

VARIANCE(S):
V-2012-005

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: V-2012-005
REQUESTS: ADDITIONAL WALL SIGN
APPLICABLE SECTION: SECTION 1612.C(3)b.
LOCATION: 105 SATELLITE BOULEVARD
DISTRICT/LAND LOT: 7-194-151
ZONING: M-1 (LIGHT INDUSTRY DISTRICT)

APPLICANT/OWNER: SIDNEY MOZAYYANI
105 SATELLITE BOULEVARD
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 a business in a multi-tenant building. The subject location includes two window finish businesses with the same owner located in an existing office/warehouse tenant space at 105 Satellite Boulevard.

Section 1612 of the Zoning Ordinance regulates the amount of wall signage a tenant in a planned multi-tenant office 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 area of the exterior wall for the proposed signs is 27 feet tall and 284 feet wide, entitling the applicant to a single sign totaling approximately 383 square feet. However, each sign may not exceed 200 square feet in size, therefore limiting the space to one 200 square foot sign.

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 of an office/warehouse building. There is no interior wall between the units. 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 and was issued a sign permit to install a sign over the entrance for the new division of the business. It was not until the building inspector went to the location to inspect the sign that it was realized that there was not an interior wall between the two units. Therefore, the applicant is now seeking a variance to allow the additional wall sign to remain on the building.

The wall area of the business is 7,668 (284' x 27') square feet. This means as an individual establishment, the maximum size for a sign on each wall would be 200 square feet. The existing sign approved in February 2007 is 160 square feet. The proposed sign is 150 square feet. Together, the two signs would total 310 square feet. If the two businesses had a dividing wall between them, it appears both signs would be allowed.

The subject property is located at the intersection of Martin Farm Road and Satellite Boulevard. The property is zoned M-1 Light Manufacturing. It is surrounded by other M-1 properties to the north, east and south. The Hewlett-Packard data center is located to the south, across Satellite Blvd. The EMC Security office is located to the east, across Martin Farm Road. To the north, along Martin Farm Road is a office building that houses a software and technology company. A multi-tenant office building (zoned O-I) is located to the west of the property.

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 building. Also the combined size of the signs is still less than what would be allowed on the building if there were a dividing wall between the businesses. Therefore, 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-2012-005.

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

1. The combined square footage of the two wall signs shall not exceed 311 square feet. Individually, neither sign shall exceed 161 square feet.
2. No additional wall signs are permitted.

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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: Sidney A. MOZAYYANI
Address: 105 Satellite Blvd.
City: Suwanee, GA 30024
State: GA.

Phone: 770-309-2032 cell
E-mail address: smozayyani@blendsbyneon.com

CONTACT PERSON: Sidney

OWNER INFORMATION

Name: The Same
Address: _____
City: _____
State: _____

Phone: _____

PHONE: 770-309-2032

ADDRESS OF PROPERTY 105 Satellite Blvd. Suite I, 30024

LAND DISTRICT _____ LAND LOT _____ PARCEL _____ LOT _____

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) _____

ZONING M-1

VARIANCE REQUESTED To add New sign for a New Division of our Company.

NEED FOR VARIANCE we have added a new division to our business called "LowerView Window Fashions" which is dealing far our Wholesale customers & Need to have separate entrance & sign.

***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.**

Last revised 1-25-2012 dpr

V-2012-005



CITY OF SUWANEE

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

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

*pd 5/22/12
M*

APPLICATION DATE 5-15-2012
DISTRICT 7 LAND LOT _____ PARCEL _____
ZONING _____ PARCEL SIZE _____

PERMIT # SP12-0307 FEE \$ 90.00

PROPERTY INFORMATION

ADDRESS OF SIGN LOCATION 105 SATELLITE BLVD. SUWANEE, GA
BUSINESS NAME LOUVERVIEW WINDOW FASHION
BUSINESS OWNER NAME SIDNEY MORAYYANI
BUSINESS OWNER ADDRESS 105 SATELLITE BLVD. SUWANEE, GA
CITY SUWANEE STATE GA ZIP _____ PHONE 770-309-2032

