

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: V-2008-008
REQUEST: ACCESSORY BUILDING IN EXCESS OF 800
SQUARE FEET
APPLICABLE SECTION: SECTION 501.A.1.c
LOCATION: 3514 SUWANEE CREEK ROAD
DISTRICT/LAND LOT: 7-197-011
ZONING: R-140
DEVELOPMENT: DETACHED GARAGE

APPLICANT/OWNER: MARC AND CHRISTINE ALICEA
3514 SUWANEE CREEK ROAD
SUWANEE, GA 30024

CONTACT: CHRISTINE HUGHES **PHONE:** (678) 682-3567

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ANALYSIS:

The applicant seeks a variance from Section 501.A.1.c of the City of Suwanee Zoning Ordinance to allow for the construction of a detached three car garage larger than 800 square feet. The proposed garage has a 2,400 square foot first floor with an additional 1,400 square feet of storage space above. The subject property is 2.35 acres in size and is located on the corner of Suwanee Creek Road and Rising Fawn Trail.

Section 500.A.1.c states, "An accessory building, to include a guest house, a relative residence, a garage, a storage building, etc. shall not exceed 800 square feet of gross floor area." Including the garage and storage space the structure exceeds the maximum allowed size by approximately 3,000 square feet. Due to the size of the garage, a variance would be necessary to construct the building as proposed.

The subject parcel is an approximately 2.35 acre site. The site is wooded with mature vegetation that screens the site from Rising Fawn Trail with some screening along Suwanee Creek Road. Access to the site is provided via two gravel driveways off Suwanee Creek Road and one concrete driveway off of Rising Fawn Trail. The subject property also contains an approximately 3,300 square foot house. The house is two stories with a basement.

The subject property is located at the corner of Rising Fawn Trail and Suwanee Creek Road in Rising Fawn Estates subdivision. It is surrounded by large residential lots. To the north of the subject property, across Suwanee Creek Road in unincorporated Gwinnett County, are single-family residences zoned R-100. To the south and east of the subject property are single-family residential lots zoned R-140 with Rising Fawn Estates Subdivision. To the west of the subject property, along Suwanee Creek Road are homes zoned R-140.

The subject property is a large lot with approximately 450' of frontage along Suwanee Creek Road and approximately 280' of frontage along Rising Fawn Trail. The proposed structure would be located in the rear yard at the end of the gravel driveway, approximately 150' off of Suwanee Creek Road and approximately 235' from Rising Fawn Trail. The primary residence is located approximately 100' from Suwanee Creek Road. The proposed garage is located approximately 90 feet from the house. It appears the proposed structure would be located outside all of the required setbacks for primary structures.

The applicant requests a variance in order to construct a three car garage that is approximately 3,830 square feet to replace an existing deteriorating two car garage. The applicant has removed the garage that was approximately 1,800 square feet. The proposed structure will include a half-bathroom on the ground floor and an unfinished heated attic (approximately 1,400 square feet) that will be used for storage only. The existing single-family home totals approximately 3,300 square feet including approximately 900 square feet of basement. The proposed accessory structure has more total square footage garage, but the primary residence will be located closer to both roads and is taller than the proposed garage. It should be noted that the applicant has enough property and road frontage to subdivide the land into two lots and build the same size structure on the second lot.

The City of Suwanee's Zoning Ordinance grants the Zoning Board of Appeals the authority to grant variances. According to Section 2006 of the Ordinance, the Board is authorized to grant variances when literal enforcement of the Ordinance will result in unnecessary hardship to a property owner. The zoning ordinance also states that variances may be granted when, "relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of the Zoning Ordinance."

In conclusion, although the applicant's request may not rise to the strict level of hardship due to size, shape or topography, it is unlikely the structure would cause either substantial detriment to the public good or impair the purposes or intent of the zoning ordinance. The structure is set back further from both roads and is behind the primary residence. The structure will be used as a garage and for additional storage, which are accessory uses. The proposed structure would replace a deteriorating 2-car garage / storage building. The lot, at 2.35 acres, is large enough to be subdivided into two lots in the R-140 zoning district and it appears the accessory structure meets all the setback requirements for the primary structure. The size of the proposed garage would not appear to overwhelm the site. The subject property is similar in size to most of the lots in the surrounding area, so there is adequate room for a larger accessory structure. Therefore, staff recommends **APPROVAL WITH CONDITIONS** of the variance request.

Planning Department
Recommended Conditions
V-2008-008

Approval of a variance to allow an unattached garage in excess of 800 square feet subject to the following conditions:

1. Said accessory structure shall be located and constructed substantially as shown in drawings submitted for this request.
2. The applicant shall plant additional trees to reduce the visibility of the structure from Suwanee Creek Road. No more than 8 trees shall be required.

Standards for Consideration

Pursuant to Section 1909A of the City of Suwanee Zoning Ordinance, the City finds the following standards are relevant in considering all applications for a Variance.

- A. Will approval of the variance unreasonably increase the congestion in public streets?**

Approval of this variance would not increase the congestion in public streets.

- B. Will approval increase the danger of fire or endanger public safety?**

Approval of this variance would not increase the danger of fire or endanger public safety.

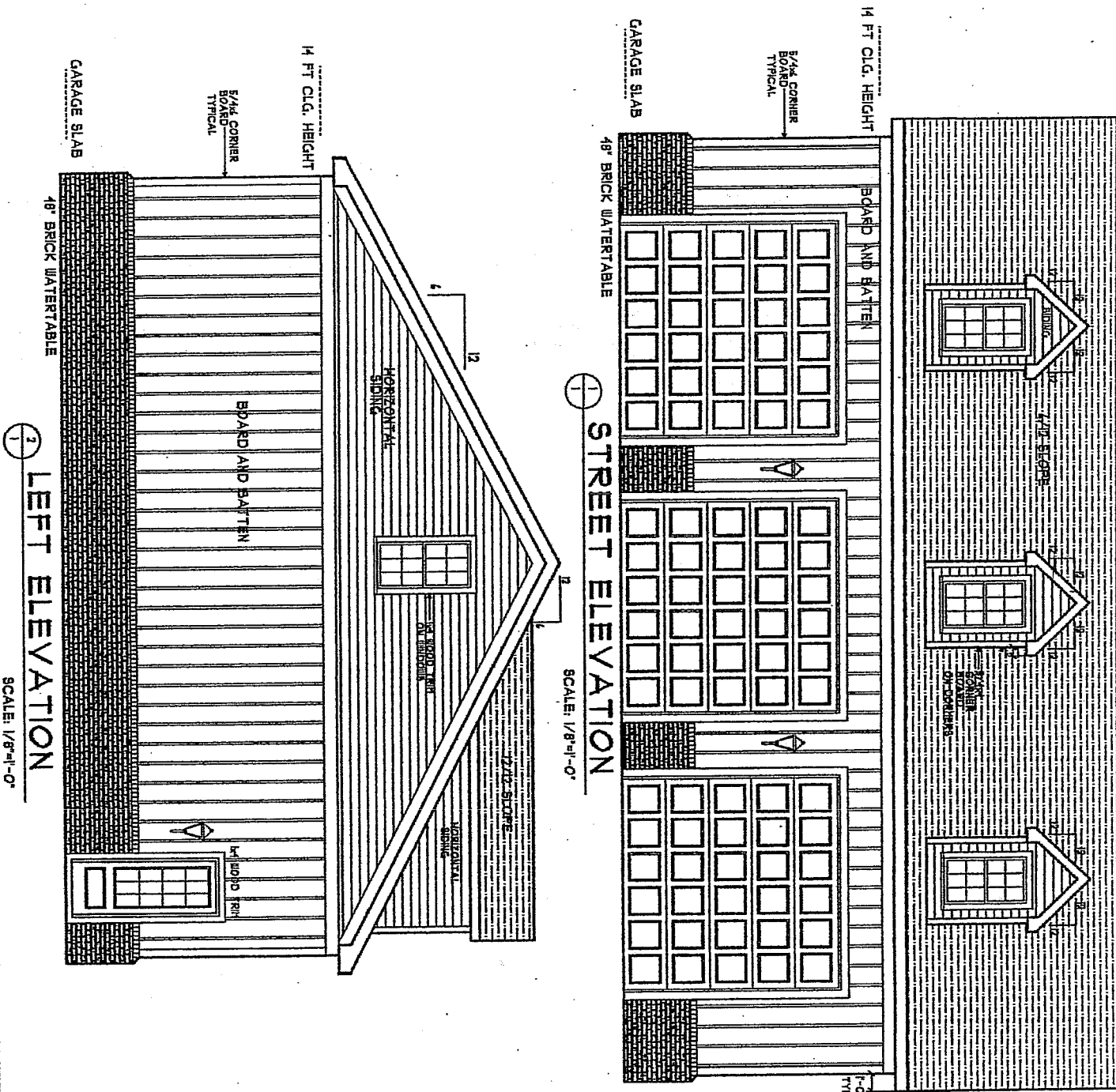
- C. Will approval unreasonably diminish or impair established property values within the surrounding area?**

