjr@gmail.com

PHONE: 6785246999

STREET ADDRESS: 211 old timber rd

SUITE:

CITY: Lawrenceville

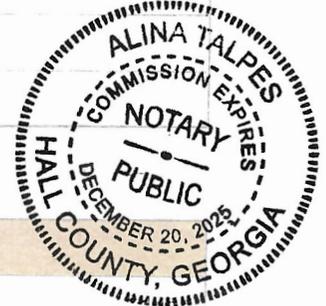
STATE: GA

ZIP CODE: 30046

SIGNATURE OF APPLICANT:

11/7/2025

DATE:



### PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: Stefan Roman

EMAIL: stefanromanjr@gmail.com

PHONE: 6785246999

STREET ADDRESS: 211 old timber rd

SUITE:

CITY: Lawrenceville

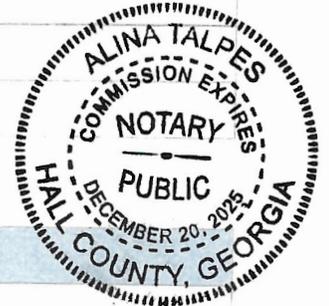
STATE: GA

ZIP CODE: 30046

SIGNATURE OF PROPERTY OWNER:

11/7/2025

DATE:



### SITE INFORMATION

VARIANCE DESCRIPTION:

Request to allow the existing garage and attached roof extension to remain within the required side setback.

STREET ADDRESS: 211 old timber rd

SUITE/UNIT #:

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

PIN: Deed Book 60724 , page 831

LOT NO.: 5

BLOCK NO.: J