SIGN CONTRACTOR INFORMATION

SIGN CONTRACTOR (COMPANY) SIGNBANKKIZON LLC BUSINESS LICENSE # _____
CONTACT NAME JOHN S. YU
ADDRESS 315 SHARON INDUSTRIAL WAY
CITY SUWANEE STATE GA ZIP 30024 PHONE (770)271-7997

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. 4428 WALL DIMENSIONS (HxW) 164' X 27' HT OVERALL DIMENSIONS _____ SIGN AREA SQ. FT. 425 *150#*
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. *221# Allowed*
- > 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 _____ DATE _____
BUSINESS OWNER SIGNATURE _____ DATE _____
APPLICANT SIGNATURE [Signature] DATE 5/15/2012
APPLICATION APPROVED BY [Signature] DATE 5/21/12
APPLICATION REJECTED BY _____ DATE _____
REJECTED FOR THE FOLLOWING: _____

INSPECTION RECORD

***PLEASE NOTE: FOOTING & ELECTRICAL INSPECTIONS REQUIRED FOR GROUND SIGNS (PLEASE CALL TO SCHEDULE)

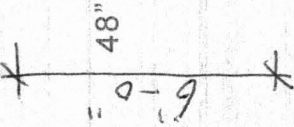
FINAL: APPROVED [Signature] DATE 7/12/12 REJECTED _____ DATE _____
COMMENTS: Mike Smith

V-2012-005



V-2012-005

▶ Detail Drawing



25'

LouverView
Window Fashions 2'

Estimates

1. Single LED - \$ 5,000 (Reg. \$ 5,500)

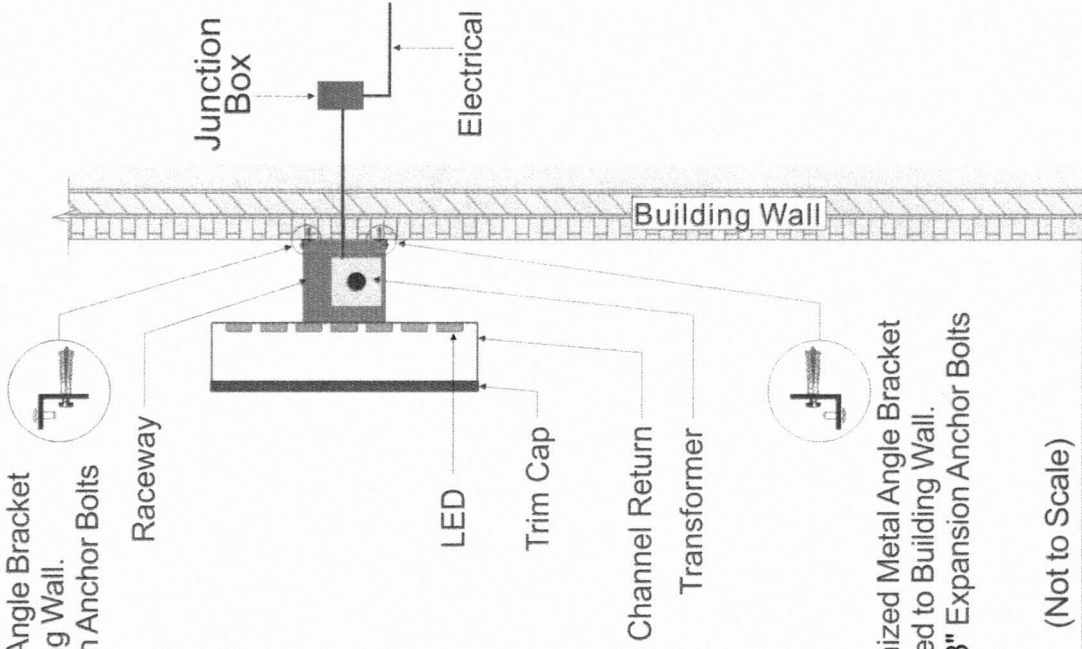
315 Sharon Ind'l Way, Suwanee, GA. 30024	Tel : 770-274-7997	Type of Sign : Channel Letter	Sub Total : \$	0.00	Deposit (50%) : \$	0.00
Email: signbankneon@yahoo.com	Fax: 770-271-7475	Description : Size - See Drawing	Tax : \$	0.00	Balance Due : \$	0.00
This design property of SIGN BANK NEON CORP. and may not be reproduced in any manner under penalty of law, without release by purchase or consent from SIGN BANK NEON CORP.		Color - See Drawing	Total : \$	0.00	Customer Signature	
Copyright SIGN BANK NEON CORP., 2001 all rights reserved					Received by	