Approval of the variance would not unreasonably diminish or impair property values within the surrounding area.

- D. Will approval in any other aspect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City?**

Approval of this variance would not impair the public health, safety, comfort, morals, or welfare.

5. Garage Plans



CONSTRUCTION DOCUMENTS
 SHEET NO.
 1 of 10

The Residential Design Studio, Inc.
 9118 Selborne Lane Palmetto, Ga. 30268
 (404) 806-0934 fax: (404) 601-9681
 Resdesign@earthlink.net
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Alicea Residence Detached Garage
 3514 Suwanee Creek Road Suwanee, Ga. 30024
 Gwinnett County

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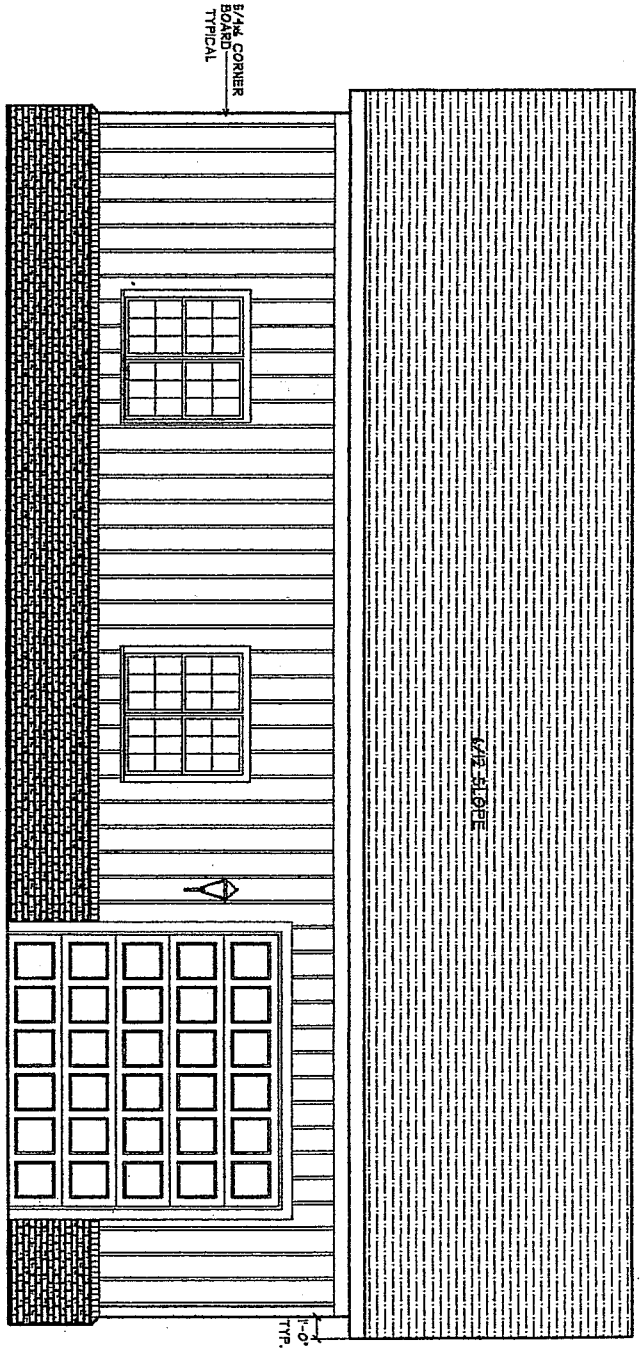
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 PLOT DATE: 1/18/07

Cecilia A. Winston

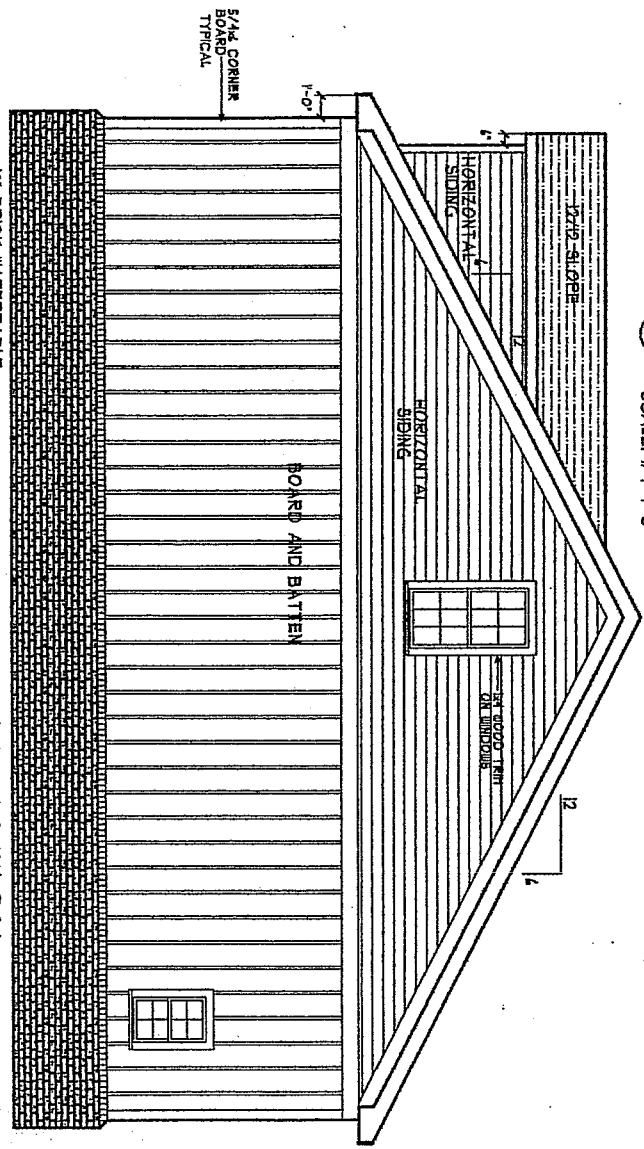
professional member of the American Institute of Building Design

No.	Date	REVISIONS
1	9/27/07	
2	10/4/07	
3	1/18/07	

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1 REAR ELEVATION
SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

