



**Applicant's Certification**

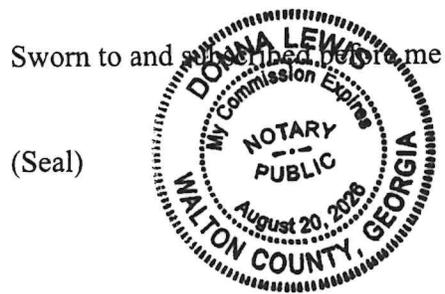
The undersigned hereby certifies that they are authorized by the property owner(s) to make this application and that all information contained herein is complete and accurate, to the best of their knowledge.

[Signature]  
Applicant's Signature

2/4/26  
Date

Austin Sanchez, Owner  
Print Name and Title

Sworn to and subscribed before me this 4th day of February, 20 26



[Signature]  
Signature of Notary Public

**Property Owner's Certification**  
(complete a separate form for each owner)

The undersigned hereby certifies that they are: (check all that apply)

- a)  the owner of record of property contained in this application, and/or
- b)  the Chief Executive of a corporation or other business entity with ownership interest in the property and is duly authorized to make this application, and

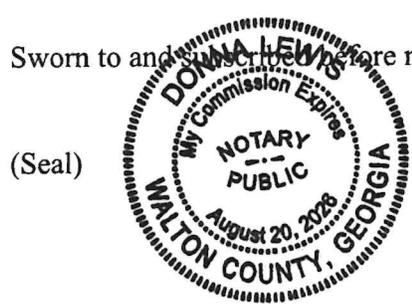
that all information contained in this application is complete and accurate to the best of their knowledge.

[Signature]  
Owner's Signature

2/4/26  
Date

Austin Sanchez, Owner  
Print Name and Title

Sworn to and subscribed before me this 4th day of February, 20 26



[Signature]  
Signature of Notary Public

APPLICANT'S RESPONSES TO EVALUATION CRITERIA (Zoning Variance)

1. What extraordinary or exceptional conditions due to size, shape or topography are present on the property in question that support the request for relief?

**I purchased a property that has 2 homes on a single parcel. I plan to split the parcel into 2 lots (one lot for each home). The current R22 zoning requires the minimum lot width to be 125 feet. The current lot width is 184 feet. Splitting the parcel into the 2 parcels would create a hardship by not being able to meet the zoning minimum lot width of 125 feet.**

2. What other conditions are unique to the property and adversely affect its reasonable use or usability as currently zoned?

**The subject property has 2 homes on one parcel.**

3. How does the application of the requirements of the applicable ordinance to the property in question create an unnecessary hardship?

**I plan to split the lot into 2 separate parcels which presents the hardship of not meeting the minimum lot width requirements for the updated parcels.**

4. Would the requested relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the applicable ordinance?

**No, this would not create any detriment to the public good or impair the purpose and intent of the current ordinance.**

5. Does the relief requested grant a use of land or building or structure that is otherwise prohibited by the applicable ordinance? **No**

Justin Sanchez  
505 Hoke O'Kelley Mill Road  
Loganville, GA 30047

February 1, 2026

City of Loganville  
Department of Planning and Zoning

Re: Letter of Intent – Zoning Variance Application  
Property Address: 3965 Pecan Street Loganville (Gwinnett)  
Parcel Number: R5160 043

Dear Members of the City of Loganville Planning and Development Committee:

I am the owner of the property located at 3965 Pecan Street / Road, which is currently zoned R-22. This letter is submitted in addition to my application for a zoning variance to allow relief from the minimum lot width requirements.

The existing parcel has a lot width of 185 feet, and currently contains two residential dwellings. I plan to separate this lot into 2 separate parcels to have one home on each parcel. As the current zoning ordinance of having a minimum lot width of 125 feet on a single parcel, the requested variance relief will allow us the ability to split the parcels.

