



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS AGENDA

Monday, November 17, 2025
6:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior 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.

- [1.](#) APPL2025-00011; Lakisha Grant; 558 Old Norcross Road, Suite 201
- [2.](#) VAR2025-00138; Ovidiu Scumpieru; 810 Cramac Drive
- [3.](#) VAR2025-00148; Jose A. & Irma Garcia; 540 Canterbury Lane

Final Adjournment



LAWRENCEVILLE

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AGENDA REPORT

MEETING: BOARD OF APPEALS, NOVEMBER 17, 2025
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: APPL2025-00011; Lakisha Grant; 558 Old Norcross Road, Suite 201

Department: Planning and Development

Date of Meeting: Monday, November 17, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Appeal of Director's Decision

**Board of Appeals
Decision:**

Summary: Appeal of Director's Decision

Attachments/Exhibits:

- INT_DURBAN DAMES_09052025



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1.

DATE: Friday, September 5, 2025

TO: Lakisha Grant, Durban Dames LTD

FROM: Todd Hargrave, Director, City of Lawrenceville Planning and Development Department

SUBJECT: Interpretation: Interpretation and Determinations of the Zoning Ordinance and Zoning Map

CC: Helen Balch, Deputy Director, City of Lawrenceville Planning and Development Department
Aaron Harvey, Supervisor, City of Lawrenceville Code Enforcement Section

To whom it may concern,

The role of the City of Lawrenceville Director of Planning and Development Department (Director) is to administer and enforce the Zoning Ordinance. In addition, the role allows the Director to make interpretations and determinations of the Zoning Ordinance and Zoning Map to carry out the intent and purpose of the City of Lawrenceville Zoning Ordinance.

On October 31, 2023, the City of Lawrenceville Planning and Development Department received a Tenant Space Permit application (see attached) for a tenant change at 558 Old Norcross Road, Suite 201, Lawrenceville, Georgia (Parcel Identification Number 5144 039A). The proposed tenant, Durban Dames Ltd., intends to operate a retail holistic health facility within the tenant space.

North American Industry Classification System (NAICS)

The North American Industry Classification System (NAICS) does not specifically define the terms or words for “holistic health” but would classify businesses offering similar services as NAICS 621399 – Office of All Other Miscellaneous Health Practitioners.

The NAICS description for this classification reads as follows:

“This U.S. industry comprises establishments of independent health practitioners (except physicians; dentists; chiropractors; optometrists; mental health specialists; physical, occupational, and speech therapists; audiologists; and podiatrists). These practitioners operate private or group practices in their own offices (e.g., centers, clinics) or in the facilities of others, such as hospitals or HMO medical centers.”



Illustrative examples under NAICS 621399 include:

- Acupuncturists' (except MDs or DOs) offices
- Hypnotherapists' offices
- Dental hygienists' offices
- Inhalation or respiratory therapists' offices
- Denturists' offices
- Midwives' offices
- Dietitians' offices
- Naturopaths' offices
- Homeopaths' offices
- Registered or licensed practical nurses' offices

Certificate of Occupancy Issuance

Based on the materials submitted by the applicant, Lakisha Grant, the City of Lawrenceville Planning and Development Department conducted the required inspections. The Gwinnett County Department of Planning and Development, Fire Plan Review Section, issued the necessary approval (see attached). Thereafter, the City of Lawrenceville Planning and Development Department issued a Certificate of Occupancy (see attached), authorizing the tenant to occupy the premises and conduct business activity consistent with the description above and in compliance with all applicable local codes, regulations, and ordinances.

Compliance Verification

On August 26, 2025, the Director of the City of Lawrenceville Planning and Development Department directed the Code Enforcement Section to verify compliance of the multi-tenant facility located at 558 Old Norcross Road. The purpose of this verification is to ensure conformity with applicable codes, regulations, and ordinances, including zoning, land use, property maintenance, and the proper display of the required Certificate of Occupancy and Occupational Tax Certificate.



Discrepancies with Submitted Materials

As noted, the submitted application represented that the tenant space would be used for “holistic health” services, consistent with NAICS 621399 – Offices of All Other Miscellaneous Health Practitioners. However, the Code Enforcement Unit’s investigation determined that the primary function of the facility is the manufacturing and retail sale of cannabidiol (CBD) oil.

The NAICS does not specifically define “CBD oil manufacturing,” but businesses engaged in such activity are generally classified under NAICS 325998 – All Other Miscellaneous Chemical Product and Preparation Manufacturing, described as:

“This U.S. industry comprises establishments primarily engaged in manufacturing chemical products (except basic chemicals, resins, and synthetic rubber; cellulosic and noncellulosic fibers and filaments; pesticides, fertilizers, and other agricultural chemicals; pharmaceuticals and medicines; paints, coatings and adhesives; soaps, cleaning compounds, and toilet preparations; printing inks; explosives; custom compounding of purchased resins; and photographic films, papers, plates, chemicals, and copy toners).”

Retail sales of CBD products are classified separately under NAICS 459999 – All Other Miscellaneous Retailers, described as:

“This U.S. industry comprises establishments primarily engaged in retailing miscellaneous specialized lines of merchandise (except motor vehicle and parts dealers; building material and garden equipment and supplies dealers; food and beverage retailers; furniture, home furnishings, electronics, and appliance retailers; general merchandise retailers; health and personal care retailers; gasoline stations and fuel dealers; clothing, clothing accessories, shoe, and jewelry retailers; sporting goods, hobby, and musical instrument retailers; book retailers and news dealers; florists; office supplies, stationery, and gift retailers; used merchandise retailers; pet and pet supplies retailers; art dealers; manufactured (mobile) home dealers; and tobacco, electronic cigarette, and other smoking supplies retailers).”



Interpretation of Zoning Ordinance

The Director of Planning and Development is charged with administering, enforcing, and interpreting the Zoning Ordinance. Based on the investigation conducted, it has been determined that the business operations within Suite 201 at 558 Old Norcross Road are not consistent with the use described in the original Tenant Space Permit application.

While the application identified the use as a “holistic health” service, consistent with NAICS 621399 – Offices of All Other Miscellaneous Health Practitioners, the actual operations involve the manufacturing and retail sale of CBD oil. These activities are more appropriately classified under NAICS 325998 (chemical manufacturing) and NAICS 459999 (miscellaneous retail).