SHEET NO.
2 of 10
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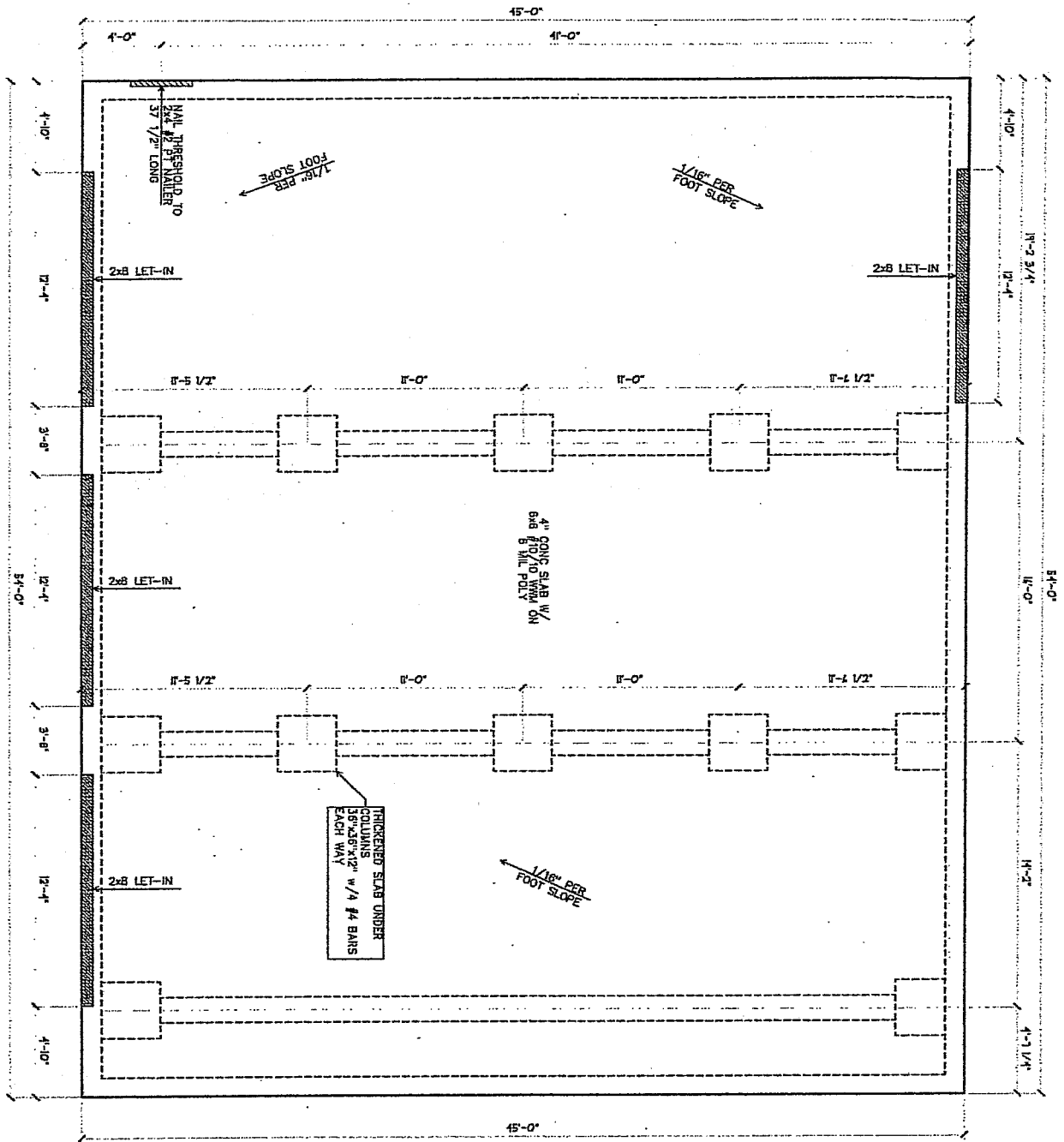
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Cecilia A. Winston
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PLLOT DATE: 19NOV07
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No.	Date	REVISIONS
1	6/27/07	
2	10/4/07	
3	11/9/07	

11-2008-008




SLAB FOUNDATION
 SCALE: 1/8"=1'-0"

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REVISIONS	
No.	Date
1	9/27/07
2	10/4/07
3	11/9/07

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SCALE: 1/8"=1'-0"
 PLOT DATE: 11/30/07

SHEET NO.
3 of 10
 CONFORM TO DOCUMENTS

V-7008-008

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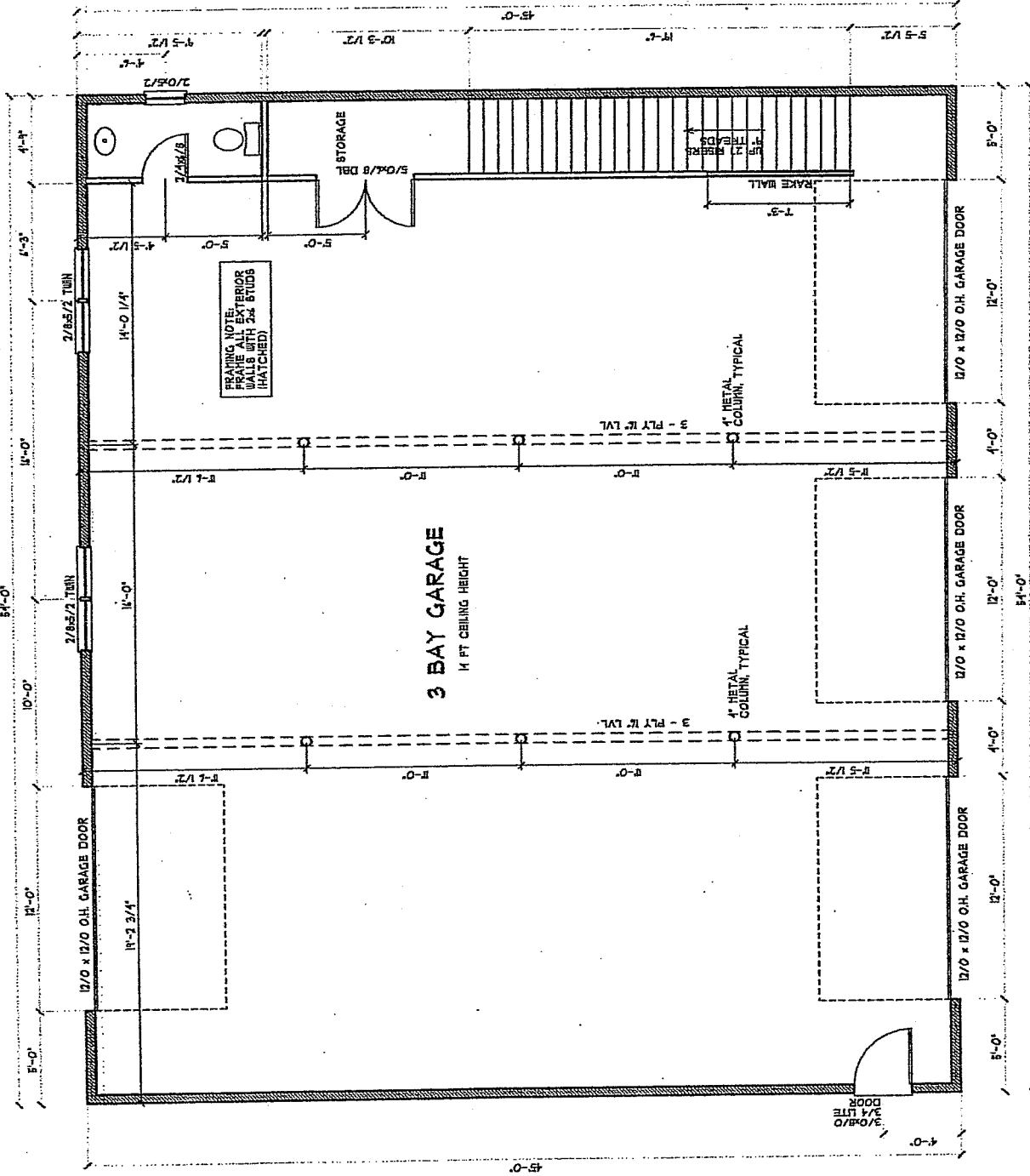
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3	11/6/07	