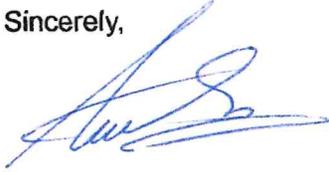
Following the approval to allow a reduced minimum lot width, both homes will be completely renovated and brought into full compliance with all applicable building codes, safety standards, and City requirements. This project will improve the condition of the property and ensure long-term code compliance for both residences.

The requested variance represents the minimum relief necessary to resolve the existing nonconformity. The proposed parcel division will be consistent with the surrounding neighborhood pattern and will not adversely impact adjacent properties, traffic, utilities, or public services. This future lot division will align with the intent of the zoning ordinance by reinforcing the one-dwelling-per-parcel standard while eliminating a nonconforming condition.

For these reasons, I respectfully request approval of the zoning variance to allow the reduced minimum lot width. I am committed to working cooperatively with City staff and am willing to comply with any

reasonable conditions associated with approval. Thank you for your time and consideration of this application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Justin Sanchez', with a stylized flourish at the end.

Justin Sanchez

**EXHIBIT A**

All that tract or parcel of land lying and being in Land Lot 160 of the 5th District, Gwinnett County, Georgia, City of Loganville, on a public road or street leading or running in a northerly direction from Line Street in Loganville, Georgia near the Baptist Church. This tract of land contains one acre, more or less, and is described more fully as follows:

Beginning at an iron pipe on the road bank of road leading north from Line Street in Loganville, Georgia and running north along said street 181 1/4 feet to an iron pin driven into shoulder of the road; thence westerly 216 feet to an iron pipe; thence southerly 209 1/2 feet to an iron pin; thence easterly to the 208 1/2 feet to beginning point at iron pipe on road bank.

This tract of land is bounded as follows: on the east by public road; on the north by Jack Sorrells' estate and a small corner lot owned by Thurmond Sorrells; on the west by lands of W. I. Still, Jr.; on the south by Sylvester Selman.

This tract of land is approximately one half of the tract of land conveyed to Sylvester Selman by S. L. Carter November 24th, 1956 and recorded by Clerk of the Superior Court, Gwinnett County, State of Georgia on December 4, 1956, in Book 132, Folio 74; said plat being incorporated herein by reference and made a part of this description.

Map for Parcel Address: 3965 Pecan St Loganville, GA 30052-2231 Parcel ID: R5160 043