Appeal of Administrative Review

Zoning Ordinance, Article 9 Administration and Enforcement, Section C.2. Appeal of Administrative Review

a. Hearings, Appeals, Notice

- i. Appeals to the Board of Appeals concerning interpretation or administration of the Zoning Ordinance may be taken by any person aggrieved or by any officer or bureau of the governing body of the City affected by any decision rendered.*
- ii. Such appeals shall be submitted within thirty (30) days of the action by filing with the Director of Planning and Development a notice of appeal specifying the grounds thereof.*
- iii. The Director of Planning and Development or his or her designee shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken. The Board of Appeals shall fix a reasonable time for the hearing of an appeal; give due notice thereof to all parties in interest; and after hearing, decide the same within a reasonable time. At the hearing, any party of interest may appear in person, or by agent or attorney, and be heard by the Board of Appeals.*



b. Stay of Proceedings

- i. An appeal stays all proceedings in furtherance of the action appealed from, unless the Director, or other person or agency from whose action the appeal is taken certifies to the Board of Appeals after the notice of appeal is filed that by reason of facts stated in such certification a stay would, in the opinion of the person making the certification, cause imminent peril to life and property.*
- ii. In such cases, proceedings may be stayed by a restraining order issued by the Board of Appeals, or by a court of record, on the application, on notice to the parties of interest, and for good cause shown.*

Corrective Action

Uses of this type are consistent with prior City Council precedents:

- A Smoke or Novelty Shop requires a BG zoning classification and approval of a Special Use Permit.
- A CBD oil manufacturing facility is treated as a Chemical Plant (non-pharmaceutical) and requires an LM (Light Manufacturing District) or HM (Heavy Manufacturing District) zoning classification, also with the approval of a Special Use Permit.

Special Use Permit

- Zoning Ordinance, Article 9 Administration and Enforcement, Section 904 C. Special Uses

"The Planning Commission shall review and make a recommendation to the City Council regarding the establishment or material change in Special Uses as regulated in this Section.

- 1. The Planning Commission shall give due regard to the nature and condition of all adjacent uses and structures and in authorizing a special use may impose such requirements and conditions, in addition to those expressly stipulated in this Zoning Ordinance, as it may deem necessary for the protection of adjacent properties and the public interest.*
- 2. In deciding a special use, the Planning Commission may recommend conditions as may be necessary to comply with the standards set forth herein to reduce or minimize potential injurious effects upon neighboring properties and to carry out the general purpose and intent of this Zoning Ordinance.*



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3. *A special use shall become null and void at the expiration date recommended by the Planning Commission; set and approved by the City Council.*
4. *The Planning Commission shall not recommend a special use unless it, in each specific case, makes specific findings of fact directly based upon credible evidence as to all the following:*
 - a. *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*
 - b. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or will not substantially diminish and impair property value within the neighborhood.*
 - c. *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
 - d. *Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.*
 - e. *Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets; and*
 - f. *The special use will be in a district where such use may be permitted and that all requirements set forth in this Zoning Ordinance and applicable to such conditional use will be met.*
5. *The special use permit is designed to be used when:*
 - a. *A special use listed under the zoning district is desired for development in a more intensive zoning district which contains that use as a use by right would not be appropriate for the property; or*
 - b. *A special use listed under the zoning district is desired for development and no zoning district contains that use as a use by right; or*
 - c. *The height of a building may affect the overall density of development; or*
 - d. *The height of any structure may affect neighboring properties; and,*



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- e. The special use would be consistent with the needs of the neighborhood or the community, be compatible with the neighborhood, and would not conflict with the overall objectives of the comprehensive plan*
- 6. To accommodate these special uses, the special use permit allows the City Council to approve a special use on a particular lot without changing the general zoning district.*
- 7. Such approval shall be subject to the requirements set forth below and any additional conditions deemed necessary to ensure the compatibility of the special use with the surrounding properties.*
- 8. All special use permit applications shall be for planned developments only and shall not be used for securing early zoning for conceptual proposals which may not be undertaken for some time. A special use permit application shall be considered only if it is made by the owner of the property or his/her authorized agent.*
- 9. If a special use permit is granted, any non-conforming use of property shall end within six (6) months of the granting of the special use permit and all non-conforming use rights shall terminate unless otherwise specifically authorized in the conditions granting the special use permit.*
- Zoning Ordinance, Article 9 Administration and Enforcement, Section 904 D. Decisions of the Planning Commission
 - "1. The Planning Commission may, by a vote of not less than a simple majority of the members, present at a meeting:*
 - a. Recommendation to City Council that the proposed amendment to the Zoning Map or Zoning Ordinance or a Special Use be Approved as Requested; or*
 - b. Recommendation to City Council that the proposed amendment to the Zoning Map or Zoning Ordinance or a Special Use be Approved with Conditions; or*
 - c. Recommend to City Council Denial of the proposed amendment to the Zoning Map or Zoning Ordinance or a Special Use; or*
 - d. Recommend to City Council to Table the proposed amendment to the Zoning Map or Zoning Ordinance or a Special Use.*



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1.

2. The recommendation shall be forwarded in writing to City Council within 30 days of the Planning Commission's vote, after which a public hearing shall be held by City Council in accordance with its rules of procedure."

- Zoning Ordinance, Article 9 Administration and Enforcement, Section 904 D. City Council

"Under this Ordinance, the City Council shall have only the following duties:

- A. Considering and adopting or rejecting proposed amendments or the repeal of this Ordinance, as provided by law;*
- B. Hearing and making a final determination on Special Uses as identified in Section 903 C, Special Uses and Section 906, Special Use Permit Public Hearings;*
- C. Hearing and making a final determination on appeals to this Zoning Ordinance and Zoning Map amendments;*
- D. Establishing a schedule of fees and charges as stated in this Ordinance; and*
- E. Such other duties as may be established by laws of the State of Georgia or subsequently enacted Ordinances of the City."*

Conclusion

The operations of the establishment at 558 Old Norcross Road, Suite 201, as presently conducted, are inconsistent with the permitted use under the Certificate of Occupancy issued by the City of Lawrenceville Planning and Development Department. These operations constitute a violation of applicable zoning regulations, codes, and ordinances.

The issuance of a Certificate of Occupancy does not authorize or excuse violations of the Zoning Ordinance. Accordingly, further administrative review and corrective action will be required to bring the property into compliance.

Respectfully submitted,

Todd Hargrave | Director

City of Lawrenceville
Planning and Development Department
thargrave@lawrencevillega.org
678.407.6563

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

TENANT SPACE PERMIT BUILDING PERMIT APPLICATION

City of Lawrenceville Planning and Development Department

70 S. Clayton Street
Lawrenceville, Georgia 30046
678.407.6583

ONLY COMPLETE APPLICATIONS ACCEPTED



LAWRENCEVILLE

Planning & Development

TENANT SPACE PERMIT APPLICATION

☐ INTERIOR FINISH

☐ SPEC SPACE

☒ TENANT CHANGE

SUBMITTAL DOCUMENTS

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in a Portable Document Format (PDF) with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional (IBC Chapter 1, Section 107).

TENANT SEPARATIONS

Each tenant space shall be separated from other tenant spaces by a fire partition complying with IBC Chapter 7, Section 708. A tenant separation wall is not required between any tenant space and the mall (IBC Chapter 4, Section 402).

PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME: 558 Old Norcross LLC

EMAIL: Bduggan@qumgroup.com

PHONE:

STREET ADDRESS: 5855 Jimmy Carter

SUITE: 180

CITY: Norcross

STATE: GA

ZIP CODE: 30071

SITE INFORMATION

TENANT (BUSINESS NAME): Durban Dames Ltd

PROJECT DESCRIPTION:

Retail - Holistic health

STREET ADDRESS: 558 Old Norcross rd

SUITE/UNIT #: 201

CITY: Lawrenceville

STATE: GA

ZIP CODE: 30046

PIN:

LOT NO.:

BLOCK NO.:

BUILDING DATA

SQ.FT. AREA OF CONSTRUCTION:

* TOTAL BLDG SQ.FT: Suite 1500

HEATED FLOOR SQ.FT:

UNHEATED FLOOR SQ.FT:

BLDG HEIGHT (FT.):

BLDG STORIES:

BLDG LENGTH (FT.):

BLDG WIDTH (FT.):



LAWRENCEVILLE

Planning & Development

OCCUPANCY CLASSIFICATION AND USE DESIGNATION

Occupancy classification is the formal designation of the primary purpose of the building, structure or portion thereof. Structures shall be classified into one or more of the occupancy groups listed in this section based on the nature of the hazards and risks to building occupants generally associated with the intended purpose of the building or structure. An area, room or space that is intended to be occupied at different times for different purposes shall comply with all applicable requirements associated with such potential multipurpose. Structures containing multiple occupancy groups shall comply with *IBC Chapter 5, Section 508*. Where a structure is proposed for a purpose that is not specifically listed in this section, such structure shall be classified in the occupancy it most nearly resembles based on the fire safety and relative hazard. Occupied roofs shall be classified in the group that the occupancy most nearly resembles, according to the fire safety and relative hazard, and shall comply with *IBC Chapter 5, Section 503.1.4 (IBC Chapter 3, Section 302)*.

☐ ASSEMBLY: A-1	☐ ASSEMBLY: A-2	☐ ASSEMBLY: A-3	☐ ASSEMBLY: A-4	☐ ASSEMBLY: A-5
☐ BUSINESS: B	☐ EDUCATIONAL: E	☐ FACTORY: F-1	☐ FACTORY: F-2	
☐ HIGH HAZARD: H-1	☐ HIGH HAZARD: H-2	☐ HIGH HAZARD: H-3	☐ HIGH HAZARD: H-4	☐ HIGH HAZARD: H-5
☐ INSTITUTIONAL: I-1	☐ INSTITUTIONAL: I-2	☐ INSTITUTIONAL: I-3	☐ INSTITUTIONAL: I-4	
☒ MERCANTILE: M	☐ RESIDENTIAL: R-1	☐ RESIDENTIAL: R-2	☐ RESIDENTIAL: R-3	☐ RESIDENTIAL: R-4
☐ STORAGE: S-1	☐ STORAGE: S-2	☐ UTILITY: U		

CONSTRUCTION CLASSIFICATION

Buildings and structures erected or to be erected, altered or extended in height or area shall be classified in one of the five construction types defined in *IBC Chapter 6, Sections 602.2 through 602.5*. The building elements shall have a fire resistance rating not less than that specified in *IBC Chapter 6, Table 601* and exterior walls shall have a fire-resistance rating not less than that specified in *Table 602*. Where required to have a fire resistance rating by *IBC Chapter 6, Table 601*, building elements shall comply with the applicable provisions of *IBC Chapter 7, Section 703.2*. The protection of openings, ducts and air transfer openings in building elements shall not be required unless required by other provisions of this code (*IBC Chapter 6 Construction Classification*).

☐ IA	☐ IB	☐ IIA	☐ IIB	☐ IIIA	☐ IIIB	☐ IV	☐ VA	☐ VB
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OCCUPANT LOAD & OCCUPIABLE SPACE

Occupant Load is the number of persons for which the means of egress of a building or portion thereof is designed.

Occupant Load:

COST OF CONSTRUCTION

TOTAL COST OF CONSTRUCTION (LABOR & MATERIALS): \$

CITY OF LAWRENCEVILLE - UTILITY PROVIDER

☐ TEMPORARY POLE	☐ ELECTRIC METER RELEASE	☐ GAS METER RELEASE
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GWINNETT COUNTY FIRE PLAN REVIEW SECTION

☐ FIRE AUTHORIZATION	☒ CERTIFICATE OF OCCUPANCY	☐ RECEIPT
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Proof of authorization (CO) and Floor Plan from Gwinnett County Fire Plan Review Section is required
For additional information, please contact Gwinnett County Emergency Services at 678.518.4980 or at firemarshal@gwinnettcountry.com



LAWRENCEVILLE

Planning & Development

GENERAL CONTRACTOR INFORMATION

NAME: _____ COMPANY NAME: _____
 EMAIL: _____ PHONE: _____
 ADDRESS: _____ CITY: _____ STATE: _____ ZIP CODE: _____
 ISS. AUTH.: _____ BUS. LIC. #: _____ EXP. DATE: _____
 STATE LIC. #: _____ EXP. DATE: _____

ELECTRICAL SUBCONTRACTOR INFORMATION

NAME: _____ COMPANY NAME: _____
 EMAIL: _____ PHONE: _____
 ADDRESS: _____ CITY: _____ STATE: _____ ZIP CODE: _____
 ISS. AUTH.: _____ BUS. LIC. #: _____ EXP. DATE: _____
 STATE LIC. #: _____ EXP. DATE: _____

GAS SUBCONTRACTOR INFORMATION

NAME: _____ COMPANY NAME: _____
 EMAIL: _____ PHONE: _____
 ADDRESS: _____ CITY: _____ STATE: _____ ZIP CODE: _____
 ISS. AUTH.: _____ BUS. LIC. #: _____ EXP. DATE: _____
 STATE LIC. #: _____ EXP. DATE: _____

MECHANICAL SUBCONTRACTOR INFORMATION

NAME: _____ COMPANY NAME: _____
 EMAIL: _____ PHONE: _____
 ADDRESS: _____ CITY: _____ STATE: _____ ZIP CODE: _____
 ISS. AUTH.: _____ BUS. LIC. #: _____ EXP. DATE: _____
 STATE LIC. #: _____ EXP. DATE: _____

PLUMBING SUBCONTRACTOR INFORMATION

NAME: _____ COMPANY NAME: _____
 EMAIL: _____ PHONE: _____
 ADDRESS: _____ CITY: _____ STATE: _____ ZIP CODE: _____
 ISS. AUTH.: _____ BUS. LIC. #: _____ EXP. DATE: _____
 STATE LIC. #: _____ EXP. DATE: _____



LAWRENCEVILLE

Planning & Development

ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).

