

VARIANCE(S):

V-2013-005

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: V-2013-005
REQUEST: ADDITION TO A FREE STANDING SIGN
APPLICABLE SECTION: SECTIONS 1612.C.3.a
LOCATION: 4855 SUWANEE DAM ROAD
DISTRICT/LAND LOT: 7-252-007
ZONING: O-I (OFFICE-INSTITUTIONAL DISTRICT)
DEVELOPMENT: MONUMENT SIGN EXCEEDING THE
MAXIMUM HEIGHT AND SIGN AREA

APPLICANT: E.C. PRICE GENERAL CONTRACTORS, INC.
3155 PRESIDENTIAL DRIVE, STE. 100
ATLANTA, GA 30340

OWNER: SUWANEE DENTAL CARE
4355 SUWANEE DAM ROAD
SUWANEE, GA 30024

CONTACT: DAVID PRICE PHONE: 770-454-6308

RECOMMENDATION: APPROVAL WITH CONDITIONS

ANALYSIS:

The applicant seeks a variance from Section 1612.C.3.a of the City of Suwanee Zoning Ordinance to allow for an addition to an existing freestanding monument sign exceeding the maximum permitted height and size. The property contains an approximately 7,000 square foot office building occupied by a dental clinic and other offices. The property totals roughly 1.25 acres.

The subject sign is a brick monument sign constructed in 1999. The permit application states that the existing sign is 10' feet tall. The sign is approximately 5 feet from the front property line. This sign is considered a legal non-conforming sign. This means it does not meet current standards as stated in the zoning ordinance but was constructed to the standards in place at the time. If a new monument sign was constructed under the current standards for a 7,000 square foot office building the maximum height would be 6 feet tall if the sign was placed at the location of the current sign. The sign could only be 10 feet high if it was located 20 feet off of the right-of-way, which would not be possible on the subject parcel. Under current standards they are allowed 64 square feet of sign area and 48 square feet of copy area.

The subject property is zoned O-I (Office-Institutional District) and is surrounded by C-2 and C-2A to the south, and PMUD to the west, north and east. The adjacent commercial districts contain a fast food restaurant and two strip shopping centers. The adjacent PMUD properties

contain the commercial portions of Village Grove and Three Bridges neighborhoods. The subject property shares a driveway with the shopping center directly to the south.

The applicant is requesting to add an additional 3'10" decorative element to the top of the existing sign. The purpose of this addition is to add a truss and logo plaque that matches the façade of the building while also intending to upgrade the material of the sign to match the building. The addition will add 54 square feet to the sign area bringing the total to 186 square feet. The copy area will remain at approximately 35 square feet which is less than the current permitted maximum. The copy area of a sign is where the message, lettering, logos, etc. are located. The applicant states that the decorative addition is intended to be consistent with the redesigned building and to add to the recognition of the sign. In the past, the City has granted variances in situations for signs that resulted in an improved design. Examples include signage for Suwanee Towne Florist on Buford Highway and Gwinnett Community Bank on Lawrenceville Suwanee Road. In the past five years, the City has granted five variances for height and/or sign area for a free-standing sign. These variances include: V-2009-003 located at 2855 Lawrenceville Suwanee Road for free-standing sign height and area; V-2008-011-013 located at 4065 McGinnis Ferry Road for free-standing sign height and area; V-2008-007 located at 3893 Lawrenceville Suwanee Road for free-standing sign area). If approved, this change will improve the existing sign and compliment the area.

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. If the conditions are unique to the property and/or are unlikely to cause substantial detriment to the public good, then a variance may be granted.

In conclusion, the subject property does not appear to have a situation which rises to the level of hardship. However, because the addition is purely decorative and will not increase the copy area, the deviation should not undermine the intent of the ordinance. 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. As such, staff recommends **APPROVAL WITH CONDITIONS** of V-2013-005.

Planning Department
Recommended Conditions
V-2013-005

Approval of a variance to allow for a sign addition exceeding the height maximum subject to the follow conditions:

1. The sign shall be substantially similar to the sign in exhibit "C"
2. The sign shall not be taller than 14.5 feet from grade and shall not exceed 48 square feet of copy area.
3. The sign shall not exceed the maximum copy area standards for the property.