► Mounting Detail

Galvanized Metal Angle Bracket
Attached to Building Wall.
3/8" x 3" Expansion Anchor Bolts



Galvanized Metal Angle Bracket
Attached to Building Wall.
3/8" x 3" Expansion Anchor Bolts

(Not to Scale)

Ground

Sub Total : \$	0.00	Deposit (50%) : \$	0.00
Tax : \$	0.00	Balance Due : \$	0.00
Total : \$	0.00		

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

315 Sharon Ind'l Way, Suwanee, GA. 30024 Tel : 770-271-7997
Email: signbankneon@yahoo.com Fax: 770-271-7475

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V-2012-005

#300

770-318-1809
David

CITY OF SUWANEE
Notice of Violation

Violation # 1
Address: 105 Satellite Blvd.
Date: 8/20/12 Type Of Violation: Wall Sign

Address/Location: 105 Satellite Blvd.
Business/Subdivision: Louview Window Fashion
Owner/Agent: Sidney Mozayyani Phone: 770-309-2032
Address: 105 Satellite Blvd.

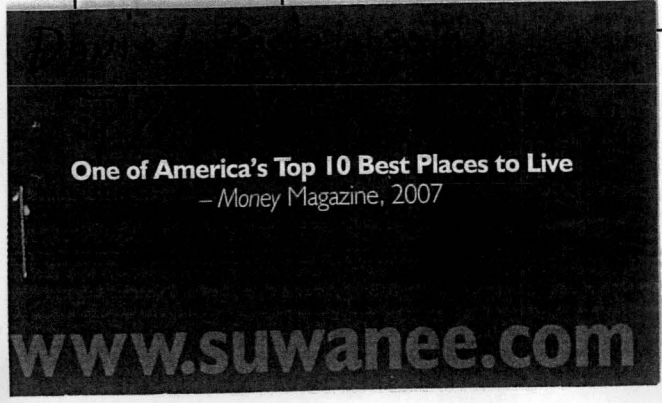
Corrections To Be Made: Only (1) Wall Advertisement Device is allowed by City of Suwanee Sign Ordinance 1612.C.(3) Sign Standards (Planned Multi-Tenand Office, Institutional, Industrial or Shopping Center) One (1) Sign per road frontage.
The plans submitted May 5, 2012 failed to show an existing sign for this business. Since the both bussiness are owned by the same owner and are not separated by a tenant wall the City of Suwanee will consider this as one business.
The sign will have to be removed or a Variance shall be grant by the City of Suwanee.