ZONING CLASSIFICATION:

BG

ZONING CASE:

PRINCIPAL USE:

Retail

SECONDARY USE (AS APPLICABLE):

None

APPLICANT CERTIFICATION

Notice: No changes shall be made from which is stated in this application, or in attached plans and specifications, except by submitting a revised application, plans and/or specifications and receiving approval of the Planning and Development Department for such change. Granting of a permit shall not be construed as a permit for or an approval of any violation of the Building Code or any other state or local law regulating construction or the performance of construction. I hereby certify that I have read and examined this application and the information provided herein is true and correct. I further certify that all construction will comply with the building codes in effect at the time of permit issuance. I understand that this application will expire after six months if no activity takes place.

Signature of Applicant

[Handwritten Signature]

Date

3/15/23

APPLICANT NAME:

Latisha Grant

EMAIL:

Kisha@DurbanJames.com

STREET ADDRESS:

3276 Buford dr ste 104-209

PHONE:

720-665-8227

CITY:

Buford

STATE:

GA

ZIP CODE:

30519

COMMENT NO. 1:

COMMENT NO. 2:

COMMENT NO. 3:

COMMENT NO. 4:

COMMENT NO. 5:



LAWRENCEVILLE

Planning & Development

BUILDING PERMIT FEES

Commercial and Multifamily Construction (New Construction, Additions & Renovations)	Gross Area x Square Foot Construction Cost x Permit Fee Multiplier (0.001) + CO/CC (\$150)
Residential Construction ^{a d} (New Construction, Additions & Renovations)	Gross Area x Square Foot Construction Cost x Permit Fee Multiplier (0.001) + CO/CC (\$150)
Accessory Structure ^b	Cost of Construction x Permit Fee Multiplier (0.001) + CO/CC (\$150)
Building Permit Renewal	Gross Area x Square Foot Construction Cost x Permit Fee Multiplier (0.001) + CO/CC (\$150)
Certificate of Completion/Occupancy	\$150
Code Compliance Letter	\$50
Construction w/out Permit	Gross Area x Square Foot Construction Cost x Permit Fee Multiplier (0.001) + CO/CC (\$150) 3 RD Party Review, Inspection and Report required before issuance of a Building Permit
Demolition	Cost of Construction x Permit Fee Multiplier (0.001) + CO/CC (\$150)
Electrical, Grease Hood, Mechanical or Plumbing – New Construction	Cost of Construction x Permit Fee Multiplier (0.001) + CO/CC (\$150)
Electrical, Grease Hood, Mechanical or Plumbing Only	Cost of Construction x Permit Fee Multiplier (0.001) + CO/CC (\$150)
Interior Finish Permit	Gross Area x Square Foot Construction Cost x Permit Fee Multiplier (0.001) + CO/CC (\$150)
Plan Revision	Additional Cost of Construction x Permit Fee Multiplier (0.001) + Review Fee (\$75)
Re-Inspection	\$75 per visit
Shell Only Permit	Gross Area x Square Foot Construction Cost x Permit Fee Multiplier (0.001) + CO/CC (\$150) minus 20%
A-Frame Sign Location Permit	Cost of Construction x Permit Fee Multiplier (0.001) + CO/CC (\$150)
Billboard Sign Location Permit	Special Use Permit - Public Hearing required
Ground, Temporary or Wall Sign Location Permit	Cost of Construction x Permit Fee Multiplier (0.001) + CO/CC (\$150)
Swimming Pool	Cost of Construction x Permit Fee Multiplier (0.001) + CO/CC (\$150)
Tall Structure Permit	Special Use Permit - Public Hearing required
Temporary Outdoor Activity Permit	\$75 per request
Tenant Name Change Permit	Inspection + CO/CC = (\$150)
Vacant Structure Permit	\$75 per structure
Zoning Compliance Letter	\$75 per Letter

a. Private Garages use Utility, miscellaneous; b. For shell only buildings deduct 20 percent; c. N.P. = not permitted; d. Unfinished basements (Group R-3) = \$22.45 per sq. ft.



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558 OLD NORCROSS RD SUITE 201





LAWRENCEVILLE

Planning & Development

CERTIFICATE OF OCCUPANCY

*PERMIT # **BLD2023-02933***

*OCCUPANT/TENANT: **DURBAN DAMES LTD***

*ADDRESS: **558 OLD NORCROSS ROAD***

*PARCEL: **5144 039A***

*SUITE: **201***

*CITY OF LAWRENCEVILLE, STATE OF GEORGIA ZIP CODE: **30046***

*ZONING CLASSIFICATION: **BG GENERAL BUSINESS***

*USE: **HOLISTIC HEALTH***

*BUILDING/SUITE SQUARE FOOTAGE: **1,500***

*ICC OCCUPANCY CLASSIFICATION: **M - CLASS C MERCANTILE***

*ICC CONSTRUCTION CLASSIFICATION: **NA***

*OCCUPANT LOAD: **50***

This certifies that the premises described herein conforms substantially to the approved plans and specifications and the requirements of the applicable law, rules and regulations, codes, standards and ordinances for the use and occupancy specified. This Certificate of Occupancy shall be made null and void if change of use, occupancy, or physical alterations, additions, renovations, or a fire or destructive event of serious consequence, or other hazard identified. This document shall be available for inspection at the building at all reasonable times.

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. no jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

*ISSUED BY: **Todd Hargrave***

*DATE ISSUED: **March 23, 2023***



GWINNETT COUNTY

CERTIFICATE OF OCCUPANCY



PERMIT NUMBER: TNC2023-00630

BUILDING ADDRESS: 558 OLD NORCROSS RD 201, LAWRENCEVILLE, GA
30046

CITY: LAWRENCEVILLE

ZIP CODE: 30046

PARCEL NUMBER: 5144 039A

BUILDING NUMBER:

SUITE NUMBER: 201

BUILDING/TENANT AREA: 1500

TYPE OF WORK: Tenant Change

BUILDING/TENANT KNOWN AS: DURBAN DAMES LTD

OFFICE OF THE FIRE MARSHAL

Department of Fire and Emergency Services

NFPA OCCUPANCY CLASSIFICATION: Mercantile – Class C Mercantile

OCCUPANT LOAD: 50

ADDITIONAL COMMENTS: Deficiencies corrected, CO emailed to kisha@durbandames.com

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of the applicable laws, rules and regulations, codes, standards and ordinances for the uses and occupancy specified. This Certificate of Occupancy shall be made null and void if change of use, occupancy, or physical alterations, additions, renovations, or a fire or destructive event of serious consequence, or other hazard(s) identified. This document shall be available for inspection at the building at all reasonable times.

The Fire Marshal is authorized to, in writing, suspend or revoke this Certificate of Occupancy under the provisions of the Gwinnett County Code of Ordinances, Chapter 42, when it is determined that the premises described herein or portion thereof is in violation of any applicable law, rules and regulations, codes, standards, and ordinances or any provision thereof.

This inspection or permitting of any building, structure or plan under the requirements of the codes shall not be construed in any court as a warranty of the physical condition of such building or the adequacy of such plan. No jurisdiction nor any employee thereof shall be liable in court for damages for any defect or hazardous or illegal condition or inadequacy in such building or plan, nor for any failures of any component of such building, which may occur subsequent to such inspection or permitting.