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 Professional member of the
 International Brotherhood of Building Designers

SCALE: 1/8"=1'-0"
 PLOT DATE: 10NOV07



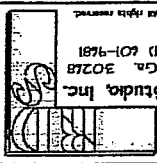
MAIN LEVEL
 SCALE: 1/8"=1'-0"

SQUARE FOOTAGE CHART

1st. Floor Heated	2430 SF
2nd Floor Storage	1400 SF
TOTAL HEATED	3830 SF

V-2008-008

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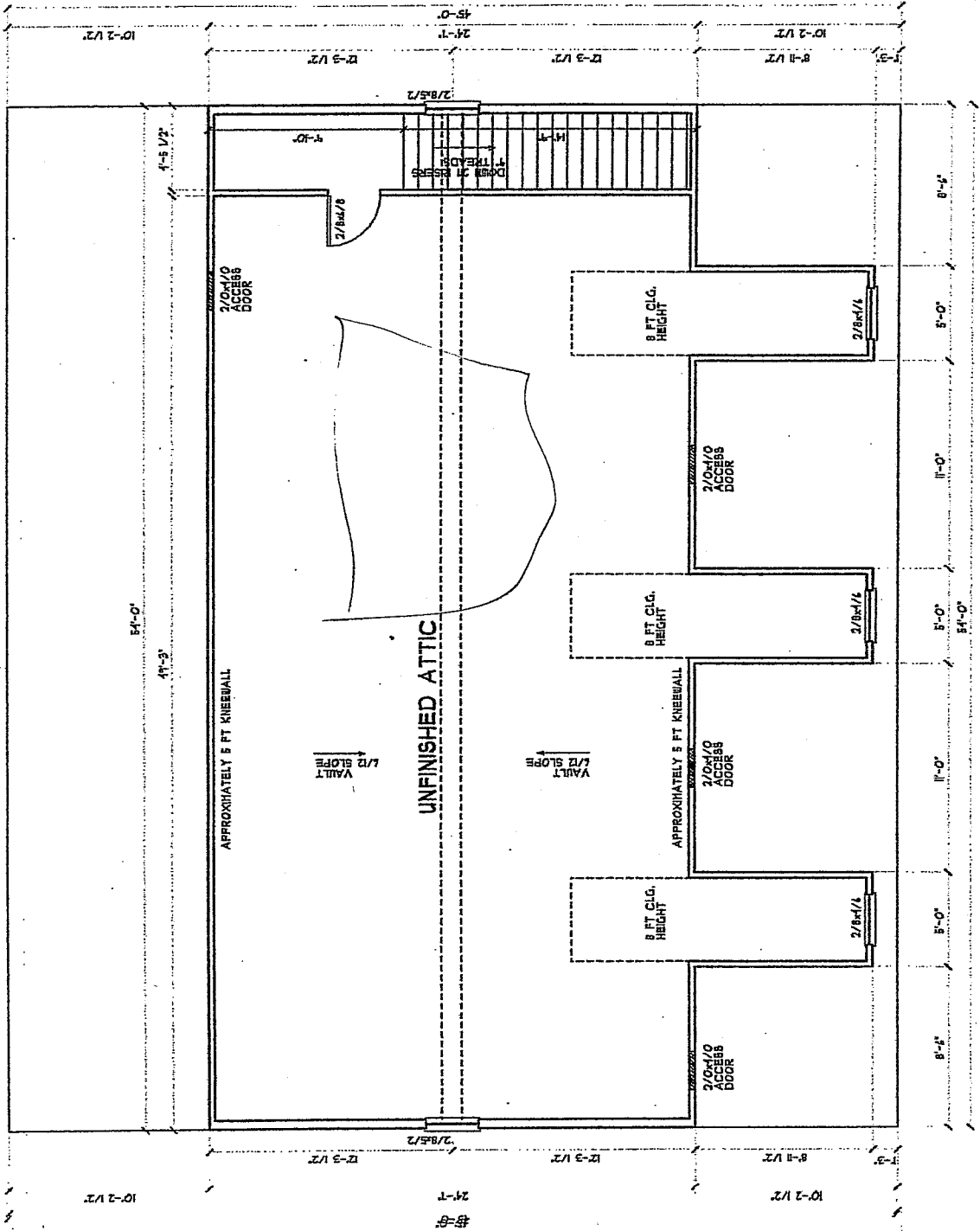
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 PLOT DATE: 18NOV07

No.	Date
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2	10/4/07
3	11/19/07

Cecilio A. Winston
 Professional Engineer of the State of Georgia
 License No. 14017



1 SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"

V-2008-008

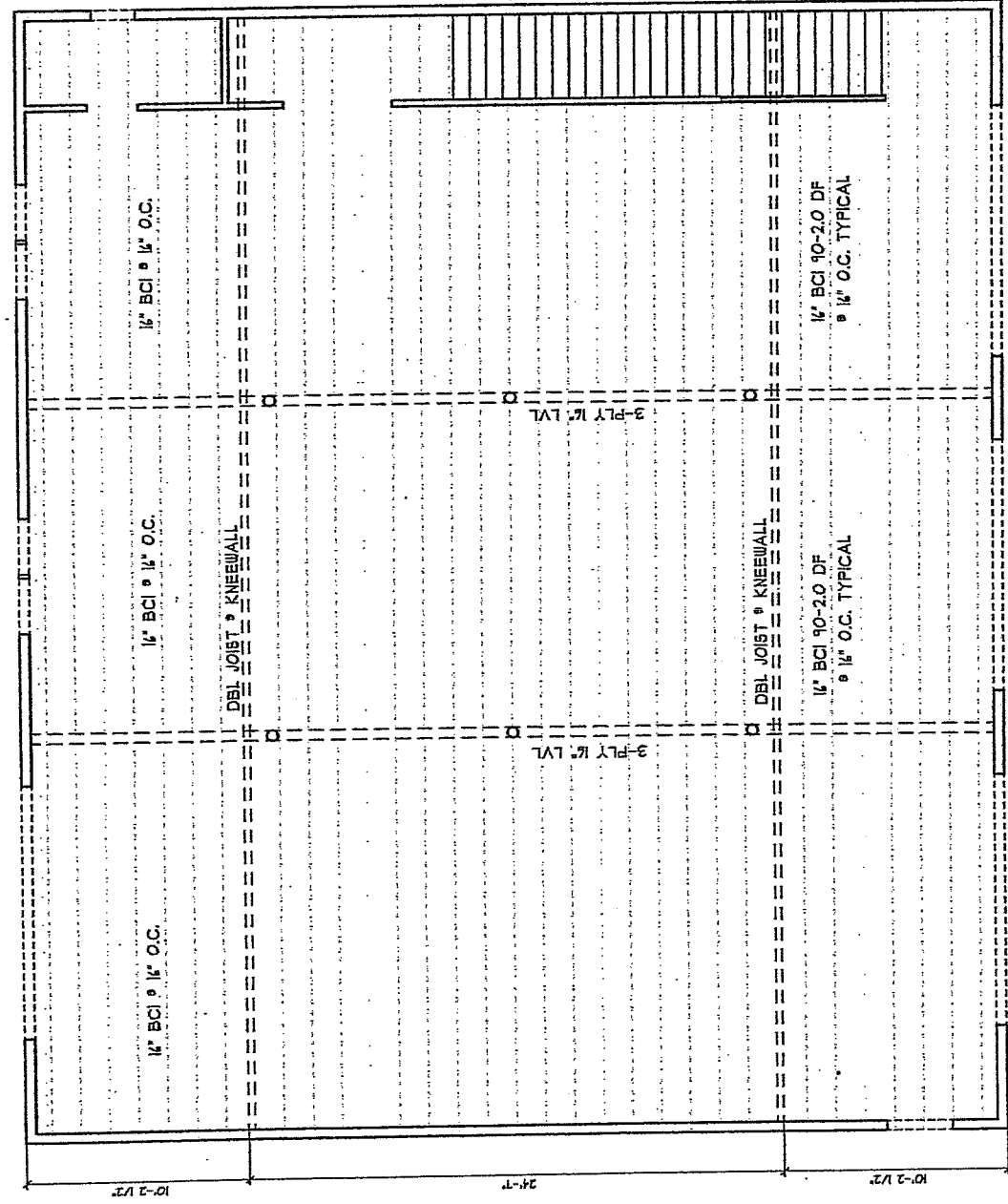
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No.	Date
1	9/27/07
2	10/4/07
3	11/19/07

