

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: V-2009-001
REQUESTS: ADDITIONAL WALL SIGN
APPLICABLE SECTION: SECTION 1612.C(3)b.
LOCATION: 3580 LAWRENCEVILLE-SUWANEE ROAD
DISTRICT/LAND LOT: 7-211-108
ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)
DEVELOPMENT: HOME INTERIOR FINISH BUSINESS

APPLICANT: JAMES RODEGHIERO
3580 LAWRENCEVILLE-SUWANEE ROAD
SUWANEE, GA 30024

OWNER: SUWANEE PLAZA, LLC
P.O. BOX 2888
SUWANEE, GA 30024

CONTACT: SIDNEY MOZAYYANI PHONE: 770-309-2032

RECOMMENDATION: APPROVAL WITH CONDITIONS

ANALYSIS:

The applicant seeks a variance from Section 1612 of the City of Suwanee Zoning Ordinance to allow for one additional wall sign in excess of the maximum number of wall signs permitted for an individual business. The subject business is two home interior finish businesses with the same owner located in an existing shopping center at 3580 Lawrenceville-Suwanee Road.

Section 1612 of the Zoning Ordinance regulates the amount of wall signage a tenant in a planned shopping center is allowed based on the square footage of the façade that will accommodate the sign. This section also regulates the number and type of signs permitted per business. Section 1612(C)3.b states:

Signs for individual tenants within planned commercial, industrial, office, and shopping centers:

Maximum Size per sign allowed: maximum of 5% of wall area per business, measured by using the leasable exterior wall area per business. Maximum of 200 square feet per sign.

Number and Type permitted: One (1) per wall per business.

The applicant's interior finish business includes 2 exterior walls only one of which faces a road. The area of the exterior wall for the proposed signs is 20 feet tall and 100 feet wide, entitling the applicant to a single sign totaling 50 square feet.

The City'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 would not cause substantial detriment to the public good nor impair the purposes or intent of the Zoning Ordinance.

The applicant occupies two suites (B and C) of a shopping center. The interior wall between the units was removed, creating a large showroom for two businesses— a blinds/shutters business and a designer glass business. There are two entrances into the suite and the applicant wants each business to have its own sign, located over the appropriate door. The applicant recently applied for a sign permit to install a sign for the designer glass business over the entrance to suite C. The sign for suite B (blinds /shutters business) was previously permitted and approved when the signs were located above separate suites. Upon application for the sign for Suite C, staff determined that since there is no interior wall separating the two suites the two businesses occupy a single suite. Therefore, the request for the additional sign exceeded the allowable number of signs per wall, per business and the application was denied for Suite C. The applicant contends that when the suites were separate there were two signs and that allowing only one sign would alter the exterior appearance of the shopping center. Therefore, the applicant is now seeking a variance to allow for an additional wall sign.

The wall area of the suites (B & C combined) is 1000 (20' x 50') square feet. This means as an individual establishment, the maximum size for a sign on each wall would be 50 square feet. The existing sign is 25 square feet. The proposed sign is 24.75 square feet. Together, the two signs would total 49.75 square feet, which is less than the maximum allowable area of 5% of the wall area.

The subject property is located near the intersection of Smithtown Road and Lawrenceville-Suwanee Road. To the north of the subject property are automotive service businesses, zoned M-1. To the east of the property, across Lawrenceville-Suwanee Road, are a daycare and office buildings, zoned C-2 and C-2A. To the west of the subject property are M-1 zoned industrial buildings. To the south of the subject property is a commercial shopping center zoned C-2.

In conclusion, the subject property does not appear to have a situation which rises to the level of hardship. There are no apparent unusual or extraordinary conditions that would warrant approval of a variance. However, the addition of the second sign would not alter the appearance of the shopping center, since each suite has one entrance and one sign. From the road the signs size would be consistent with signs for other suites in the shopping center. As such, it is likely that approval of this variance would not cause substantial detriment to the public good nor impair the purposes or intent of the Zoning Ordinance. Therefore, staff recommends **APPROVAL WITH CONDITIONS** of V-2009-001.