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 this variance, with the attached stipulations, would not impair the public health, safety, comfort, morals, or welfare.

**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: E.P. PRICE GEN. CONTRACTORS, INC
Address: 3155 PRESIDENTIAL DR, STE. 100
City: ATLANTA
State: GA 30340
Phone: 770-454-6308
E-mail address: DPRICE@E.C.PRICE.NET

OWNER INFORMATION

Name: SUWANEE DENTAL CARE
Address: 4355 SUWANEE DAM RD, STE 200
City: SUWANEE
State: GA 30024
Phone: 770-614-7300

CONTACT PERSON: DAVID PRICE PHONE: 770-454-6308

ADDRESS OF PROPERTY 4355 SUWANEE DAM RD, SUWANEE, GA 30024

LAND DISTRICT 7 LAND LOT 252 PARCEL 007 LOT _____

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) _____

ZONING _____

VARIANCE REQUESTED variance to exceed maximum size for monument sign existing on property - need to add decorative pediment on top.

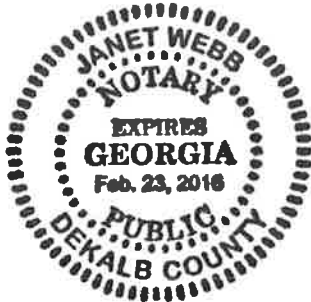
NEED FOR VARIANCE To redecorate sign existing at street monument to reflect redesigned building. Customer feedback study showed no sign recognition or directing recognition back to building. Want to add pediment decoration.

***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.**

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that an application or re-application for the same type of variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals, unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Board of Appeals.



David R. Price 7/11/13
Signature of Applicant Date

DAVID R. PRICE, PRESIDENT
Typed or Printed Name and Title

[Signature] 7/11/13
Signature of Notary Public Date

Notary Seal

PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of Variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than six (6) months from the date of the last action by the Board of Appeals.

Melinda P. Peoples 7/11/13
Signature of Applicant Date

Melinda P. Peoples Practice Administrator
Typed or Printed Name and Title

[Signature] 7/11/13
Signature of Notary Public Date

MY COMMISSION EXPIRES 7/26/2015

Notary Seal

DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY

Case Number _____ Variance V 2013-005 Administrative _____
Date Rec'd _____ Rec'd By _____ Hearing Date _____
Amount Rec'd _____ Receipt _____

