



# 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.



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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.

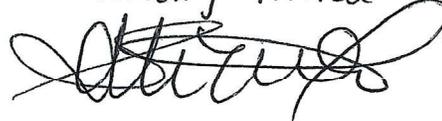
Thank you for your time and consideration.

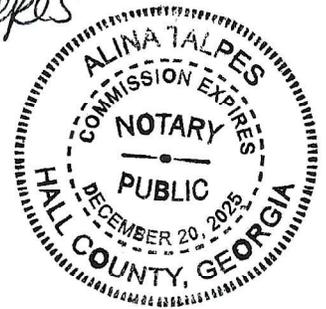
Respectfully submitted,

**Stefan Roman**

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



Notary: Alina Talpes  






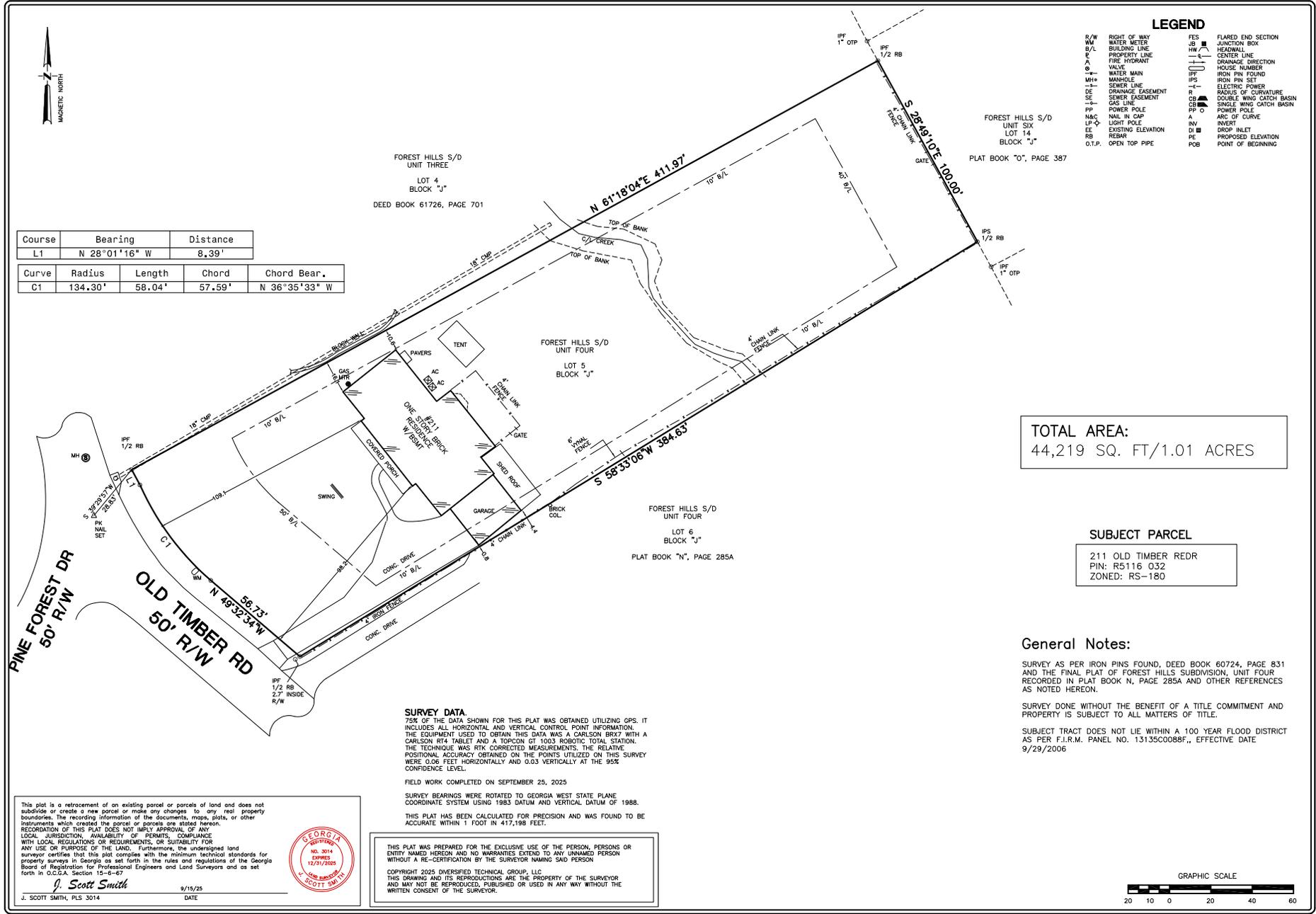
**LEGEND**

- |        |                    |     |                         |
|--------|--------------------|-----|-------------------------|
| R/W    | RIGHT OF WAY       | FES | FLARED END SECTION      |
| WM     | WATER METER        | JB  | JUNCTION BOX            |
| B/L    | BUILDING LINE      | HW  | HEADWALL                |
| PL     | PROPERTY LINE      | CL  | CENTER LINE             |
| F      | FIRE HYDRANT       | DL  | DRAINAGE DIRECTION      |
| W      | WALK               | IFP | IRON PIN FOUND          |
| MH     | MANHOLE            | IP  | IRON PIN SET            |
| SM     | SEWER MAIN         | EP  | ELECTRIC POWER          |
| SE     | SEWER EASEMENT     | R   | RADIUS OF CURVATURE     |
| DE     | DRAINAGE EASEMENT  | DCB | DOUBLE WING CATCH BASIN |
| SI     | SEWER EASEMENT     | CB  | CATCH BASIN             |
| PP     | POWER POLE         | SW  | SINGLE WING CATCH BASIN |
| N&C    | NAIL IN CAP        | A   | ARC OF CURVE            |
| LP     | LIGHT POLE         | IN  | INVERT                  |
| LE     | EXISTING ELEVATION | DI  | DROP INLET              |
| RB     | REBAR              | PE  | PROPOSED ELEVATION      |
| O.T.P. | OPEN TOP PIPE      | POB | POINT OF BEGINNING      |

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

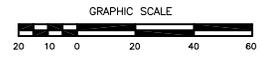
**SUBJECT PARCEL**  
211 OLD TIMBER REDR  
PIN: R5116 032  
ZONED: RS-180

**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  
DATE: 9/15/25



**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/02/25	ISSUES / REVISED

**DIVERSIFIED TECHNICAL GROUP, L.L.C.**  
Land Surveying Firm License # 357  
2700 BRANSTON HIGHWAY  
SUITE 10-430  
DUBLIN, GA 31009  
PH: 770-611-7995  
EMAIL: DTS@diversifiedllc.com



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

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

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



# 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: 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:

Notary  
11/7/25



### 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

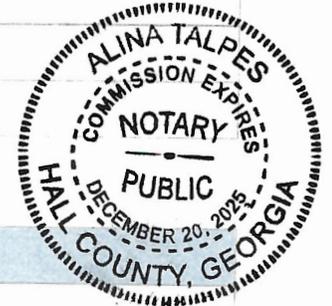
ZIP CODE: 30046

SIGNATURE OF PROPERTY OWNER:

11/7/2025

DATE:

Notary  
11/7/25



### 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