V-2009-001

Approval of a variance to allow for an additional wall sign for a tenant space subject to the following conditions:

1. The total square footage of the two wall signs shall not exceed 50 square feet. Individually, neither sign shall exceed 25 square feet.
2. The sign shall be located on the building approximately as shown on the submitted variance exhibit "A".

Standards for Consideration

Pursuant to Section 2009A 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 the variance would not impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

APPLICATION FOR VARIANCE FROM THE CITY OF SUWANEE ZONING BOARD OF APPEALS

Please complete this application and submit with all necessary attachments as stated on the Variance Information Form (please type or print)

APPLICANT INFORMATION

Name: JAMES ROEBUJERO
Address: 3580 LAWRENCEVILLE SUWANEE RD.
City: SUWANEE
State: GA 30024
Phone: 678-482-2898
E-mail address: rodjim@msn.com

OWNER INFORMATION

Name: SUWANEE PLAZA, LLC
Address: P.O. BOX 2888
City: SUWANEE, GA.
State: GA., 30024
Phone: 770-220-0000
X101

CONTACT PERSON: Sidny A. Mozayyani PHONE: 770-309-2032 (cell.)

ADDRESS OF PROPERTY 3580 Lawrenceville Suwanee Rd.
SUWANEE, GA. 30024

LAND DISTRICT _____ LAND LOT _____ PARCEL _____ LOT _____

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) Suwanee Plaza

ZONING C2

VARIANCE REQUESTED New Tenant moved in we need to replace the sign above suite "C"

NEED FOR VARIANCE at 3580 Lawrenceville Suwanee Rd
at Suite "B" & suite "C" there was two signs for two separate businesses, now that new tenant signed a lease & moved in they would like to keep both signs for operating these two separate businesses.

***A VARIANCE FROM A CONDITION OF ZONING CANNOT BE ACCEPTED. SECTION 2007, APPLICANT AND/OR A REPRESENTATIVE.**

*****The property owner, applicant and /or a representative thereof shall be present at all meetings of the Zoning Board of Appeals, Planning Commission and/or Mayor and Council at which official action is requested on any variance or application for amendment. The failure of the property owner, applicant and/or a representative to attend such meetings shall result in the denial of said variance or application for amendment.**

Gary @ Sign Bank Neen
404-512-9094

Jim Rodeghiero SA06
404-395 6063



CITY OF SUWANEE
373 Highway 23
Suwanee, GA 30024
770-945-8996 (phone)
770-945-2792 (fax)

**(PLEASE TYPE OR PRINT)
SIGN PERMIT APPLICATION**

PERMIT # _____ FEE \$ _____
APPLICATION DATE 4/27/08
DISTRICT 7 LAND LOT _____ PARCEL _____
ZONING _____ PARCEL SIZE _____

PROPERTY INFORMATION

ADDRESS OF SIGN LOCATION 3580 Lawrenceville Suwanee Rd. Suite B & C
BUSINESS NAME James Anthony Designer Glass
BUSINESS OWNER NAME James Anthony
BUSINESS OWNER ADDRESS 3580 L'ville Suwanee Rd. #C
CITY Suwanee STATE GA ZIP 30024 PHONE 6-482-2898

SIGN CONTRACTOR INFORMATION

SIGN CONTRACTOR (COMPANY) Sign Bank Neen BUSINESS LICENSE # 5362
CONTACT NAME Gary Cameron
ADDRESS 315 SHARON END. WAY
CITY SUWANEE STATE GA ZIP 30024 PHONE 4-512-9094

SIGN INFORMATION

NEW REPAIR ALTER ILLUMINATED GROUND*** WALL CANOPY PERMANENT
 SINGLE FACE DOUBLE FACE BLDG SIZE REQUIRED FOR GROUND SIGN _____ COPY AREA SQ. FT. _____
WALL SQ. FT. 500 WALL DIMENSIONS (HxW) 20' x 25' OVERALL DIMENSIONS 11' x 2'-3" SIGN AREA SQ. FT. 24.75
HEIGHT OF GROUND SIGN FROM GRADE TO BOTTOM OF SIGN _____ TOP OF SIGN _____ SIGN SET BACK FROM RIGHT OF WAY _____ FT.

