



**MUNICIPAL-GWINNETT COUNTY  
ZONING BOARD OF APPEALS**

**PUBLIC HEARING AGENDA**

**GWINNETT JUSTICE AND ADMINISTRATION CENTER  
TUESDAY, JULY 13, 2021, AT 6:30 P.M.**

AS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT OF 1992, THE GWINNETT COUNTY GOVERNMENT DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY AND WILL ASSIST CITIZENS WITH SPECIAL NEEDS GIVEN PROPER NOTICE (SEVEN WORKING DAYS). FOR INFORMATION, PLEASE CALL 770.822.8165.

- A. CALL TO ORDER, PLEDGE TO FLAG
- B. OPENING REMARKS BY CHAIRMAN AND RULES OF ORDER
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES

JUNE 8, 2021 MEETING

- E. ANNOUNCEMENTS
- F. NEW BUSINESS

- 1. CASE NUMBER: **ZVR2021-00067**  
APPLICANT/CONTACT: STANISLAV PETRASCO  
PHONE NUMBER: 678-270-8724  
ZONING: R-100  
LOCATION: 1635 ROUND ROAD  
MRN (DIST, LL, PARCEL): R5185 052  
PROPOSED DEVELOPMENT: ACCESSORY STRUCTURE  
VARIANCE REQUESTED: ALLOW ACCESSORY STRUCTURE IN FRONT YARD  
COMMISSION DISTRICT: 3 (WATKINS)

- 2. CASE NUMBER: **ZVR2021-00068**  
APPLICANT/CONTACT: SEAN GARRETT  
PHONE NUMBER: 678-227-0378  
ZONING: R-100 CSO  
LOCATION: 4972 GARDEN BROOKE COURT  
MRN (DIST, LL, PARCEL): R3005 769  
PROPOSED DEVELOPMENT: ACCESSORY STRUCTURE OR USE  
VARIANCES REQUESTED: ALLOW POOL IN SIDE YARD  
COMMISSION DISTRICT: 3 (WATKINS)

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3. CASE NUMBER: **ZVR2021-00069**  
APPLICANT: ATWELL, LLC  
CONTACT: THEO STONE  
PHONE NUMBER: 770-789-6415  
ZONING: C-2  
LOCATION: 1093 SCENIC HWY  
MRN (DIST, LL, PARCEL): R5086 628  
PROPOSED DEVELOPMENT: TIRE STORE  
VARIANCE REQUESTED: INCREASE MAXIMUM ALLOWED NUMBER OF  
PARKING SPACES FROM 24 TO 35 SPACES  
COMMISSION DISTRICT: 3 (WATKINS)
4. CASE NUMBER: **ZVR2021-00070**  
APPLICANT: SATELLITE COMMERCIAL PROPERTIES, LLC  
CONTACT: MELODY GLOUTON, ESQ.  
PHONE NUMBER: 770-822-0900  
ZONING: C-2  
LOCATION: 2140 SATELLITE BLVD.  
MRN (DIST, LL, PARCEL): R7116 057  
PROPOSED DEVELOPMENT: CONVENIENCE STORE WITH FUEL PUMPS/RETAIL  
BUILDING  
VARIANCE REQUESTED: ALLOW INCREASE OF 70-FOOT MAXIMUM FRONT  
SETBACK  
COMMISSION DISTRICT: 1 (CARDEN)
5. CASE NUMBER: **ZVR2021-00071**  
APPLICANT/CONTACT: JASON THOMPSON  
PHONE NUMBER: 347-350-1226  
ZONING: R-100  
LOCATION: 1496 HAYNES COURT  
MRN (DIST, LL, PARCEL): R5106 102  
PROPOSED DEVELOPMENT: ACCESSORY STRUCTURE  
VARIANCE REQUESTED: ALLOW ENCROACHMENT OF 19.1 FEET INTO THE  
35-FOOT FRONT SETBACK  
COMMISSION DISTRICT: 3 (WATKINS)

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6. CASE NUMBER: **ZVR2021-00072**  
APPLICANT/CONTACT: JASON THOMPSON  
PHONE NUMBER: 347-350-1226  
ZONING: R-100  
LOCATION: 1496 HAYNES COURT  
MRN (DIST, LL, PARCEL): R5106 102  
PROPOSED DEVELOPMENT: ACCESSORY STRUCTURE  
VARIANCE REQUESTED: ALLOW ENCROACHMENT OF 4.8 FEET INTO THE  
10-FOOT SIDE SETBACK  
COMMISSION DISTRICT: 3 (WATKINS)

K. ADJOURNMENT