ISSUED BY: TSIMMONS

DATE ISSUED: 3/15/2023

TITLE: Inspector

SIGNATURE: TSIMMONS

408 Hurricane Shoals Road, Lawrenceville, Ga 30045
Office: (678) 518-4980, Fax: (678) 518-4901, Inspection Request: (678) 518-6277
www.gwinnettfiremarshal.com

POST IN A CONSPICUOUS PLACE AT THE MAIN ENTRANCE TO THE PREMISES

INVOICE (INV-00012903)
FOR CITY OF LAWRENCEVILLE

1.

BILLING CONTACT

558 OLD NORCROSS LLC
558 OLD NORCROSS RD
LAWRENCEVILLE, GA 30046



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00012903	03/23/2023	03/23/2023	Due	TENANT NAME CHANGE

REFERENCE NUMBER	FEE NAME	TOTAL
BLD2023-02933	Building Permit	\$75.00
	Building Permit Review Fee	\$75.00
558 Old Norcross Rd 201 Lawrenceville, GA 30046		SUB TOTAL \$150.00

REMITTANCE INFORMATION

P.O. Box 2200
Lawrenceville, GA 30046

TOTAL **\$150.00**

City of Lawrenceville, GA 1.

REVENUE

PO Box 2200

Lawrenceville, GA 30046-2200

(678) 407-6401

It's a beautiful day in Lawrenceville!

001427-0006 Melissa R 03/23/2023 12:48PM

ENERGOV INVOICE

558 OLD NORCROSS LLC

BLD2023-02933

2023 Item: INV-00012903

Building Permit "Is Tax
Fee"

75.00

Building Permit Review
Fee

75.00

150.00

Subtotal

150.00

Total

150.00

CREDIT CARD

150.00

Visa *****9919

Ref=18652371651

Auth=084812

20230323160E



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AGENDA REPORT

MEETING: BOARD OF APPEALS, NOVEMBER 17, 2025
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: VAR2025-00138; Ovidiu Scumpieru; 810 Cramac Drive

Department: Planning and Development

Date of Meeting: Monday, November 17, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Allow an increase in the total number of vehicles or vessels parked on a residential zoned parcel of land.

Planning & Development Recommendation: Denial

Board of Appeals Decision:

Summary: A Variance to allow an increase in the number of vehicles parked, stopped, standing, or stored on a residential zoned parcel of land from four (4) vehicles to six (7) vehicles.

Attachments/Exhibits:

- VAR2025-00138_RPRT_11072025



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VARIANCE

CASE NUMBER: VAR2025-00138

<i>Appeal Description:</i>	Allow an increase in the total number of vehicles or vessels parked on a residential zoned parcel of land.
<i>Applicant Name:</i>	Ovidiu Scumpieru
<i>Development Type:</i>	RS-180 (Single-Family Residential District)
<i>Ordinance:</i>	Article 5, Parking
<i>Code Section:</i>	Section 501 Vehicle Parking Area, Subsection A.4.
<i>Subdivision:</i>	Cramac Plantation, Unit 2, Lot 49, Block "A"
<i>Property Address:</i>	810 Cramac Drive
<i>Parcel #:</i>	R5114 279

Zoning Ordinance, Article 5, Parking, Section 501 Vehicle Parking Area, A. Residential Parking, 4. reads as follows:

"No more than four vehicles or vessels total, including those that may or may not be parked in a carport or garage, shall be parked, stopped, standing or stored on any parcel of land. Additional vehicles shall require the approval of variance."

The applicant is requesting a Variance to allow an increase in the number of vehicles parked, stopped, standing, or stored on a residential zoned parcel of land from four (4) vehicles to six (7) vehicles.

On May 24, 2020, the City Council adopted the City of Lawrenceville Zoning Ordinance 2020. This adoption effectively nullified administrative authority to approve requests relating to the number of vehicles or vessels parked on residentially zoned parcels. The responsibility for such variance requests was subsequently delegated to the Board of Appeals.



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Since 2020, the subject property has been the source of multiple verified code enforcement cases involving both commercial and residential vehicle parking violations. The property's code enforcement history does not support approval of the requested variance. Granting a variance could create an undesirable precedent and undermine the intent of Section 501(A)(4), which limits vehicle density in residential areas to maintain community standards. Any future request to alter this limitation would require a text amendment to the Zoning Ordinance.

While staff acknowledges the applicant's unique family circumstances, these factors do not constitute a hardship related to the physical characteristics of the property as required for variance consideration. Therefore, staff cannot support the request and recommend **DENIAL** of the variance to allow an increase in the number of vehicles parked, stopped, standing, or stored on a residentially zoned parcel from four (4) to seven (7).



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PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

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

VAR2025-00138

Approval of Variance to allow a maximum of six (6) vehicles to be parked, stopped, standing or stored on the subject property, subject to the following enumerated conditions:

1. All vehicles must be owned and registered to current occupants of the residence and used for personal, non-commercial purposes only.
2. All vehicles shall be parked on a paved or otherwise approved surface in compliance with applicable City standards.
3. The applicant shall maintain the property in a manner consistent with surrounding residential standards, ensuring that parking areas do not negatively impact neighborhood appearance.
4. The property must remain in compliance with all other zoning, property maintenance, and building code provisions.
5. Failure to maintain compliance with these conditions may result in revocation of the variance approval.



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Reading and Adoption

Name	Title	Attendance	Vote
Cory Acuff	Board Member		
Sharon Nash	Board Member		
Leafus Thomas, III	Board Member		
Joseph Wise	Board Member		
Steven Twombly	Board Member		

Date of Action:	
Motion:	
Mover:	
Seconder:	
Vote Carried:	
Action Taken:	
Action Certified By:	Todd Hargrave
Title:	Director, Planning and Development Department
Date:	

Ovidiu Scumpieru

810 Cramac Drive
Lawrenceville, GA 30046
240-217-9888
nbs.express@gmail.com

Date: October 14, 2025

To Whom It May Concern,

I am writing to respectfully request a variance to allow for the parking of more than four vehicles on the driveway of my residence at 810 Cramac Drive. I have occupied this home since building it in 2008, and it has served as the primary residence for my wife, our five children, and myself.

This home was designed and built specifically to accommodate a large family, and I have always been transparent about our household size and needs. At the time of construction, there were no known restrictions that would have prevented the use of the driveway for multiple vehicles. If the current zoning regulations have always been in place, I respectfully ask that a variance be considered and granted to avoid creating a hardship for my family. Requiring us to park vehicles off-site or elsewhere would present logistical and safety challenges and would not reflect the original intent or use of the property.

The driveway measures approximately 100 feet in length and 25 feet in width, and it is capable of safely accommodating seven vehicles without obstructing the public right-of-way or neighboring properties. All vehicles are insured and registered under my name and are used by members of my household.

