

ZONING BOARD OF APPEALS

PUBLIC HEARING OFFICIAL MINUTES

**GWINNETT JUSTICE & ADMINISTRATION CENTER AUDITORIUM,
75 LANGLEY DRIVE LAWRENCEVILLE, GA 30046**

HEARING DATE: JULY 13, 2021

PUBLIC HEARING AT 6:30 P.M.

ATTENDANCE: PAULA HASTINGS, JEFF TIMLER, MATT PEEVY, JIM NASH

**STAFF MEMBERS IN ATTENDANCE: MATT DICKISON, CYNDI SLOAN, SOLEEN KARIM,
GABRIELLE CAZEAU, CATHERINE LONG**

APPROVAL OF AGENDA:

MOTION	2nd	ACTION TAKEN	VOTES
MP	JN	APPROVED	4-0

APPROVAL OF PREVIOUS MONTH MEETING MINUTES:

MOTION	2nd	ACTION TAKEN	VOTES
MP	JN	APPROVED	4-0

ANNOUNCEMENTS: NONE

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)
1. The accessory structure shall be located in general conformance with Exhibit B: Site Plan.
 2. The exterior of the accessory structure shall be consistent with materials used on the primary residential structure.
 3. Applicant shall provide a minimum of five 15-gallon cryptomeria japonica to be planted 5 feet on center, along the property line, between the accessory building and the fence per review and approval of the Planning and Development Director.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: JT
SECOND: JN
MOTION TO: APPROVE WITH STAFF RECOMMENDED CONDITIONS
ACTION TAKEN / VOTES: APPROVED WITH STAFF RECOMMENDED
CONDITIONS/ 4-0

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)

APPLICANT PRESENT: NO
OPPOSITION: NO
MOTION: JT
SECOND: JN
MOTION TO: DENY WITHOUT PREJUDICE
ACTION TAKEN / VOTES: DENY WITHOUT PREJUDICE / 4-0

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: 4 (FOSQUE)

1. The development shall be in substantial conformity with Exhibit B: Site Plan.

APPLICANT PRESENT: YES
OPPOSITION: NO
MOTION: JT
SECOND: JN
MOTION TO: APPROVE WITH STAFF RECOMMENDED CONDITIONS
ACTION TAKEN / VOTES: APPROVED WITH STAFF RECOMMENDED
CONDITIONS / 4-0

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)

1. The development shall be in substantial conformity with Exhibit B: Site Plan.
2. The applicant shall provide a minimum four-foot-wide pedestrian walkway from the adjacent sidewalk to the building entrance which may consist of a concrete sidewalk and/or a clearly marked walkway across internal driveways and/or maneuvering areas consisting of a raised crosswalk or a variation in materials per review and approval of the Director of Planning and Development.

APPLICANT PRESENT: YES

OPPOSITION: NO

MOTION: PH

SECOND: JN

MOTION TO: APPROVE WITH AMENDED STAFF CONDITIONS

ACTION TAKEN / VOTES: APPROVED WITH AMENDED STAFF CONDITIONS / 4-0

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
ALLOW ENCROACHMENT OF 19.1
FEET INTO THE 35-FOOT FRONT
SETBACK
COMMISSION DISTRICT: 3 (WATKINS)

1. The applicant shall construct an enclosed climate-controlled hallway that connects the primary structure to the garage. This hallway shall be

constructed with the same or similar and compatible exterior style, materials, roof type and slope, doors, window style and proportions, color, trim and landscaping as the principal dwelling.

2. The applicant shall plant vegetative screening along the side southwest lot line.
3. The applicant shall convert the addition into occupiable enclosed space, designed and constructed for human occupancy and equipped with means of egress, and light and ventilation facilities in accordance with the applicable codes.
4. The applicant shall close the southernmost driveway entrance, remove all existing concrete, and grass and/or landscape the area.
5. The applicant shall secure all necessary permits and approvals from the County prior to commencing work.

APPLICANT PRESENT: YES

OPPOSITION: YES

MOTION: JT

SECOND: JN

MOTION TO: APPROVE WITH AMENDED STAFF CONDITIONS

ACTION TAKEN / VOTES: APPROVED WITH AMENDED STAFF CONDITIONS / 4-0

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)

1. The applicant shall construct an enclosed climate-controlled hallway that connects the primary structure to the garage. This hallway shall be constructed with the same or similar and compatible exterior style, materials, roof type and slope, doors, window style and proportions, color, trim and landscaping as the principal dwelling.
2. The applicant shall plant vegetative screening along the side southwest lot line.
3. The applicant shall convert the addition into occupiable enclosed space, designed and constructed for human occupancy and equipped with means of egress, and light and ventilation facilities in accordance with the applicable codes.
4. The applicant shall close the southernmost driveway entrance, remove all existing concrete, and grass and/or landscape the area.
5. The applicant shall secure all necessary permits and approvals from the

County prior to commencing work.

APPLICANT PRESENT: YES

OPPOSITION: YES

MOTION: JT

SECOND: JN

MOTION TO: APPROVE WITH AMENDED STAFF CONDITIONS

ACTION TAKEN / VOTES: APPROVED WITH AMENDED STAFF CONDITIONS / 4-0

ADJOURN:

MOTION TO ADJOURN	SECOND	ACTION / VOTES	TIME ADJOURNED
JT	JN	4-0	6:58PM