- > ATTACH SITE PLAN DRAWN TO SCALE SHOWING SIGN LOCATION.
- > ALL SIGN STRUCTURES MORE THAN 32 SQ. FT. MUST HAVE STRUCTURAL ENGINEER SEAL ON PLANS AND FOOTINGS MUST BE ENGINEER DESIGNED WITH SEAL.
- > ALL WALL AND CANOPY MOUNTED SIGNS MUST HAVE ENGINEER DESIGNED METHOD OF ATTACHMENT.
- > WALL SIGNS FOR TENANTS IN COMMON BUILDING CANNOT EXCEED 5% OF WALL.
- > ALL SIGN STRUCTURES AND PLACEMENT MUST MEET THE CITY OF SUWANEE SIGN ORDINANCE AND STANDARD BUILDING CODE REQUIREMENTS FOR SIGNS. ANY ERROR MADE BY CITY OF SUWANEE STAFF IN THE PROCESS OF ISSUING THIS PERMIT OR INSPECTION OF SIGN DOES NOT RELIEVE THE APPLICANT OF COMPLYING WITH ALL APPLICABLE CODES AND ORDINANCES.

SIGNATURES

BUILDING/LAND OWNER SIGNATURE [Signature] DATE 10/27/08
BUSINESS OWNER SIGNATURE [Signature] DATE 10/27/08
APPLICANT SIGNATURE [Signature] DATE 10/27/08

APPLICATION APPROVED BY [Signature] DATE _____
APPLICATION REJECTED BY [Signature] DATE 10-31-08
REJECTED FOR THE FOLLOWING: _____

INSPECTION RECORD

***PLEASE NOTE: FOOTING & ELECTRICAL INSPECTIONS REQUIRED FOR GROUND SIGNS (PLEASE CALL TO SCHEDULE)
FINAL: APPROVED _____ DATE _____ REJECTED _____ DATE _____
COMMENTS: _____

James Anthony
Windows • Doors • Showers

Cindy Vos
678-482-2898

Date: Sept. 19, 2008

Path: Z:\Corel\2008\109\James Anthony Designer G

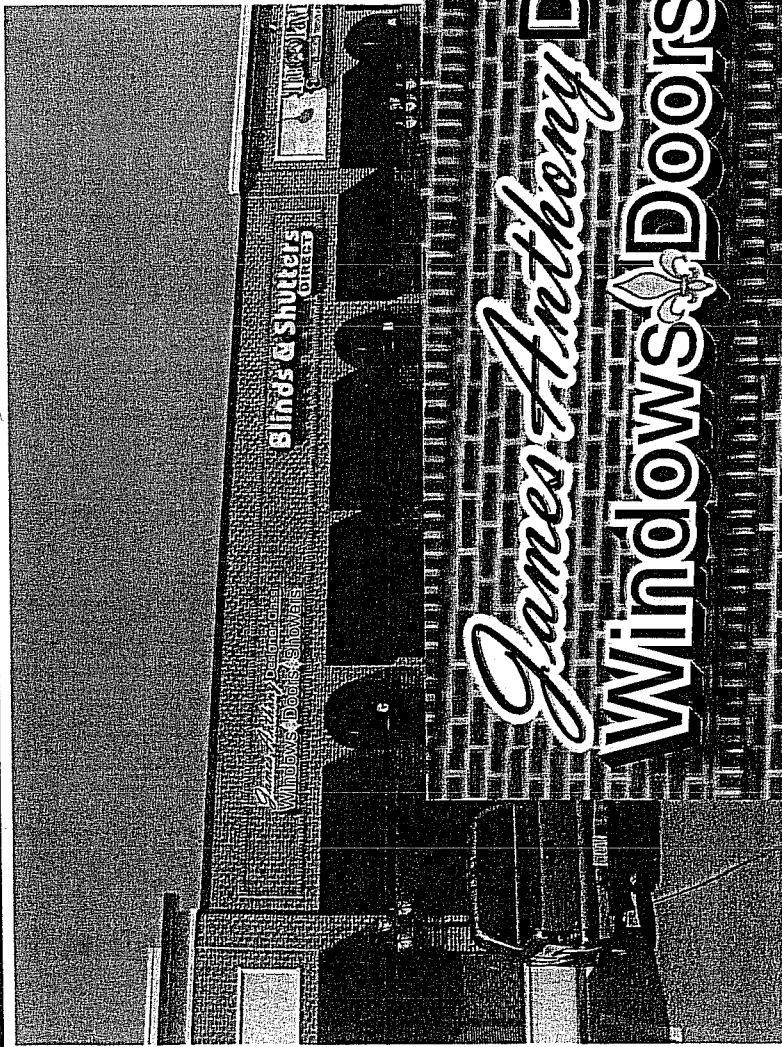
Address: 3580 L'Ville Suwanee Rd., Suite B & C, Suwanee, GA 30024