Attached to this application are:

- **A survey prepared by a Georgia Registered Land Surveyor**
- **An aerial image from the county's GIS website** showing the driveway with **seven parked vehicles** (actual cars and vans shown to scale)
- **A site plan** illustrating the layout and available space

These materials demonstrate that the driveway can accommodate the vehicles comfortably, with room to spare, and without any impact on neighboring properties or public access. Importantly, I am not proposing any physical alterations to the land or property—this request is solely to formalize the continued use of the existing driveway for my family's needs.

I appreciate your time and consideration of this request. Please let me know if additional documentation or clarification is needed.

Sincerely,

Ovidiu Scumpieru



Ovidiu Scumpieru

810 Cramac Drive

Lawrenceville, GA 30046

240-217-9888

nbs.express@gmail.com

Standards for Granting a Variance – 810 Cramac Drive

This request for a variance to allow parking of seven vehicles on a residential driveway is submitted in accordance with the City of Lawrenceville's zoning variance standards. The following criteria are addressed:

1. Exceptional Circumstances

The property was built in 2008 to accommodate a large family of seven. The driveway is unusually large (100' x 25') and capable of safely parking seven vehicles.

2. Hardship

Denial of this variance would create a hardship by requiring off-site parking, which is impractical and potentially unsafe for a family of this size.

3. No Detriment to Public Welfare

The driveway use does not obstruct public access or negatively impact neighboring properties. All vehicles are parked within the boundaries of the property.

4. Minimum Necessary Relief

The request is limited to the existing driveway and does not involve any physical alterations or expansions.

5. Consistency with Zoning Intent

The use remains residential and does not conflict with the character of the neighborhood.

Supporting Documents Included

- **Letter of Intent**
- **Site Plan** with:
 - Survey by a Georgia Registered Land Surveyor
 - Aerial image from the county GIS website showing vehicle layout to scale

This request meets the standards requested for granting a variance and is submitted for your consideration.

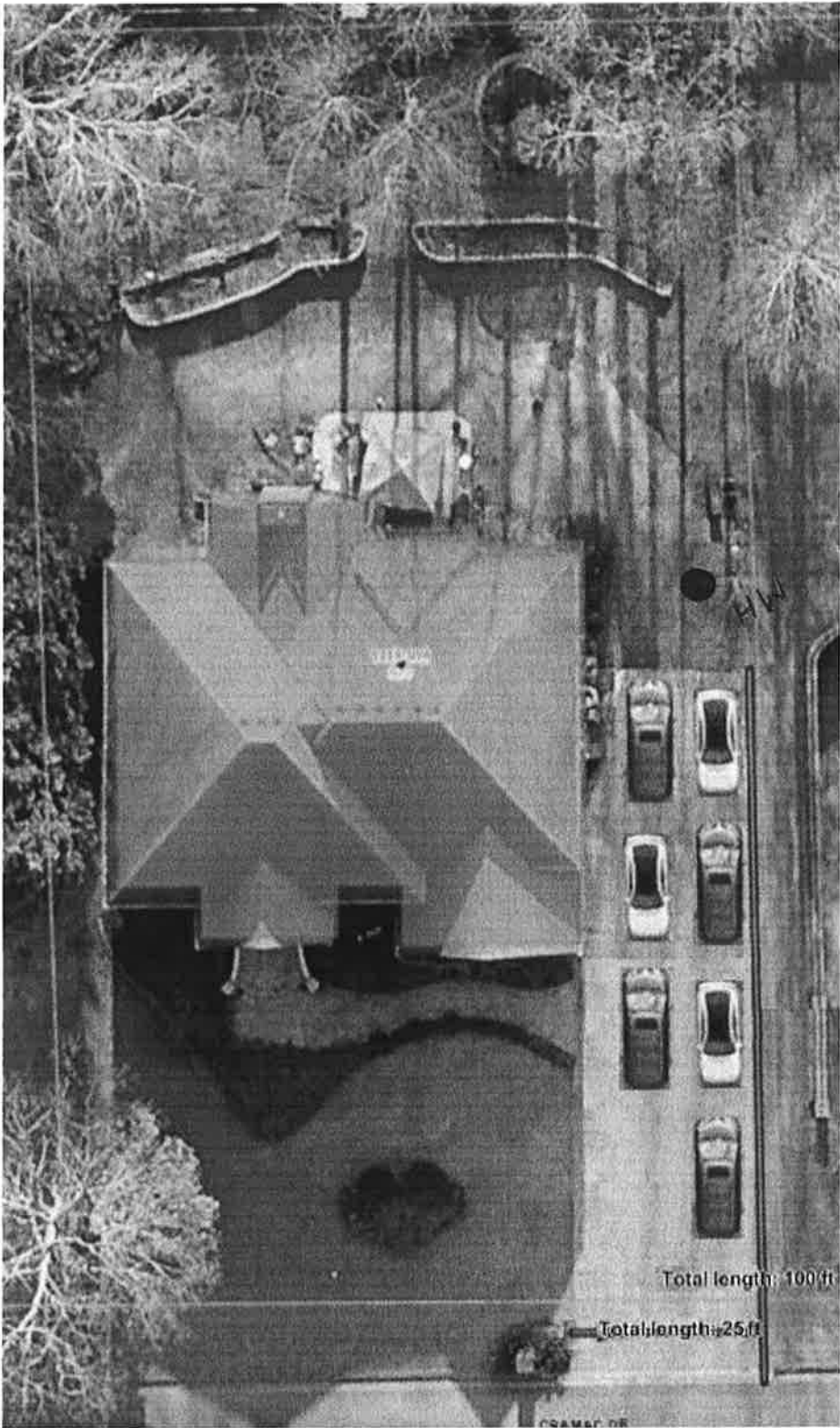
Sincerely,

Ovidiu Scumpieru



Ovidiu Scumpieru
810 Cramac Drive

RE: Aerial image from the county GIS website showing vehicle layout to scale





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2.

DATE: Monday, October 6, 2025

TO: Barry Mock, Assistant City Manager, City of Lawrenceville

FROM: Todd Hargrave, Director, City of Lawrenceville Planning and Development Department

SUBJECT: Legal Opinion of Director's Interpretation: VAR2025-00138; PIN 5113 098; 810 Cramac Drive, Lawrenceville, GA 30046

CC: Chuck Warbington, City Manager, City of Lawrenceville
Aaron Harvey, Code Enforcement Manager, City of Lawrenceville Code Enforcement Section

To whom it may concern,

Background

On August 25, 2025, the Planning and Development Department received a request for a waiver to allow an increase in the number of vehicles parked on a property zoned RS-180 (Single-Family Residential District). This request arose following a citation issued by the Code Enforcement Unit under the Code of the City of Lawrenceville, Chapter 36 – Traffic and Motor Vehicles, Section 36-6, Parking Rules for Specific Zoning Classifications.