INSPECTOR: Mike Smith CORRECTIONS TO BE MADE BY: 09/20/12

NOTIFIED: Sidney Mozayyani

RE-INSPECTION HISTORY		
DATE	COMMENTS	INSPECTOR

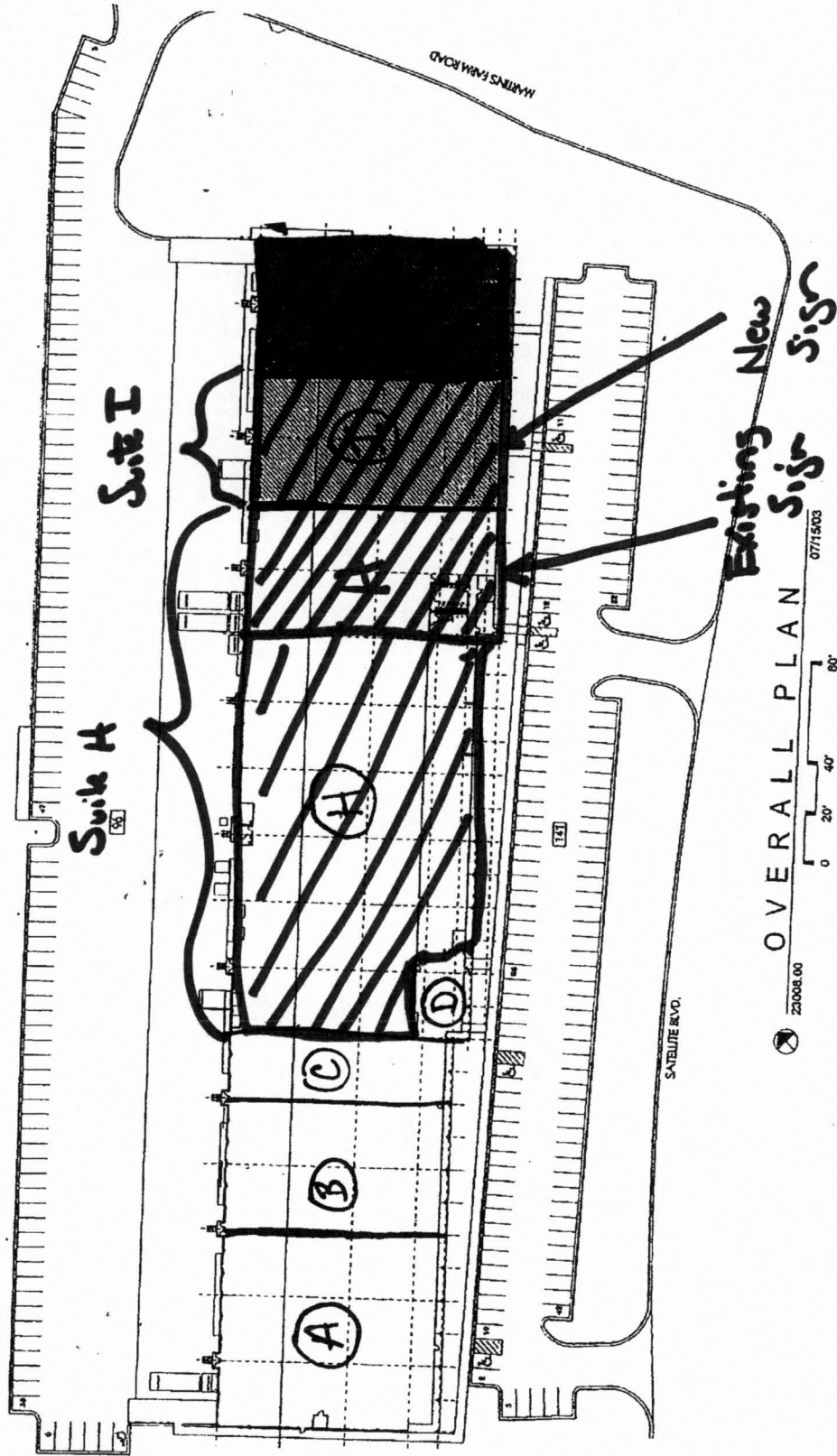
Violation Notice Revised April 2001



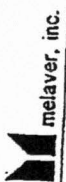
V-2012-003

Exhibit "A"

Floor Plan



220008.00
 0711503
 OVERALL PLAN
 0 20' 40' 80'