SCALE: 1/8"=1'-0"
 PLOT DATE: 19NOV07

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1 SECOND FLOOR FRAMING
 SCALE: 1/8"=1'-0"

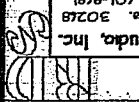
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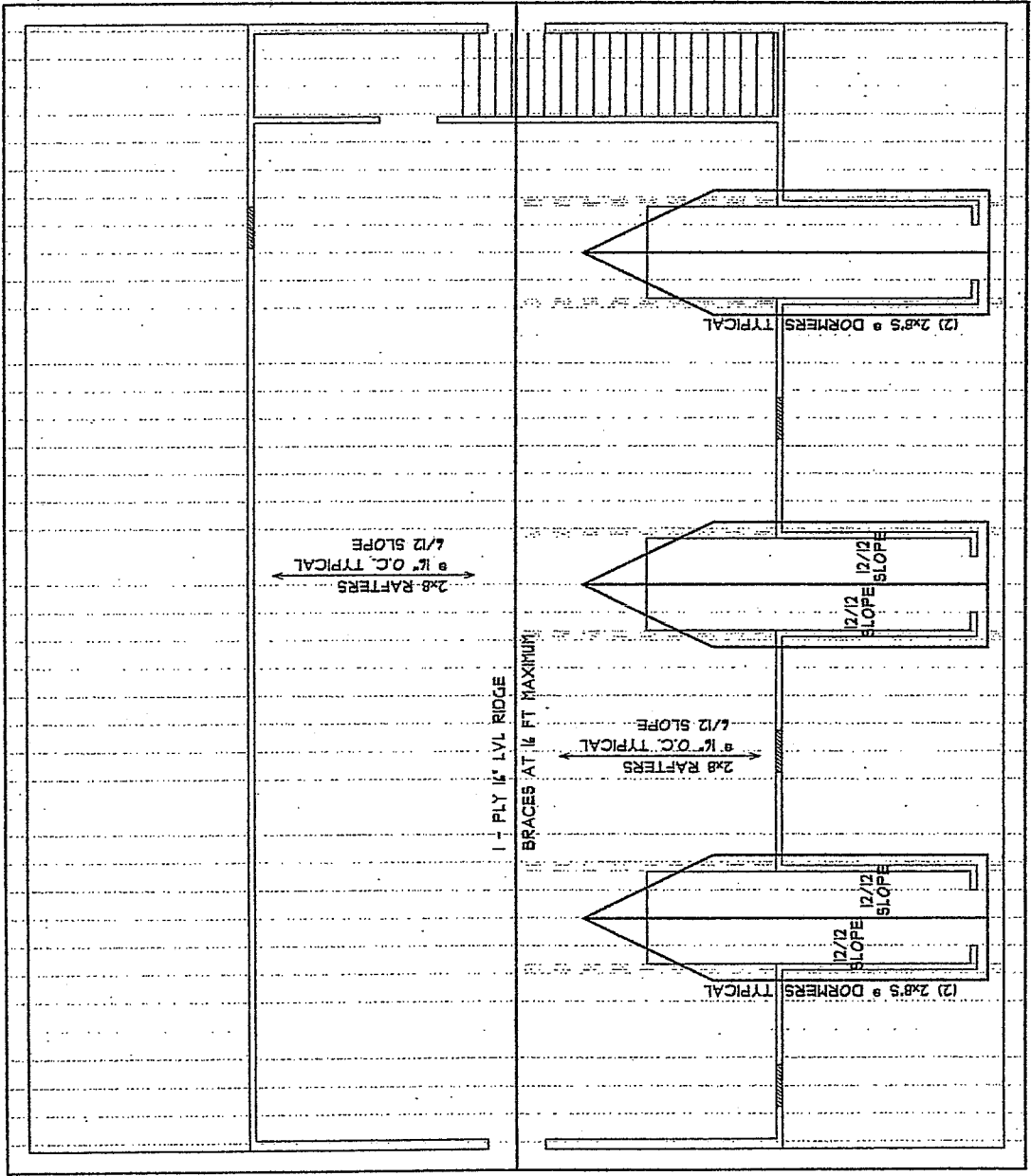
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 PLOT DATE: 18NOV07

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 1 of 10
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1 ROOF FRAMING PLAN
 SCALE: 1/8"=1'-0"