Under the 2025 Code provision, vehicles stored inside a garage or carport are excluded from the vehicle count. An administrative waiver may be granted if the total number of vehicles parked on the property outside of garages or carports does not exceed the number of licensed drivers and all vehicles are operable. Staff's interpretation is that, due to the conflict clause in the 2025 Code, this provision controls over the more restrictive 2020 Zoning Ordinance, thereby obligating staff to administratively approve the request when the criteria are met.

Request for Legal Opinion

The Planning and Development Department respectfully requests a formal legal opinion regarding the staff interpretation of residential parking regulations under the City of Lawrenceville Code and Zoning Ordinance. Specifically, staff seeks confirmation on the application and enforceability of Chapter 36, Section 36-6 (Parking Rules for Specific Zoning Classifications) of the Code of the City of Lawrenceville, as amended in 2025, in comparison to the 2020 Zoning Ordinance, Article 5 Parking, Section Residential Parking 501.4.

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



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City of Lawrenceville Zoning Ordinance

On Wednesday, May 20, 2020, the City Council unanimously approved an ordinance amending the City of Lawrenceville Zoning Ordinance known, cited, and referred to as "2005 Lawrenceville Zoning Ordinance", and any amendments thereto by replacing the above indicated ordinance and code sections with a new zoning ordinance entitled "City of Lawrenceville Zoning Ordinance 2020", dated May 20, 2020.

In addition, the approval included Article 5 Parking, Section 501.4. which reads as follows:

"No more than four vehicles or vessels total, including those that may or may not be parked in a carport or garage, shall be parked, stopped, standing or stored on any parcel of land. Additional vehicles shall require the approval of variance."

Additionally, the Zoning Ordinance 2020 contains a conflict clause includes Article 8, General Requirements, Section 806 Repeal of Conflicting Ordinances, which reads as follows:

"All Ordinances or parts of Ordinances in conflict with this Zoning Ordinance herewith are repealed."

Code of the City of Lawrenceville

On Monday, February 24, 2025, the City Council unanimously approved a resolution amending the Code of the City of Lawrenceville Chapter 36 (Traffic and Motor Vehicles), Section 36.6. Parking Rule for specific Zoning Classifications (a)(1) which reads as follows:

"(a) Parking in residential districts shall, in addition to the requirements of the Zoning Ordinance and section 10-31 of the City of Lawrenceville Property Maintenance Ordinance, meet the following requirements:"

"(1) No more than four vehicles, including watercraft and trailers, per dwelling unit shall be parked, stopped, standing or stored on any parcel of land. Vehicles parked inside of a carport or enclosed garage shall not be counted towards the maximum number of allowed vehicles. A waiver from the requirements of this provision may be requested, at no charge, when an applicant can show that the number of vehicles does not exceed the total number of licensed drivers in the home and that all vehicles are in operable condition. Waivers are subject to review and approval by the Director of Planning and Zoning."

Additionally, the Code of the City of Lawrenceville contains a conflict clause which is included in Chapter 36, Section 36-1. – Uniform Rules of the Road.(c) Repeal., which reads as follows:

"All ordinances, Code sections or parts of ordinances or Code sections inconsistent with the provisions of this chapter are hereby repealed."



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Closing Statement

While the 2020 Zoning Ordinance establishes a stricter limit on total vehicles per property, the 2025 amendment to Chapter 36 is the controlling standard for enforcement due to its supersession/conflict clause. Under the current Code, only vehicles parked outside of garages or carports are counted toward the maximum, and an administrative waiver may be granted if the number of such vehicles does not exceed the number of licensed drivers and all vehicles are operable. Based on this provision, staff is obligated to administratively approve the requested parking waiver, and all compliance actions for residential properties should follow this standard.

Therefore, the Planning and Development Department request your formal legal opinion confirming whether this interpretation is correct and whether staff may proceed with administrative approval of the parking waiver in accordance with the 2025 Code, focusing solely on vehicles parked outside of garages or carports on the property.

Respectfully,

Todd Hargrave, Director

City of Lawrenceville

Planning and Development Department

thargrave@lawrencevillega.org

678.407.6563



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AGENDA REPORT

MEETING: BOARD OF APPEALS, NOVEMBER 17, 2025
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item: VAR2025-00148; Jose A. & Irma Garcia; 540 Canterbury Lane

Department: Planning and Development

Date of Meeting: Monday, November 17, 2025

Presented By: Todd Hargrave, Director of Planning and Development

Applicants Request: Allow an increase in driveway width on a residentially zoned property

Planning & Development Recommendation: Denial

Board of Appeals Decision:

Summary: A Variance from Section 504(A)(2) of the City of Lawrenceville Zoning Ordinance to increase the maximum allowable driveway width for a single-family dwelling from twenty-four (24) feet to forty-three (43) feet.

Attachments/Exhibits:

- VAR2025-00148_RPRT_11072025



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VARIANCE

CASE NUMBER: VAR2025-00148

Appeal Description:	Allow an increase in driveway width on a residentially zoned property
Applicant Name:	Jose A. Garcia
Development Type:	RS-180 (Single-Family Residential District)
Ordinance:	Article 5, Parking
Code Section:	Section 504 Residential Parking and Driveways, Subsection A.2.
Subdivision:	Quinn Ridge Forest, Unit 1, Lot 17, Block "E"
Property Address:	540 Canterbury Lane
Parcel #:	R5172A088

The applicant requests a Variance from Section 504(A)(2) of the City of Lawrenceville Zoning Ordinance to increase the maximum allowable driveway width for a single-family dwelling from twenty-four (24) feet to forty-three (43) feet. The intent of this section is to maintain consistent residential character, limit excessive paving within front yards, and preserve adequate open space and drainage areas within residential neighborhoods.

Since 2020, the subject property has been the focus of multiple verified Code Enforcement cases involving unpermitted driveway expansion, commercial vehicle parking, outdoor storage, and construction without permits. While the applicant has recently demonstrated willingness to comply following enforcement actions, the overall history reflects a recurring pattern of noncompliance with zoning and property maintenance standards. The existing driveway expansion was completed without prior approval and exceeds the allowable width established to maintain uniformity and visual balance within residential areas.



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Approval of the requested variance could establish an undesirable precedent, effectively undermine the purpose of Section 504(A)(2) and encourage other property owners to expand paved areas beyond code limitations. The applicant's situation does not constitute a hardship related to the physical characteristics of the property, as required for variance consideration, but rather results from self-created conditions.

Therefore, staff recommend **DENIAL** of the requested variance to increase the maximum allowable driveway width on a residentially zoned parcel from twenty-four (24) feet to forty-three (43) feet.