105 SYMCO
 SATELLITE
 SUWANEE, GEORGIA

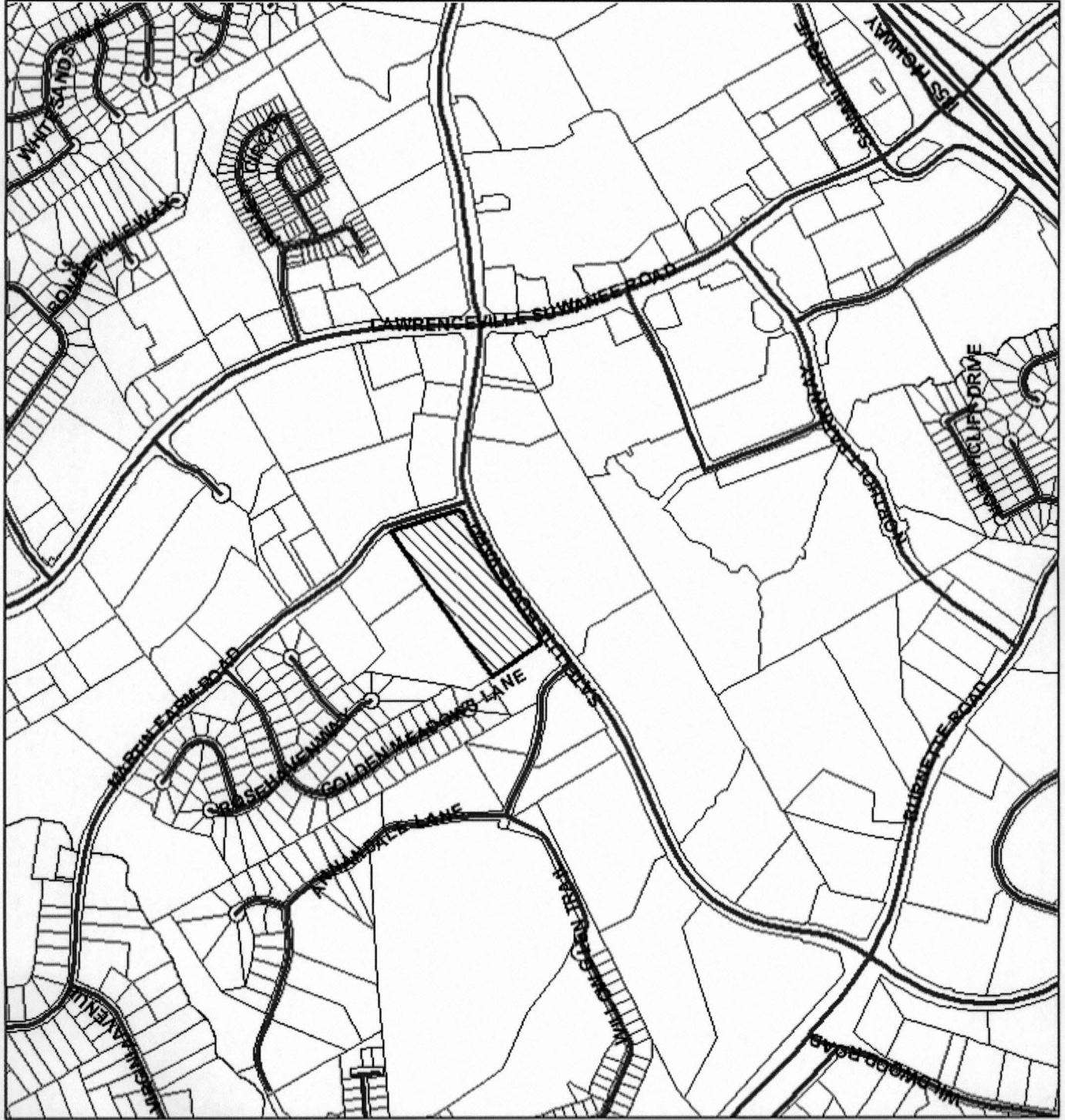


EXHIBIT A
V-2012-005

Location Map

Legend

-  V-2012-005
-  Major Road



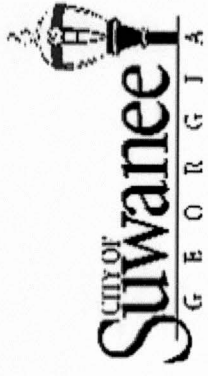




EXHIBIT B V-2012-005

Aerial Map

Legend

	V-2012-005
	Major Road