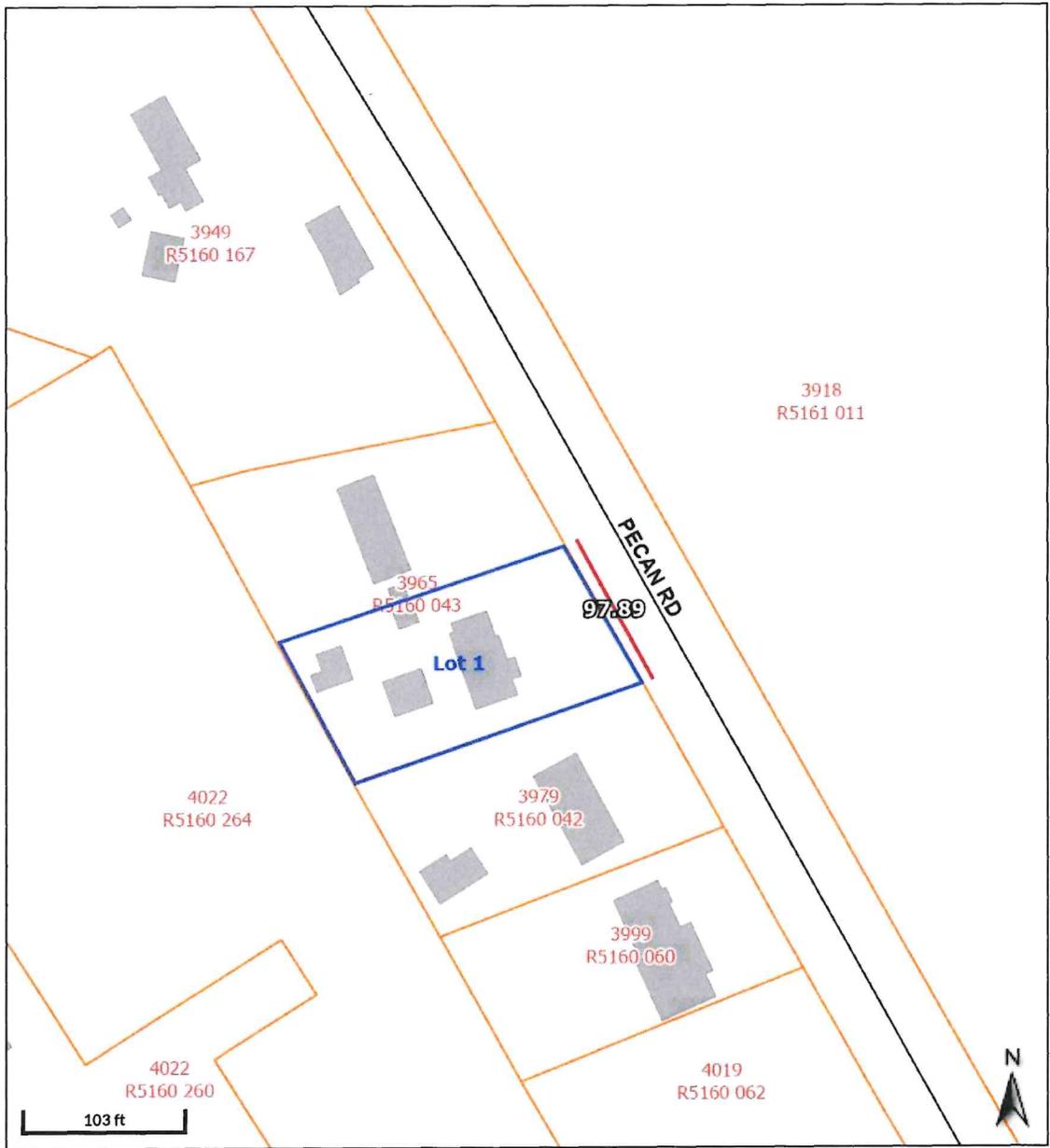


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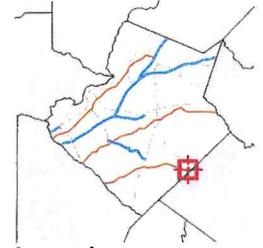
# Site Plan



Gwinnett County, GA



## Overview



## Legend

### Parcels

- Condo
- <blank>

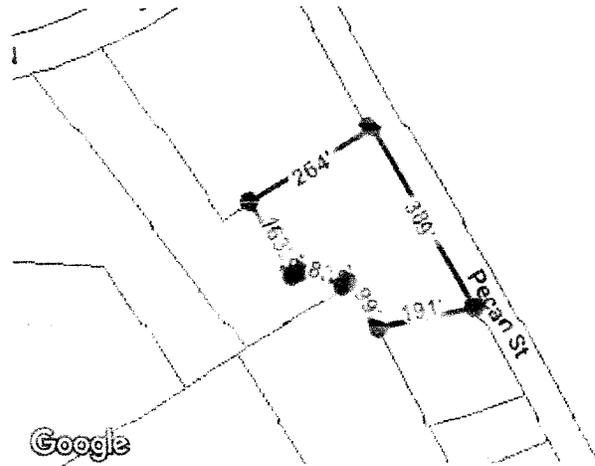
### Street Centerlines

- Freeway
- Highway
- Ramp
- Collector Distributor
- Primary Arterial
- Major Collector
- Major Arterial
- Minor Arterial
- Minor Collector
- Residential
- Private
- County Boundary
- Adjacent Counties