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PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

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

VAR2025-00148

Approval of Variance to allow a maximum driveway width of up to thirty-two (32) feet, subject to the following enumerated conditions:

1. The additional paved area shall be used exclusively for residential vehicle parking and shall not accommodate commercial vehicles, trailers, or equipment.
2. No further expansion of the driveway or paved surface area shall be permitted without prior approval from the Director of the Planning and Development Department.
3. The applicant shall install or maintain appropriate landscaping or edge treatment along the expanded area to preserve neighborhood appearance and minimize visual impact, subject to the review and approval of the Director of the Planning and Development Department.
4. The property shall remain in full compliance with all other applicable zoning, property maintenance, and building regulations.



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Reading and Adoption

Name	Title	Attendance	Vote
Cory Acuff	Board Member		
Sharon Nash	Board Member		
Leafus Thomas, III	Board Member		
Joseph Wise	Board Member		
Steven Twombly	Board Member		

Date of Action:	
Motion:	
Mover:	
Seconder:	
Vote Carried:	
Action Taken:	
Action Certified By:	Todd Hargrave
Title:	Director, Planning and Development Department
Date:	

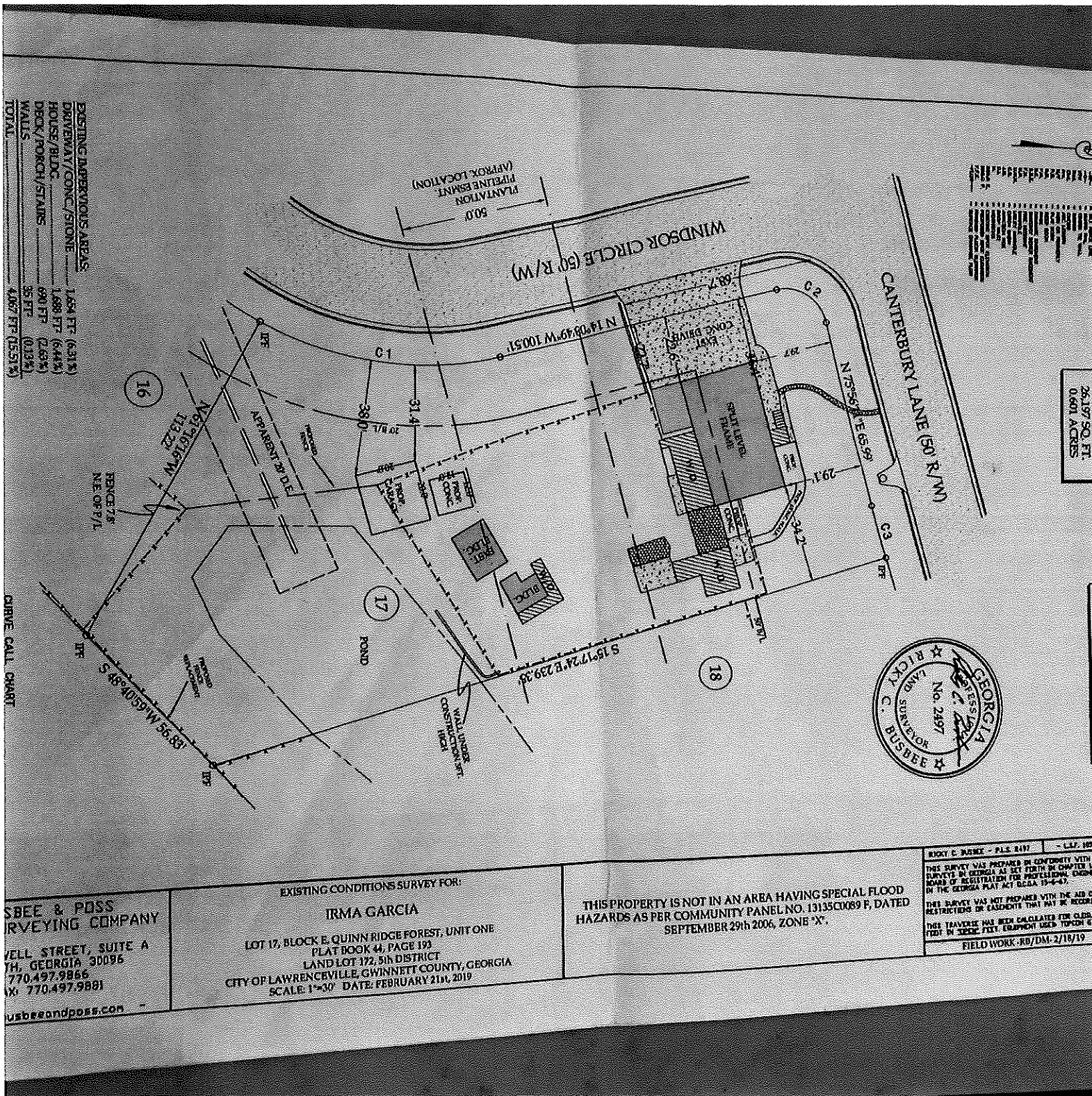
08/27/2025

Hello,

Requesting to keep our driveway as is, my wife, 2 daughters and all have vehicles to go back and forth to college and work. We can only park a single car into our driveway, meaning we cannot park behind a vehicle, that is the reason we can only widen the driveway. If we park on the side of the road we get a citation.

Jose A. Garcia

A handwritten signature in black ink, reading "Jose A. Garcia". The signature is written in a cursive style with a long horizontal line extending from the end of the name.





LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION

☐

ADMINISTRATIVE

☒

BOARD OF APPEALS

☐

CITY COUNCIL

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:

Jose A. Garcia

EMAIL:

tonsanti95@gmail.com

PHONE:

770-861-9292

STREET ADDRESS:

540 Canterbury Lane

SUITE:

CITY:

Lawrenceville

STATE:

GA

ZIP CODE:

30046

SIGNATURE OF APPLICANT:

Jose A. Garcia

DATE:

10-22-2025

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME:

Jose + Irma Garcia

EMAIL:

tonsanti95@gmail.com

PHONE:

770-861-9292

STREET ADDRESS:

540 Canterbury Lane

SUITE:

CITY:

Lawrenceville

STATE:

GA

ZIP CODE:

30046

SIGNATURE OF PROPERTY OWNER:

Jose A. Garcia

DATE:

10-22-2025

SITE INFORMATION

VARIANCE DESCRIPTION:

To allow cur-Driveway to be 43'± wide

STREET ADDRESS:

540 Canterbury Lane

SUITE/UNIT #:

CITY:

Lawrenceville

STATE:

GA

ZIP CODE:

30046

PIN:

5172 A088

LOT NO.:

17

BLOCK NO.:

E



LAWRENCEVILLE

Planning & Development

ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).

ZONING CLASSIFICATION: RS-180

ZONING CASE: N/A

PRINCIPAL USE: Residential

SECONDARY USE (AS APPLICABLE): N/A

STANDARDS FOR GRANTING A VARIANCE

A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:

- a. Arises from a condition that is unique and peculiar to the building, land, and structures involved.

- b. Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.

- c. The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.

- d. The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.

- e. The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.

- f. The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.

- g. Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?