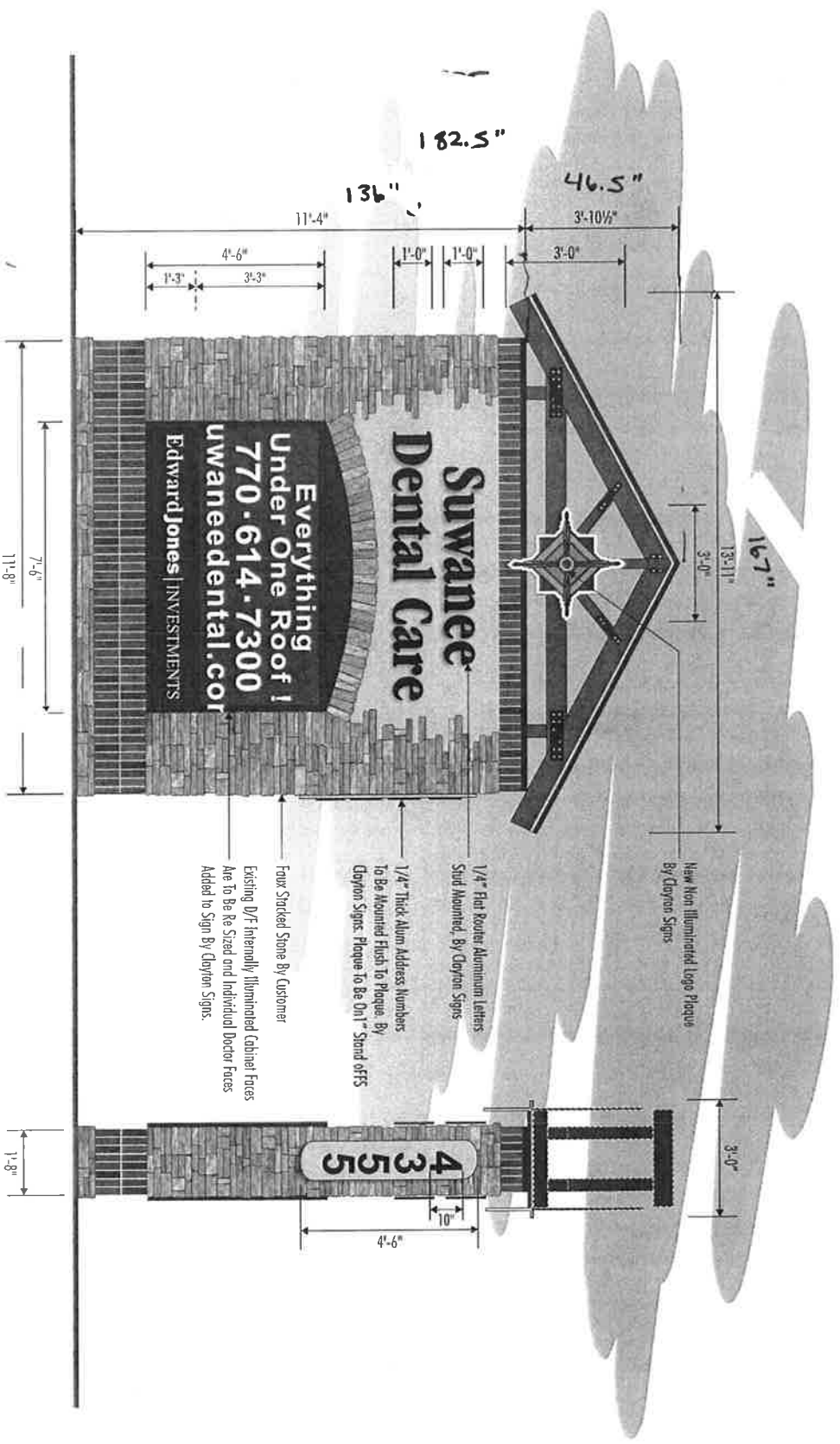
ACTION TAKEN _____

SIGNATURE _____ DATE: _____

V-2013-002

REFURBISHMENT OF EXISTING DOUBLE FACED BRICK MONUMENT SIGN
 SCALE: 3/8" = 1'-0"

