CITY OF SNELLVILLE
BOARD OF ZONING APPEALS

REGULAR MEETING MINUTES
May 12, 2026

Council Chambers, City Hall, 2342 Oak Road

Members Present: Emmett Clower, Vice-Chair; Bobby Howard; Deborah Jones; Betty Ann Kumin; and Lori-Ann Johnson.

Member Absent: None. Post 4 is vacant.

Staff Present: Jason Thompson, Planning Director; Daniel Smith and John Dennis, Zoning Administrators.

CALL TO ORDER

Vice-Chair Emmett Clower called the May 12, 2026 regular meeting to order at 7:30 p.m.

APPROVAL OF AGENDA

Betty Ann Kumin made a motion to approve the May 12th regular meeting agenda.

Lori-Ann Johnson made a second to the motion.

A vote was taken; voted five (5) in favor, zero (0) opposed, motion approved.

APPROVAL OF MINUTES

Lori-Ann Johnson made a motion to approve the October 14, 2025 regular meeting minutes.

Deborah Jones made a second to the motion.

A vote was taken; voted four (4) in favor, zero (0) opposed, one (1) abstention by Bobby

Howard, motion approved.

OLD BUSINESS

ELECTION OF OFFICERS AND APPOINTMENT OF SECRETARY

Betty Ann Kumin nominated Bobby Howard as Chairman of the Board.

Deborah Jones made a second to the motion.

A vote was taken; voted four (4) in favor, zero (0) opposed, one (1) abstention by Bobby Howard, motion approved.

Deborah Jones nominated Emmett Clower as Vice-Chairman of the Board.

Betty Ann Kumin made a second to the motion.

A vote was taken; voted five (5) in favor, zero (0) opposed, motion approved.

Betty Ann Kumin nominated The City of Snellville Staff as Secretary to the Board.

Lori-Ann Johnson made a second to the motion.

A vote was taken; voted five (5) in favor, zero (0) opposed, motion approved.

NEW BUSINESS

#BOA 26-01 - Application by Jesus Polidura (property owner) requesting variances: 1) to reduce the minimum 10-feet setback from the adjacent rear and side lot lines to 4-feet (rear) and 3.9-feet (side) for a 140 sq. ft. roofed accessory structure (storage shed); 2) to reduce the minimum 15-feet setback from the rear and side lot lines to 5-feet (rear) and 13-feet (side) for a 24-feet diameter round above-ground swimming pool; and 3) to allow encroachment into the 40-feet rear building setback of 18.5-feet (13.5-feet from rear lot line) for an uncovered pool surround deck on the 0.32 acre single-family (detached) residential property, zoned RS-30, Lot 11 Block A, Lakes of Summit Subdivision, 1086 Masters Ln, Snellville, Georgia (Tax Parcel 5100 081).

Planning Director Jason Thompson presented a summary of the requested variance from UDO Sec. 201-1.6.B.2. (Accessory Use and Structure Setback Requirements) to reduce the minimum 10-feet setback from the adjacent rear and side lot lines to 4-feet (rear) and 3.9-feet (side) for a 140 sq ft roofed accessory structure; UDO Sec. 201-1.6.B.3. (Accessory Use and Structure Setback Requirements) to reduce the minimum 15-feet setback from the rear and side lot lines to 5-feet (rear) and 13-feet (side) for a 24-feet diameter round above-ground swimming pool; and 201-1.5.B.7. (Building Setback Encroachments) to allow encroachment

into the 40-feet rear building setback of 18.5 feet for an uncovered pool surround deck.

The Planning Department recommends approval with the condition that building permits be obtained within 60 days and Certificate of Completion issued upon passage of a final building inspection by the building inspector.

Mr. Thompson answered questions from the Board.

Jesus Polidura and Sulaka Polidura. 1086 Masters Ln, Snellville were present and answered questions from the Board

Vice-Chair Clower opened the meeting to public comment.

No one came forward.

Vice-Chair Clower asked Mr. Thompson to read the staff recommendations into the record.

Mr. Thompson stated the Planning Department recommends approval of the following variances from the UDO:

a) Sec. 201-1.6.B.2. (Accessory Use and Structure Setback Requirements) to reduce the minimum 10-feet building setback from the side lot line to 3.6-feet for a 140 sq. ft. storage building ("Structure 1");

b) Sec. 201-1.6.B.3. (Accessory Use and Structure Setback Requirements) to reduce the minimum 15-feet building setback to 5-feet from the rear lot line and 13-feet from the side lot line for an above-ground swimming pool (Structure 2"); and

c) Sec. 201-1.5.B.7. (Building Setback Encroachments) to allow encroachment into the 40-feet rear building setback of 18.5-feet (13.5-feet from rear lot line) for an uncovered pool surround deck (Structure 3").

Subject to the following recommended Condition:

1. Within 60-days of variance approval, Property Owner shall obtain Building Permit(s) for ("Structure 1", "Structure 2" and "Structure 3", and obtain a Certificate of Completion for each structure upon passage of a final building inspection by the Building Official.

Vice-Chair Clower asked for a motion.

Betty Ann Kumin made a motion to **approve** #BOA 26-01 for the three (3) variances as read into the record by Mr. Thompson and subject to the recommended condition.

Bobby Howard made a second to the motion.

Vice-Chair Clower asked for discussion.

There was none.

A vote was taken; voted four (4) in favor, zero (0) opposed, one (1) abstention by Lori-Ann Johnson, motion approved.

ANNOUNCEMENTS

Mr. Thompson announced the retirement of John Dennis from his position of Zoning Administrator and thanked him for his service to the City, extending the City's best wishes to his future.

ADJOURNMENT

Vice-Chair Clower asked for a motion to adjourn the meeting

Lori-Ann Johnson made a motion to adjourn.

Betty Ann Kumin Made a second to the motion.

A vote was taken; voted five (5) in favor, zero (0) opposed, motion approved.

The Regular Meeting adjourned at 7:48 p.m.

Bobby Howard

Bobby Howard, Chairman

Daniel Smith

Daniel Smith, Secretary

THESE ARE OFFICIAL MINUTES AND WERE APPROVED BY THE BOARD OF APPEALS AT THE 10/20/26 SPECIALLY CALLED MEETING.