V-2009-800

REVIS	Date
1	9/27/07
2	10/4/07
3	11/16/07

Cecilia A. Winston
Professional Engineer in the
profession of building design

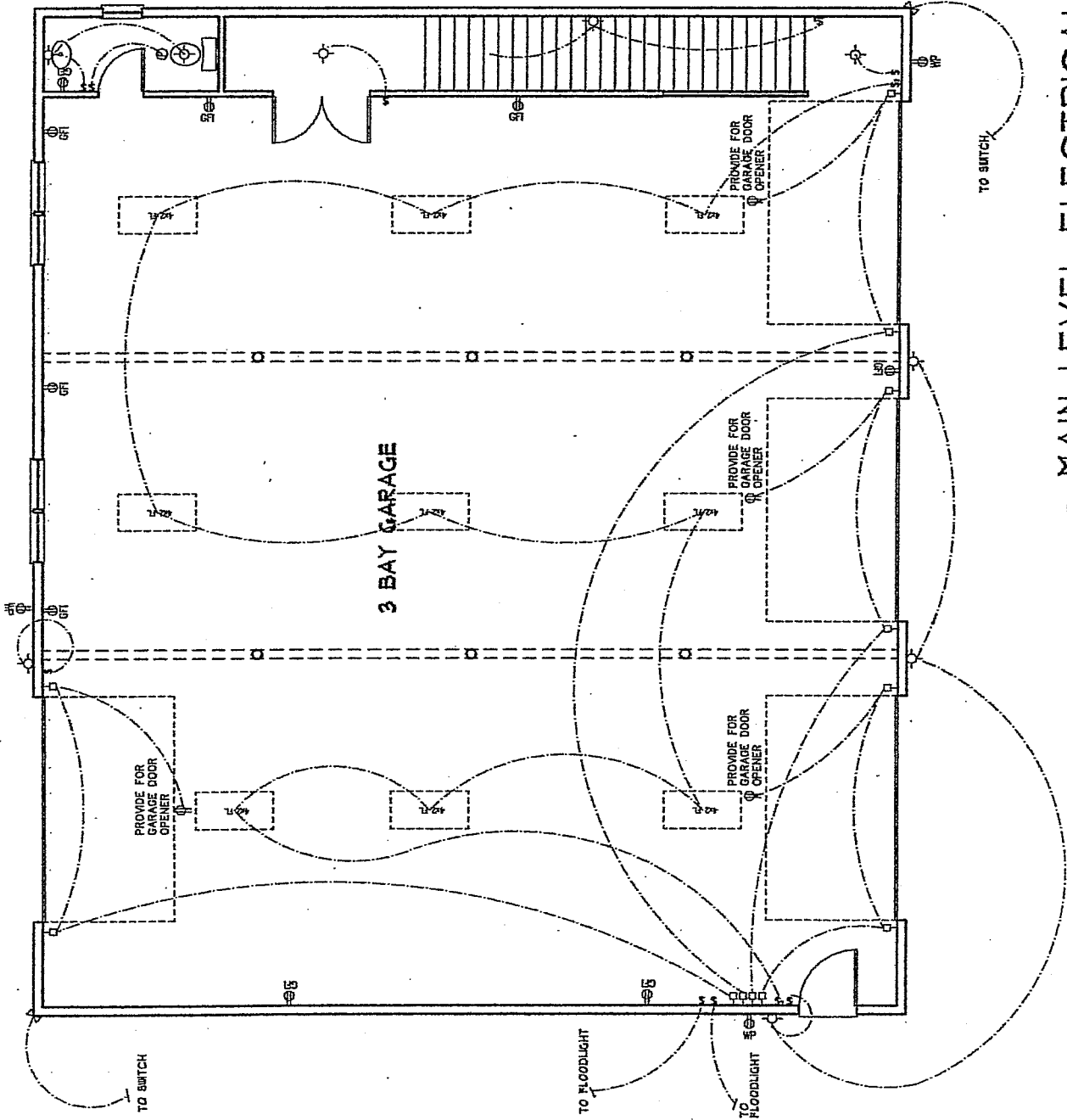
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SHEET NO.
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CONSTRUCTION DOCUMENTS

- OUTLET
- 220V OUTLET
- SWITCH CONTROLLED OUTLET
- WEATHER PROOF OUTLET
- GROUND FAULT INTERRUPTED OUTLET
- SWITCH
- 2-WAY SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- CEILING FIXTURE
- WALL MOUNT FIXTURE
- RECESSED FIXTURE
- WALL WASHER
- VENT-LIGHT
- BATH VENT NO LIGHT
- 24"x24" FLORESCENT LIGHT
- 24"x48" FLORESCENT LIGHT
- CEILING FAN
- DOOR CHIME
- SMOKE DETECTOR/ALARM
- PHONE
- THERMOSTAT
- T.V. CABLE
- LOW VOLTAGE SWITCH
- UNDER COUNTER/CABINET MOUNTED FLORESCENT
- CLOSET FLORESCENT
- SOFFIT MOUNTED DOUBLE FLOOD LIGHT
- INTERCOM SYSTEM



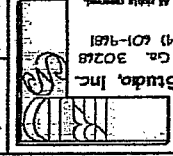
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REVISIONS	
No.	Date
1	9/27/07
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CECILIA A. WINSTON
Professional Engineer in the
State of Georgia
No. 46000
Exp. 12/31/10

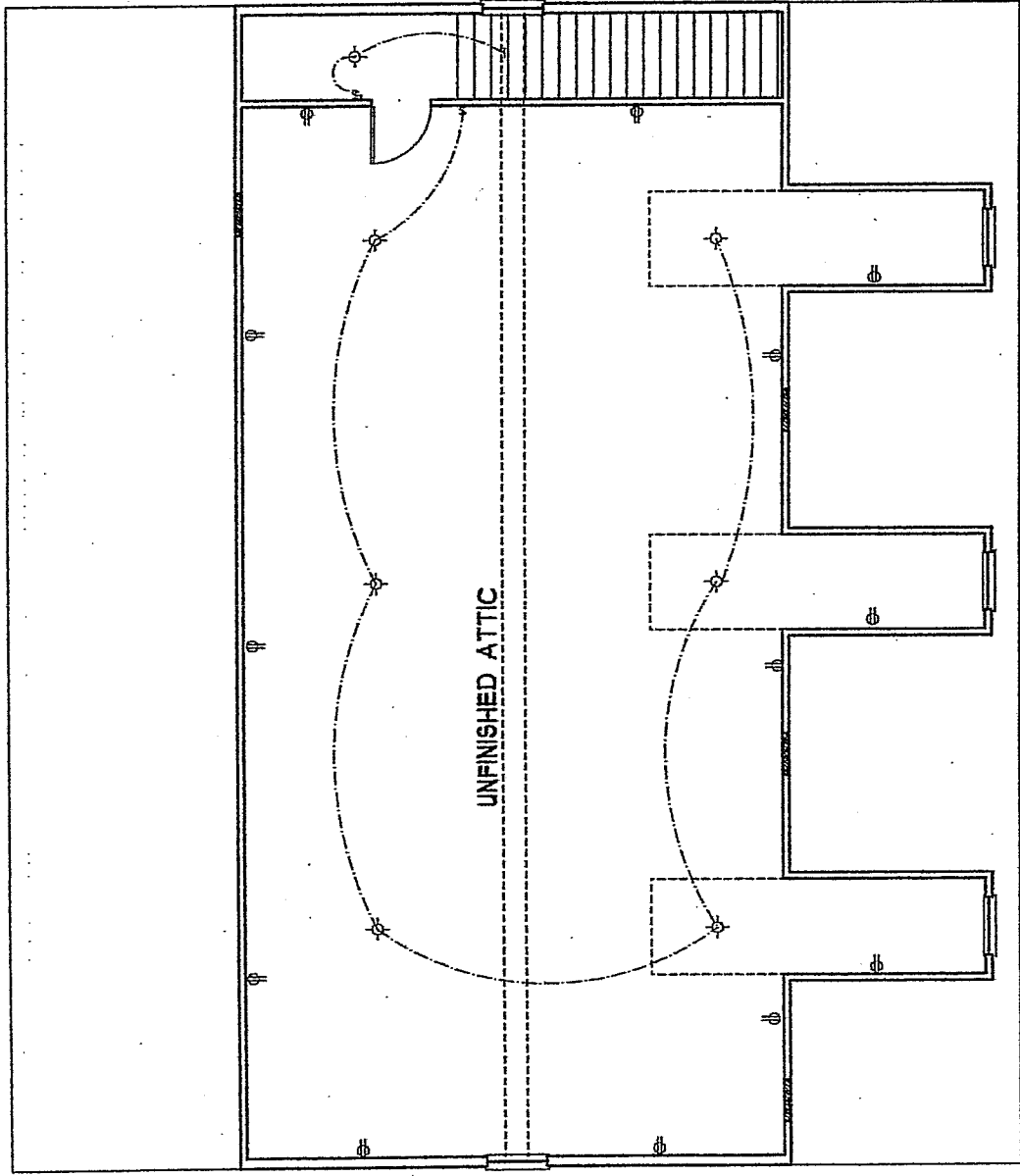
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CONSTRUCTION DOCUMENTS