New Sign: 186.15"
 Existing Sign: 132.22 sq.ft.
 Addition: 53.93



X Approved Artwork

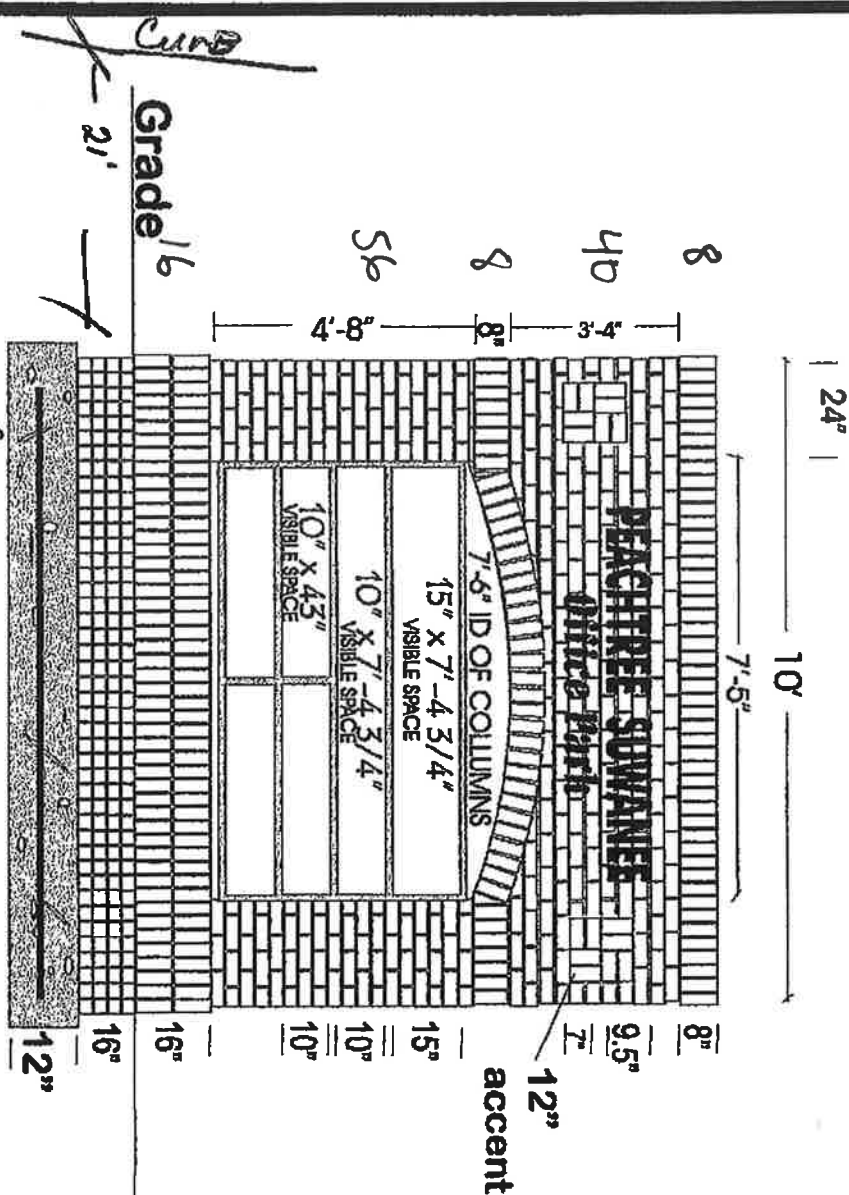
- PMS #1235 - Avery Trans. Vinyl #9143-1 Golden Yellow
- PMS #1655 C - Avery Trans. Vinyl #A9161-1 Halloween Orange
- RD - PMS #485 - Avery Trans. Vinyl #9316-1 Frame
- Black - Simuland
- PMS #454 C
- PMS #506 C
- PMS #321 C - Avery Trans. Vinyl #9619-1 Night Tea
- PMS #349 C - Avery Trans. Vinyl #A9683-1 Rainforest Green
- White - Plexiglas #7328 Acrylic Sheet

Exhibit "C"

DATE: 5/10/2013	SIGN TYPE: REFURBISHMENT OF EXISTING MONUMENT SIGN
PROJECT NAME: SUWANEE DENTAL CARE 4355 SUWANEE DAM ROAD SUWANEE, GEORGIA 30024	CLIENT INFORMATION: DAVID PRICE / EIC PRICE, G.C. PHONE:
QUOTE NUMBER: 8367	REVISIONS:
DATE: 4/24/2013	DESIGNER: MARION WICKERY
ACCOUNT REP: SAM HEET	SCALE: AS NOTED
DRAWING FILE NAME: EA_WPV \Folder 5\Suwanee Dental Care	ALL ELECTRICAL SIGNS ARE 120V VOLTS UNLESS OTHERWISE INDICATED
4355 Suwanee Dam Rd., Suwanee, GA, GA	© 2013 ALL RIGHTS RESERVED

Drawing
A1

V-2013-005



*Remove Loose
And Debris
From Footing
Before Placing
CONCRETE
FORM*

GENERAL DESCRIPTION
 Field Brick- General Shell Seton Hall Regent
 Field Mortar- Seton Hall Regent Rainbow / light creme
 Accent Brick- Apple Blossom Colonial
 Accent Mortar- Santae Salmon
 1 1/2" Retainer- Painted to match the accent brick
 Cabinet- Painted to match the accent brick
 1/2" aluminum w/ Satin Finish
 "Peachtree Suwanee" Futura Md. BT
 "Office Park" Allegro BT

**MANNING
GRAPHICS**

PROJECT	Peachtree Suwanee	JOB#	
CUSTOMER		DRAWING#	1 OF 1
LOCATION		DRAWN BY:	
FILE		DATE:	

