



**CITY OF SNELLVILLE
PLANNING & DEVELOPMENT DEPARTMENT
BOARD OF APPEALS**

VARIANCE CASE SUMMARY

October 20, 2026

CASE NUMBER:	#BOA 26-04
VARIANCE REQUEST:	UDO Sec. 202-2.7. (RS-30 Single-Family Residential Building Placement) to reduce the 36-foot rear building setback to a 27-foot 8-inch setback.
LOCATION:	1880 Glenhurst Drive, Snellville, Georgia
TAX PARCEL:	R5041 277
CURRENT ZONING:	RS-30 (Single-Family Residential) District
DEVELOPMENT/PROJECT:	Demolition and reconstruction of a sunroom
PROPERTY OWNER/APPLICANT:	Mathew Koshy 1880 Glenhurst Dr, Snellville, Georgia
RECOMMENDATION:	Approval



**CITY OF SNELLVILLE
PLANNING & DEVELOPMENT DEPARTMENT
BOARD OF APPEALS**

VARIANCE CASE ANALYSIS

October 20, 2026

TO: Snellville Board of Appeals

REGULAR MEETING DATE: October 20, 2026

FROM: Jason Thompson, Director
Department of Planning and Development

CASE NUMBER: #BOA 26-04

REQUEST:

The Department of Planning and Development has received a variance application from Mathew Koshy requesting variance from the Unified Development Ordinance (UDO) 202-2.7. (RS-30 Single-Family Residential Building Placement) to reduce the 36-foot rear building setback to a 27-foot 8-inch setback.

VARIANCE ANALYSIS:

The subject property is a 0.13± acre lot in the Carrington Subdivision, located off of Dogwood Road. The 2,064 square foot home was initially constructed in the year 2000.

The applicant is asking for variance from the rear yard building setback required for their property. According to the UDO, the rear yard building setback would normally be 40 feet for an RS-30 lot; however, due to an administrative variance approved March 24, 2000, the setback was reduced to 36 feet to allow a home to fit within the lot. The construction that resulted from the administrative variance created a scenario where the home has no room for

any further construction.

Applicant Mathew Koshy purchased the subject property in 2012. Prior to his purchase, a sunroom was added onto the property without a permit some time before 2008. With the administrative variance, this structure encroaches into the rear yard building setback by approximately 10-feet. Mr. Koshy initially came to the Planning Department to permit reconstruction of the sunroom. Per Mr. Koshy, the current angle of the sunroom's roof causes water to enter the rest of the home. He has requested a permit to demolish and reconstruct the sunroom to prevent further water intrusion and expand the kitchen.

The property located to the south of the rear lot line of the subject site is currently listed as HOA vacant land, in the ownership of Carrington Village HOA INC. This property is not intended for personal use for the adjoining properties and Mr. Koshy's proximity to the site should theoretically cause no disturbance.

STANDARDS FOR CONSIDERATION:

Pursuant to Sec. 103-7.2.B of Chapter 100 of the UDO, the City of Snellville Zoning Ordinance, the City finds the following standards are relevant in considering all applications for a Variance.

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures, or buildings in the same zoning district;

Applicant Response: *The property contains an existing rear sunroom that was constructed prior to our purchase of the home in 2012. We recently learned that the structure was never permitted and currently encroaches into the rear setback. The existing sunroom has significant water intrusion caused by its flat roof design, allowing water to enter the residence.*

2. That literal interpretation of the provisions of this UDO would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this UDO;

Applicant Response: *Denial of the variance would prevent us from reasonably renovating and replacing a deteriorated portion of our home while maintaining functionality comparable to other single-family residences. Our goal is to replace an aging structure with one that meets current building standards and protects the home from continued water damage.*

3. That the special conditions and circumstances do not result from the actions of the applicant; and

Applicant Response: *We purchased the property in 2012 with the existing sunroom already constructed. We had no knowledge that it had not been permitted or that it encroached into the required setback. The hardship was created prior to our ownership and was not the result of any action on our part.*

4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this UDO to other lands, structures, or buildings in the same district.

Applicant Response: *The requested variance is limited to the minimum necessary to replace a deteriorated structure and improve the home's functionality. The project will not negatively impact neighboring properties, obstruct views, or alter the residential character of the neighborhood. We are requesting only the relief necessary to complete this renovation safely and legally.*

Staff Response: The applicant is seeking to repair damage that could have been preventable if the previous owner had permitted the structure. Due to the fact the applicant did not create a circumstance where the code was broken and is instead attempting to rectify the situation; it is the opinion of Staff that the application should be approved.

STAFF RECOMMENDATION:

The Department of Planning and Development recommends: **APPROVAL** of variance from UDO Sec. 202-2.7. (RS-30 Single-Family Residential Building Placement) to reduce the 36-foot rear building setback to a 27-foot 8-inch setback to allow for the construction of the sunroom; subject to the following recommended **Condition**.

1. Within 60-days of variance approval, Property Owner/Applicant shall obtain a Building Permit for the sunroom and obtain a Certificate of Completion for the structure upon passage of a final building inspection by the Building Official.