- OUTLET
- ⊖ 220V OUTLET
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- ⊖ UNDER COUNTER/CABINET MOUNTED FLORESCENT
- ⊖ CLOSET FLORESCENT
- ⊖ SOFT MOUNTED DOUBLE FLOOD LIGHT
- ⊖ INTERCOM SYSTEM



UPPER LEVEL ELECTRICAL
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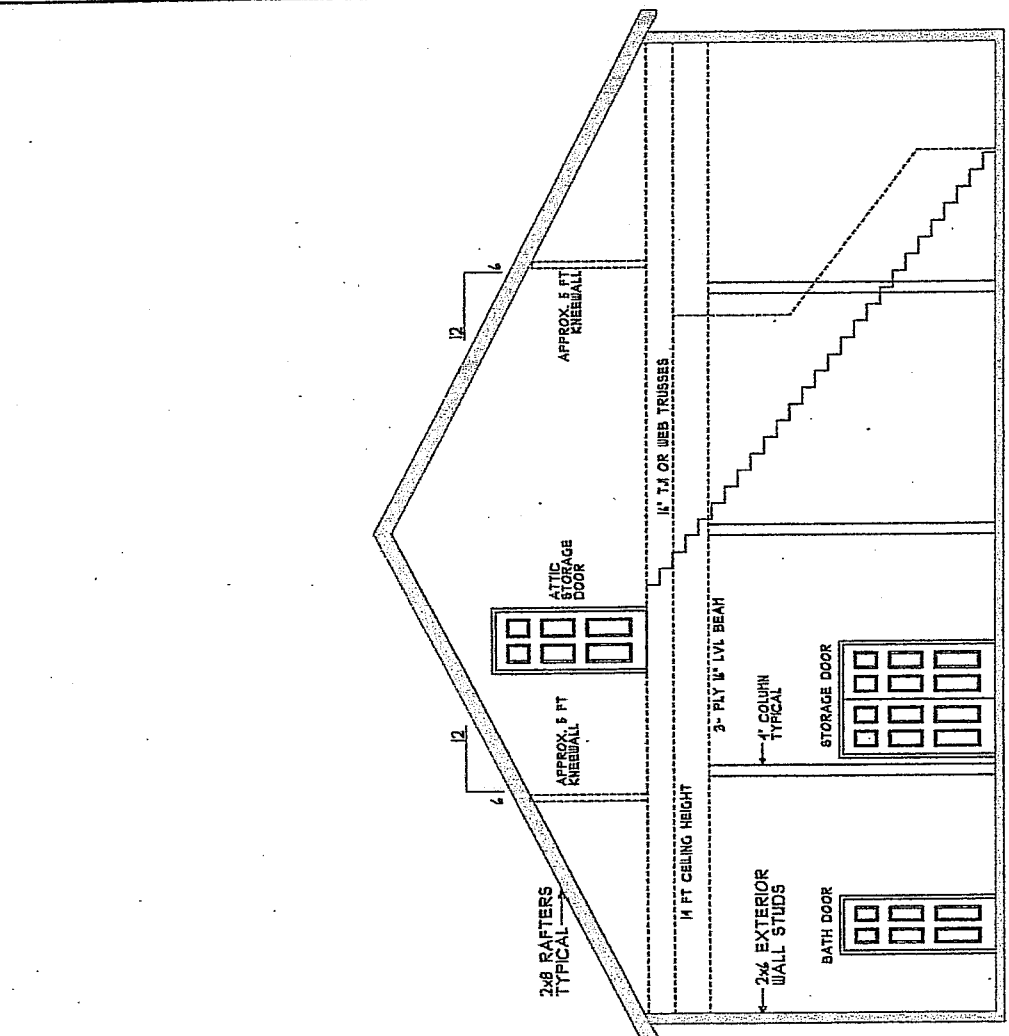
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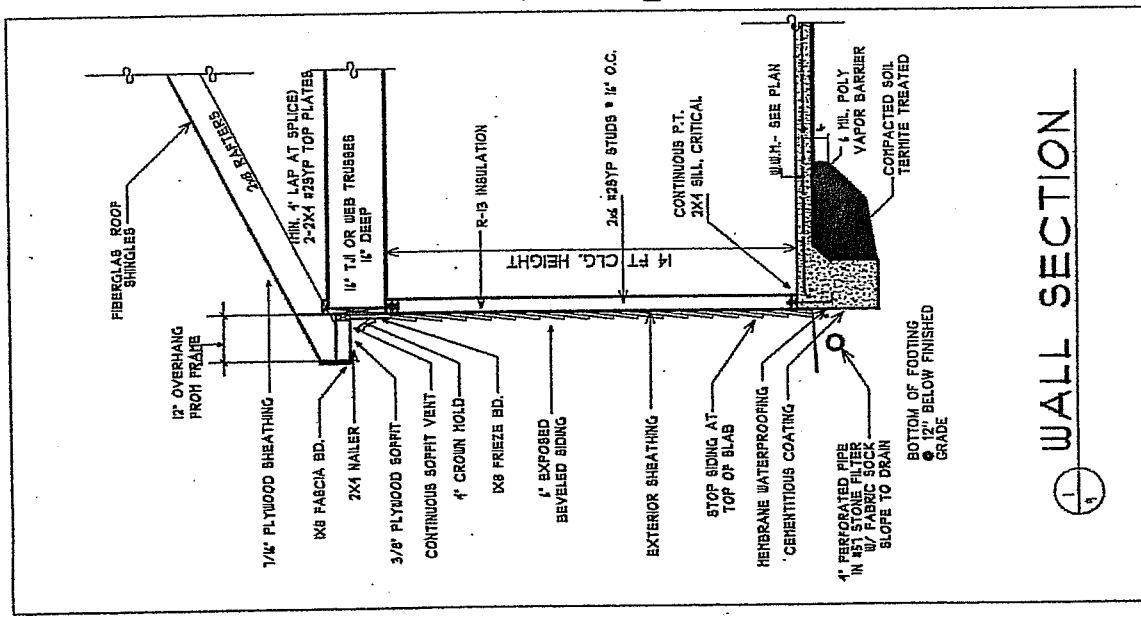
SCALE: 1/8"=1'-0"
 PLOT DATE: 18NOV07
 3614 Svansee Creek Road Svansee, Ga. 30024
 Gwinnett County
 Alices Residence Detached Garage