email: cindygo@bellsouth.net

Channel Letter-3

Tel: 678-482-

Fax: 770-



James Anthony Designer Glass Windows • Doors • Showers

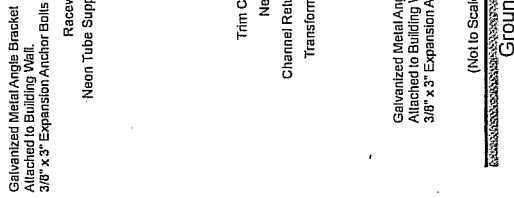
▶ Detail Drawing 24.75 sq. ft.
25 sq. ft allowed.

Please Note: James Anthony Designer Glass is NOT lighted!!
1/2" foam letters mounted on aluminum back plate.

James Anthony Designer Glass Windows • Doors • Showers

11'-0"

▶ Mounting Detail



- 1. Channel Height : 1.2"
- 2. Raceway : 11" (W) X 7" (H) X (Painted To Match Building Fascia Color)
- 3. Channel Depth : 5" Aluminum
- 4. Channel Return : Black
- 5. Trim Cap : Black
- 6. Face : White
- 7. Neon : White Single Stro
- 8. Transformers : 120 VOL. / 30 MA.

SIGN-A-BANK

315 Sharon Incl Way, Suwanee, GA. 30024 Tel: 404-512-9094
Email: signbankneon@yahoo.com Fax: 770-271-7475

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Type of Sign : Channel Letter
Description : Size - See Drawing
Color - See Drawing

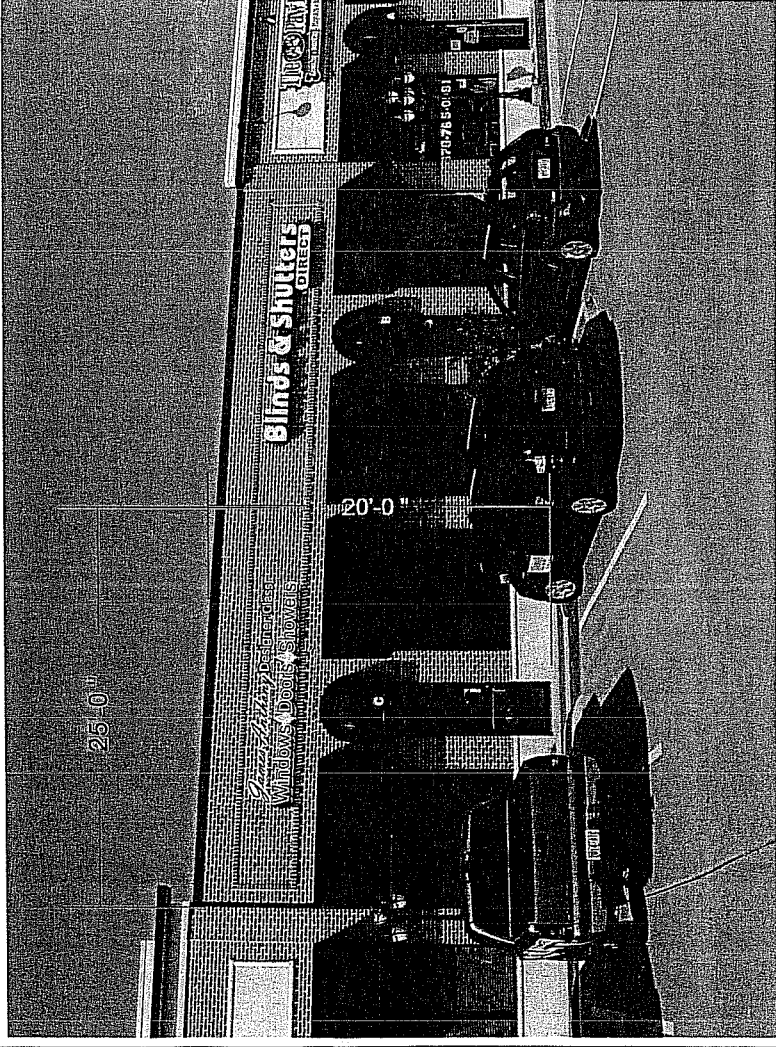
Sub Total : \$	0.00
Tax : \$	0.00
Total : \$	0.00