**PROJECT
PEACHTREE SUWANEE
Office Park**

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EXHIBIT A

V-2013-005

Location Map

Legend

	V-2013-005
	Major Road

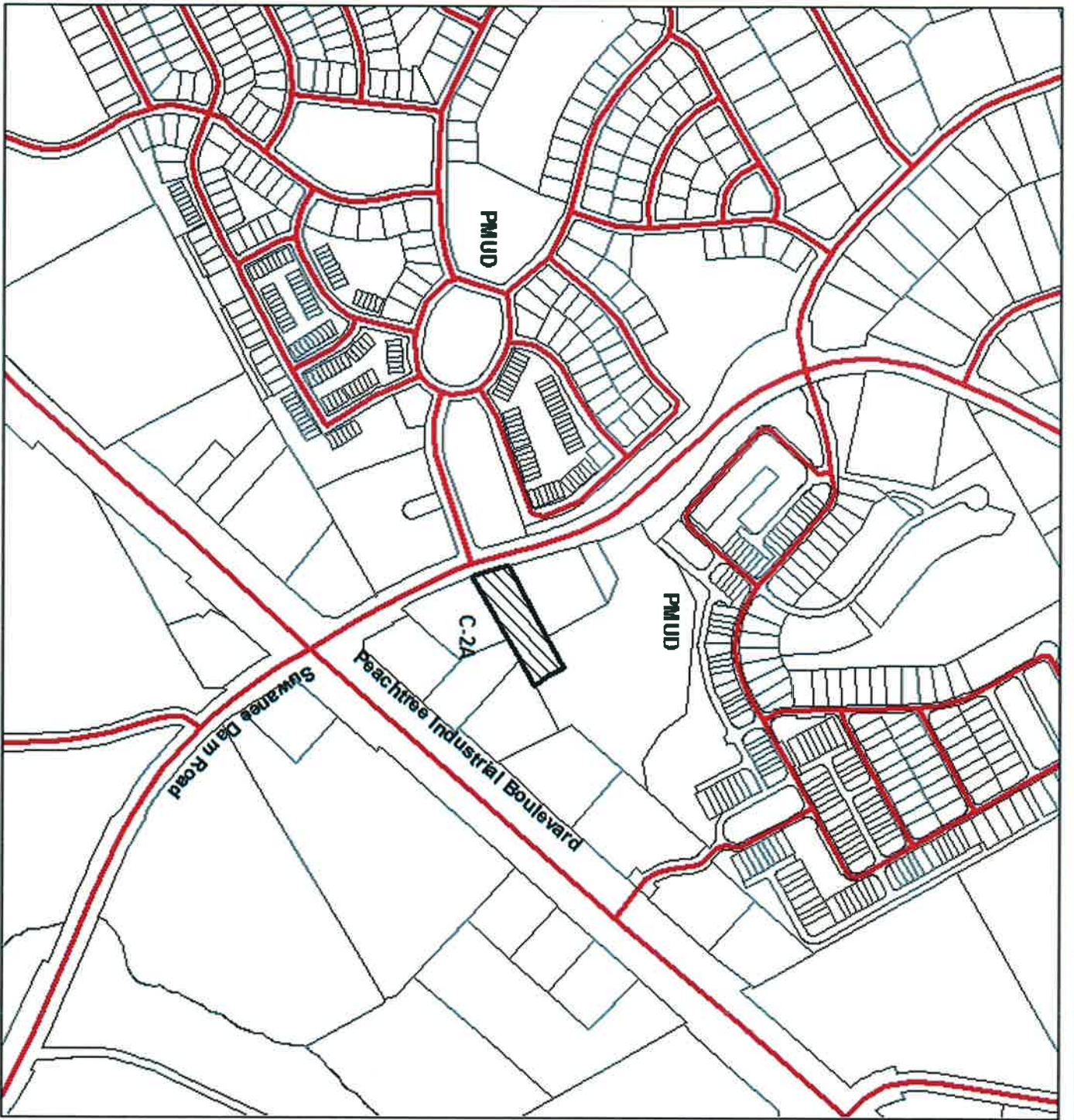






EXHIBIT B

V-2013-005

Aerial Map

Legend

	V-2013-005
	Major Road