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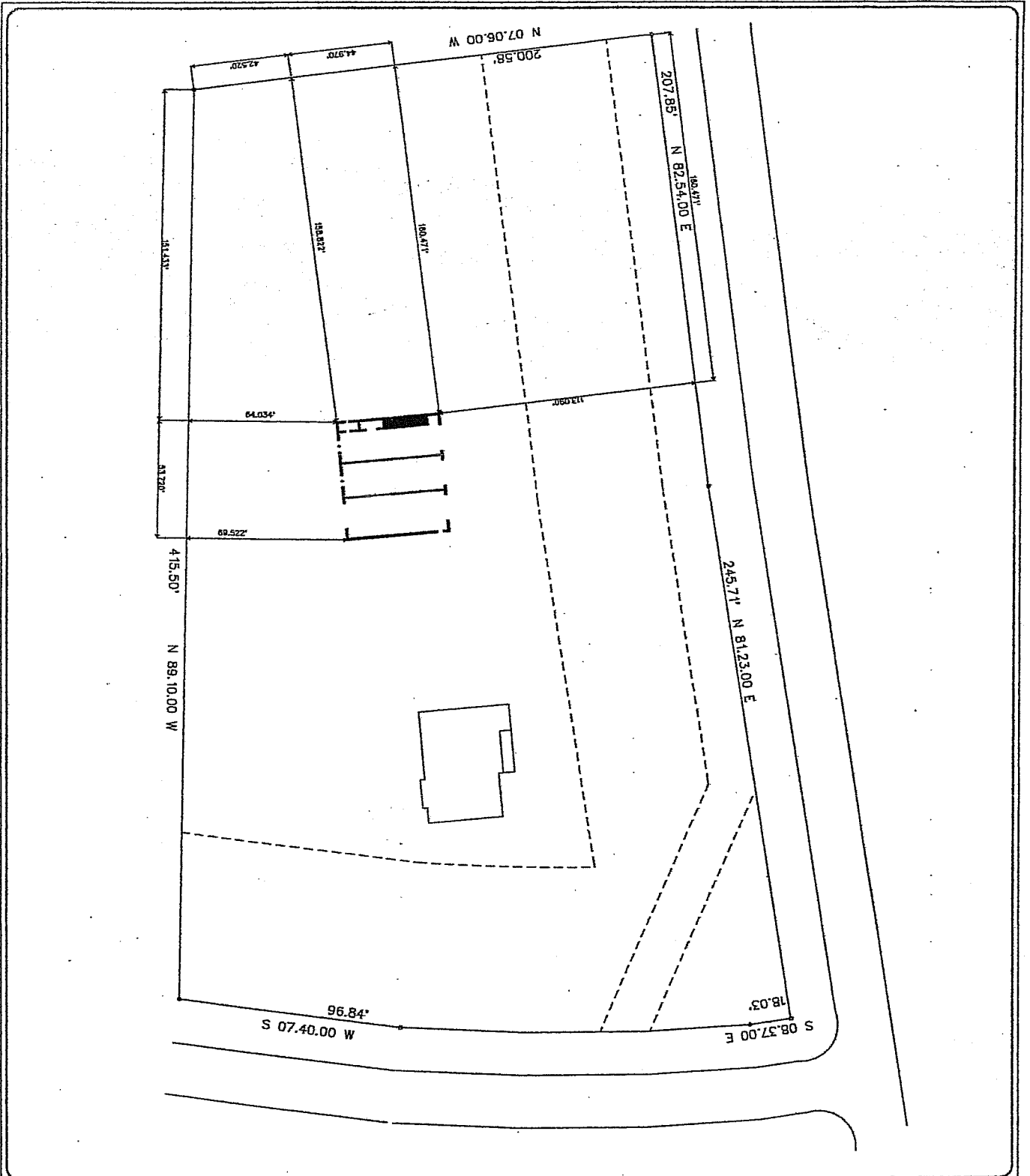
TRANSVERSE SECTION
 SCALE: 1/8"=1'-0"



WALL SECTION



A. Site Plan
new garage



SHEET NO. SITE CONSTRUCTION INFORMATION	The Residential Design Studio, Inc. 918 Seiborne Lane Palmetto, Ga. 30248 (404) 806-0936 fax: (404) 401-9481 Resdcsinc@earthlink.net Copyright 2007 The Residential Design Studio, Inc. All rights reserved.		Alicea Residence Detached Garage 3514 Suwanee Creek Road Suwanee, Ga. 30024 Gwinnett County		SCALE: 1/8" = 1'-0" PLOT DATE: 10/10/07	Cecilia A. Winston professional engineer of the Georgia Institute of Building Design																				
			ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE SPECIFIED. REPORT ALL DISCREPANCIES TO THE RESIDENTIAL DESIGN STUDIO, INC. PRIOR TO ANY WORK OR MATERIALS ORDER. THE LIABILITY OF THE RESIDENTIAL DESIGN STUDIO, INC. SHALL BE TO CORRECT ANY DISCREPANCY ON THE PLAN ITSELF. ALL STRUCTURAL ASPECTS OF THIS HOME ARE THE BUILDING CONTRACTORS RESPONSIBILITY. ALL STRUCTURAL MEMBERS SHOULD MEET OR EXCEED LOCAL, COUNTY AND STATE BUILDING CODES. THE RESIDENTIAL DESIGN STUDIO, INC. ASSUMES NO RESPONSIBILITY FOR		REVISIONS																					
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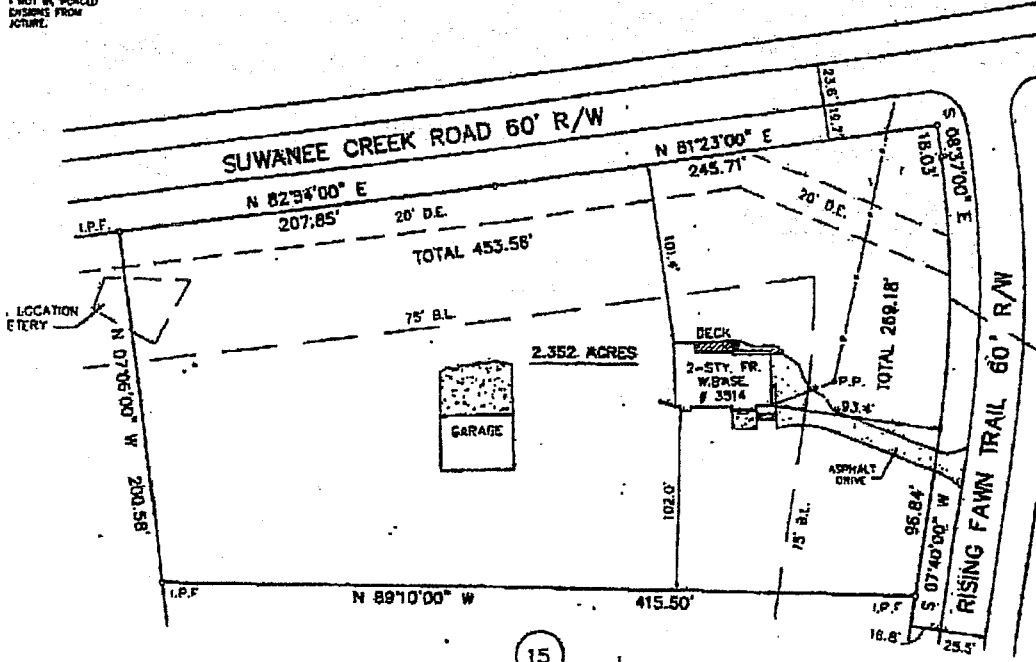
V-2008-008

PLAT MAP

Borrower: Alicca Marcus	File No.: 270910233
Property Address: 3514 Suwanee Creek Road	Case No.:
City: Suwanee	State: GA Zip: 30024-2049
Lender: Homestar Financial Corporation	

Y HAS BEEN CALCULATED FOR
 Y LATITUDES AND DEPARTURES AND
 UDATE TO WITHIN ONE FOOT
 455.180 FEET.

NOT IN PLACE
 EXISTING FROM
 ACURE.



Old garage

15

SURVEY FOR
**CHARLES CUTBILL &
 CORINNA CUTBILL**
 LOT 16 BLOCK "A" UNIT OF
 SUBDIVISION: RISING FAWN ESTAT
 LAND LOT 197 7TH DIST.
 CITY OF SUWANEE
 GWINNETT COUNTY, GEORGIA
 SCALE: 1" = 60' AUGUST 15,
 REC. IN PLAT BOOK 12 , PG. 28

Y CONCEPTS, INC.
 3675 HEWATT COURT • SUITE B
 SNELLVILLE, GEORGIA 30278 (770) 738-7666

V-2008-008

City of Suwanee



V-2008-008

Location Map

Legend

- Streets
- ▨ V-2008-008