Deposit (50%) : \$	0.00
Balance Due : \$	0.00

Customer Signature

Received by

2-3"

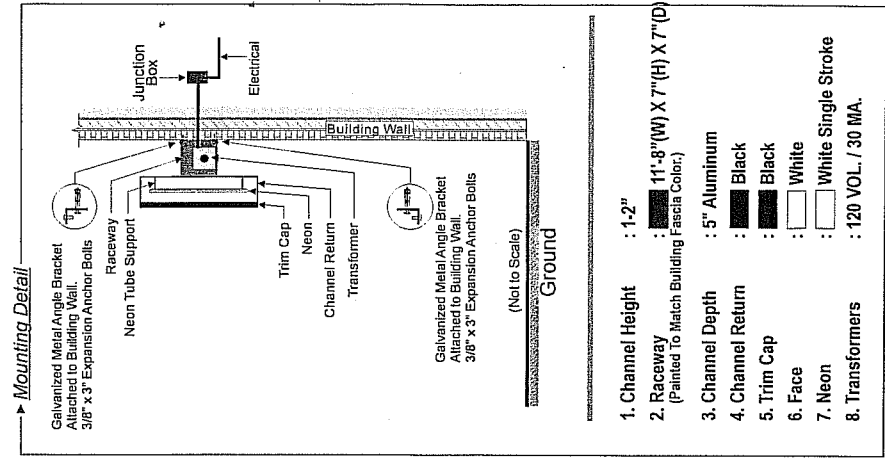


Allowable sign sq. ft. = 25
Current sign size = 24.75 sq. ft.

▶ *Detail Drawing*

James Anthony Designer Glass Windows • Doors • Showers

11'-0"



<p>SIGN NEON BANK</p>	<p>315 Sharon Ind'l Way, Suwanee, GA. 30024 Tel: 404-512-9094 Fax: 770-271-7475</p> <p>Email: signbankneon@yahoo.com</p> <p><small>This design property of SIGN BANK NEON CORP. and may not be reproduced in any manner under penalty of law without release by purchase or consent from SIGN BANK NEON CORP. Copyright SIGN BANK NEON CORP., 2001 all rights reserved</small></p>		<p>Type of Sign: Channel Letter Description: Size - See Drawing Color - See Drawing</p>		<p>Sub Total: \$ 0.00</p>	<p>Deposit (50%): \$ 0.00</p>
			<p>Tax: \$ 0.00</p>	<p>Balance Due: \$ 0.00</p>	<p>Customer Signature</p>	
			<p>Total: \$ 0.00</p>	<p>Received by</p>		

2'-3"

City of Suwanee

CROSSROADS of PAST and FUTURE



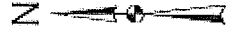
EXHIBIT B V-2009-001

Location Map

Legend

— Streets

□ V-2009-001



City of Suwanee

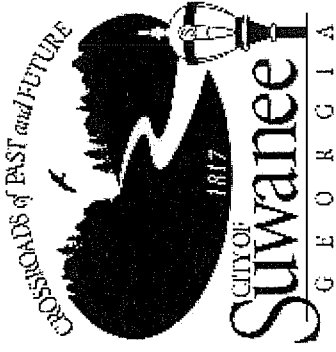


EXHIBIT B V-2009-001

Aerial Map

Legend

— Streets

□ V-2009-001