Date created: 2/11/2026  
Last Data Uploaded: 2/11/2026 3:18:10 AM

Developed by SCHNEIDER  
GEOSPATIAL

No Images Available



**LOCATION**

**Property Address** 3949 Pecan Rd  
Loganville, GA 30052

**Subdivision**

**County** Gwinnett County, GA

**GENERAL PARCEL INFORMATION**

**Parcel ID/Tax ID** R5160 167

**Alternate Parcel ID**

**Account Number** 2052198

**District/Ward** Loganville

**2020 Census Trct/Blk** 507.48/1

**Assessor Roll Year** 2024

**PROPERTY SUMMARY**

**Property Type** Commercial

**Land Use** Commercial Vacant Land

**Improvement Type**

**Square Feet**

**CURRENT OWNER**

**Name** Lackey Bobby Lewis Lackey Oscar

**Mailing Address** 705 Kendall Ct  
Monroe, GA 30655-2636

**SCHOOL ZONE INFORMATION**

**Trip Elementary School** 3.3 mi  
Elementary: K to 5 Distance

**Bay Creek Middle School** 3.3 mi  
Middle: 6 to 8 Distance

**Grayson High School** 1.5 mi  
High: 9 to 12 Distance

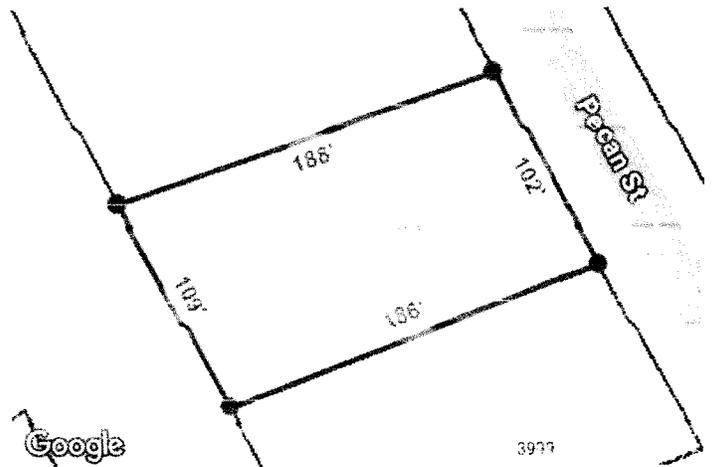
**SALES HISTORY THROUGH 01/05/2026**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/8/2015		Lackey Bobby L & Lackey Oscar	Lackey Hortense	Warranty Deed		53620/582 2015-013682
9/1/1993		Lackey Hortense	Lackey Hortense			9259/223

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
<b>Appraisal Year</b>	2024	<b>Assessment Year</b>	2024
<b>Appraised Land</b>	\$420,000	<b>Assessed Land</b>	\$168,000
<b>Appraised Improvements</b>		<b>Assessed Improvements</b>	
<b>Total Tax Appraisal</b>	\$420,000	<b>Total Assessment</b>	\$168,000
		<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	

No Images Available



**LOCATION**

**Property Address** 3979 Pecan Rd  
Loganville, GA 30052

**Subdivision**

**County** Gwinnett County, GA

**GENERAL PARCEL INFORMATION**

**Parcel ID/Tax ID** R5160 042

**Alternate Parcel ID**

**Account Number** 526223

**District/Ward** Loganville

**2020 Census Trct/Blk** 507.48/1

**Assessor Roll Year** 2024

**PROPERTY SUMMARY**

**Property Type** Residential

**Land Use** Residential Sfr

**Improvement Type** Conventional

**Square Feet** 1560

**CURRENT OWNER**

**Name** Lomas Adrian

**Mailing Address** 3979 Pecan St  
Loganville, GA 30052-2231

**SCHOOL ZONE INFORMATION**

**Trip Elementary School** 3.3 mi  
Elementary: K to 5 Distance

**Bay Creek Middle School** 3.4 mi  
Middle: 6 to 8 Distance

**Grayson High School** 1.6 mi  
High: 9 to 12 Distance

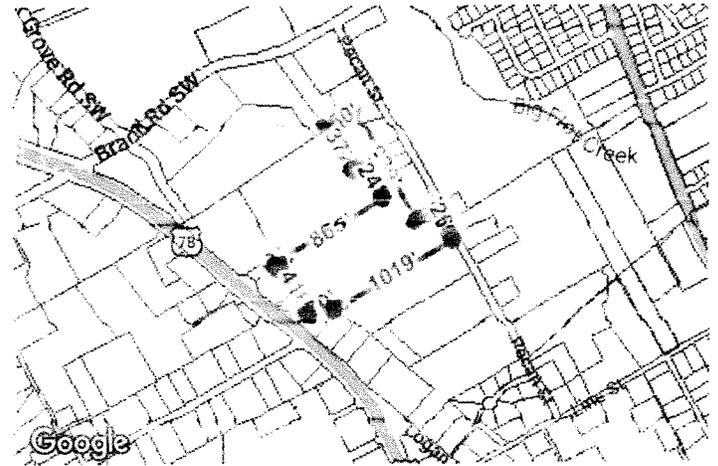
**SALES HISTORY THROUGH 01/05/2026**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/15/2016	\$89,000	Lomas Adrian	Star Homes Enterprises LLC	Warranty Deed		54466/110 2016-019838
6/2/2015	\$50,100	Star Homes Enterprises LLC	Williams Troy L & Afb&T	Foreclosure		53672/880 2015-015952

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
<b>Appraisal Year</b>	2024	<b>Assessment Year</b>	2024
<b>Appraised Land</b>	\$50,000	<b>Assessed Land</b>	\$20,000
<b>Appraised Improvements</b>	\$168,900	<b>Assessed Improvements</b>	\$67,560
<b>Total Tax Appraisal</b>	\$218,900	<b>Total Assessment</b>	\$87,560
		<b>Exempt Amount</b>	
		<b>Exempt Reason</b>	

No Images Available



**LOCATION**

**Property Address** 4022 Atlanta Hwy  
Loganville, GA 30052-2297

**Subdivision**

**County** Gwinnett County, GA

**GENERAL PARCEL INFORMATION**

**Parcel ID/Tax ID** R5180 264

**Alternate Parcel ID**

**Account Number** 33289696

**District/Ward** Loganville

**2020 Census Trct/Blk** 507.48/1

**Assessor Roll Year** 2024

**PROPERTY SUMMARY**

**Property Type** Commercial

**Land Use** Community Shopping Mall

**Improvement Type** Retail Store

**Square Feet** 133375

**CURRENT OWNER**

**Name** B33 North Logan Commons 3 LLC

**Mailing Address** 601 Union St  
Seattle, WA 98101-2341

**SCHOOL ZONE INFORMATION**

**Trip Elementary School** 3.4 mi  
Elementary: K to 5 Distance

**Bay Creek Middle School** 3.4 mi  
Middle: 6 to 8 Distance

**Grayson High School** 1.6 mi  
High: 9 to 12 Distance

**SALES HISTORY THROUGH 01/05/2026**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
4/3/2025	\$23,900,000	B33 North Logan Commons 3 LLC	Bva North Logan LLC	Limited Warranty Deed	2	61775/1
6/12/2020	\$15,600,000	Bva North Logan LLC	Cole Mt Loganville Ga LLC	Limited Warranty Deed	2	57581/514 2020-014474
7/12/2013	\$20,800,000	Cole Mt Loganville Ga LLC	Faison Logan North LLC	Warranty Deed	2	52377/116 2013-024517
12/21/2007	\$5,383,025	Multiple Owners	Stiff Alice S		2	48531/401

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount
<b>Appraisal Year</b>	2024	<b>Assessment Year</b>	2024
<b>Appraised Land</b>	\$2,515,600	<b>Assessed Land</b>	\$1,006,240
<b>Appraised Improvements</b>	\$11,341,400	<b>Assessed Improvements</b>	\$4,536,560

## Summary

Parcel ID R5161011  
 Alternate ID 0526525  
 Routing Number 36  
 Property Address 3918 PECAN RD  
 LOGANVILLE, GA 30052  
 Legal Description OFF HWY 78  
 (Note: Not to be used on legal documents)  
 Acreage 28.51  
 Tax District 08  
 Property Class 112 - Conservation Improved  
 Homestead Exemption No



## View Map

## Primary Owner

RICHARDS MARY ANN KILGORE  
 988 ULYSSES ST  
 LEXINGTON, NC 27292-5229

## Ownership Information

Owner Name	Percent Interest	Role Type	Ownership Type	Party Type
RICHARDS MARY ANN KILGORE	50 %	Joint Tenancy	Owner	Individual
RICHARDS RODNEY KELVIN Sr	50 %	Joint Tenancy	Owner	Individual

## Land

Land Type	Acreage	Eff. Frontage	Eff. Depth
R01 - Primary Site	1	0	0
Undeveloped	15.51	0	0
R03 - Residual	2	0	0
R08 - Flood Plain	10	0	0

## Buildings

Card	Occupancy	Roof Structure	Roof Cover	Heating	A/C	Stories	Bedrooms	Half Baths	Full Baths	Total Baths	ExteriorWalls	AtticSqft	BasementFinish	BasementFinishSqFt	BasementSqft	ConstructionType	GrossSqft	GroundFloorSqft	LivingSqft	Garage	PatioDeckArea
R01	Single family	Gable-Hip	Comp sh 240-260#	Undefined	Central Air	1	3	0	1	1	Vinyl siding (Fir: 1.0)	0	None	0	0	Wood frame (Fir: 1.0)	1312	1312	1312		

# Justification Analysis

## Zoning Variance Request – Minimum Lot Width

**Property Address:** 3965 Pecan Road (Gwinnett)

**Zoning District:** R-22

### 1. Existing Conditions and Nonconformity

The property currently consists of a single parcel with two separate residential dwellings that have been grandfathered into the current zoning ordinance. Under the R-22 zoning district, only one single-family dwelling is permitted per parcel. As a result, the property is presently in a nonconforming condition.

The proposed parcel split is intended to correct this nonconformity by placing each existing dwelling on its own legally conforming parcel, thereby aligning the property with the fundamental intent of the zoning ordinance.

### 2. Practical Difficulty / Hardship

The hardship prompting the variance relief arises directly from the unique physical and development characteristics of the property. The existing dwellings were designed and sited on the original parcel in a manner that does not easily translate to two fully conforming R-22 lots under current dimensional standards.

Following the proposed parcel division, the compliance of the minimum lot width of 125 feet requirement creates a practical difficulty due to:

- The size and configuration of the original parcel
- The fixed locations of the existing dwellings

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### 3. Minimum Relief Necessary

The variances requested represent the minimum relief necessary to allow reasonable use of the property while correcting the existing zoning violation. No additional dwelling units are proposed, and no intensification of use is requested.

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#### **4. Consistency with Zoning Intent**

Granting the requested variances is consistent with the intent of the R-22 zoning district and the zoning ordinance as a whole. The proposal:

- Reinforces the one-dwelling-per-parcel standard
- Eliminates an existing nonconforming condition
- Encourages compliance with current building codes
- Preserves the established residential character of the neighborhood

Rather than undermining zoning objectives, the variances facilitate compliance and responsible land use.

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#### **5. Impact on Surrounding Properties and Public Welfare**

The proposed relief of this variance will not negatively impact surrounding properties or the public interest. The existing residential use of the site will remain unchanged.

The project will not adversely affect traffic, drainage, utilities, access, light, air, or privacy for neighboring properties.

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#### **6. Conclusion**

The requested variances are justified due to the unique conditions of the property, the need to resolve an existing zoning nonconformity, and the absence of negative impacts on the surrounding area. Granting the variances will allow the property to be used in a manner consistent with the zoning ordinance while promoting public safety, neighborhood compatibility, and long-term code compliance.

For these reasons, approval of the requested variances is warranted.