

**VARIANCE(S):**

**V-2013-009**

**CITY OF SUWANEE  
VARIANCE ANALYSIS**

**CASE NUMBER:** V-2013-009  
**REQUEST:** ADDITIONAL WALL SIGN  
**APPLICABLE SECTION:** SECTION 1612.2.(B)  
**LOCATION:** 920 PEACHTREE INDUSTRIAL BOULEVARD  
**DISTRICT/LAND LOT:** 7-237-002  
**ZONING:** C-2 (GENERAL COMMERCIAL DISTRICT)

**APPLICANT:** JAPANESE AUTO REPAIR  
920 PEACHTREE INDUSTRIAL BOULEVARD  
SUWANEE, GA 30024

**OWNER:** SHABERN PROPERTY  
P.O. BOX 816  
DULUTH, GA 30096

**CONTACT:** SHAD HAMEDANI  
**PHONE:** 404-514-2900

**RECOMMENDATION:** DENIAL

**ANALYSIS:**

The applicant seeks a variance from Section 1612 of the City of Suwanee Zoning Ordinance to allow for one additional canopy sign in excess of the maximum number of wall signs permitted for a business in a single occupant building. The subject parcel is 1.95 acres and is located at 920 Peachtree Industrial Boulevard. There are three buildings located on the site occupied with automotive service related uses. Access is provided by a single driveway from Peachtree Industrial Boulevard. The subject building is approximately 2,500 square feet and is located on the northeast corner of the property fronting Peachtree Industrial Boulevard. The two remaining buildings on the site are approximately 1,750 square feet and 1,500 square feet.

The applicant is located in one of three buildings on the subject property. All of the uses on the site are related to automotive services. The applicant currently has a wall sign on the front of the building. There is an existing awning over the customer entrance on the front of the building that the applicant wishes to replace. The proposed awning includes a sign. (See attached sign detail) Installation of the proposed awning and sign would cause the façade to exceed the allowed number of signs. Currently, the façade exceeds the maximum square footage as currently allowed for signage

The existing wall sign for Japanese Auto Repair is a legal non-conforming sign. The existing sign was permitted by the City in 2000 under different regulations and is 73.6 square feet, roughly 20 square feet larger than what would be permitted today. A wall sign is allowed to

cover 5% of the wall elevation where it is located. The size of the subject wall is 49'x22' which is 1,078 square feet. On the permit issued in 2000, the sign was measured by calculating the square footage of the lettering only. Today, the City "draws a box" around the entirety of the sign to determine the total copy area, as directed by the Zoning Ordinance. This adds any spacing between letters, etc. to the overall copy area. If measured at today's standards the current wall sign is roughly 278 square feet which is five times over that maximum size allowed. In addition, a 20 square foot sign is located on the east side of the building. This sign was permitted in 2008 and is less than the maximum permitted square footage of 144 square feet for that façade.

The proposed awning would be approximately 30 square feet with approximately 12 square feet of sign area. By itself the sign would be permitted. However the zoning ordinance only permits one wall sign per façade. As such a variance is required to install the sign.

While the board has approved additional wall signs in unique situations in the past, it has never approved signage for a building that already exceeds the maximum allowed signage. Approving an additional sign that would also allow for more than the maximum square footage would undermine the intent of the zoning ordinance which ensures that all uses within the City are permitted an equitable amount of signage.

The subject property is zoned C-2 (General Commercial District) and is surrounded by multiple zoning districts and uses. To the north and south are residential neighborhoods. Across Peachtree Industrial Boulevard is the Forest Plantation neighborhood zoned R-85 and to the south, across Eva Kennedy Road is the Brushy Creek neighborhood zoned R-100. To the east, is an undeveloped property zoned M-1 (Light Industry District). To the west is another C-2 zoned property and contains an office building.

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. A variance may be granted if the conditions are unique to the property and/or are unlikely to cause substantial detriment to the public good or if the variance will not undermine the intent of the zoning ordinance. In addition, a variance may be granted when such conditions are not the result of any actions of the property owner.

In conclusion, the building is exceeding the maximum copy area for a wall sign under the current regulations by a significant amount. The request of adding another wall sign on the proposed canopy would subvert the intent of the zoning ordinance. The applicant's situation does not rise to the level of a hardship. As such, staff recommends **DENIAL** of V-2013-009.

Planning Department  
Recommended Conditions  
V-2013-009

If the Zoning Board of Appeals wishes to approve the variance request to allow for an additional wall sign, the following conditions are recommended:

1. The applicant shall obtain a sign permit from the City of Suwanee.
2. The sign shall be substantially similar to the sign shown in the render on Exhibit "C"
3. No additional wall signage shall be permitted on any side of the building.

## 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. However, the City closely manages the size, location and number of signs. This is intended to ensure a quality aesthetic is established in the City.

- 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 appropriate conditions 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: Japanese Auto Repair  
Address: 920 Peachtree Ind. Blvd. A  
City: Suwanee  
State: GA  
Phone: 678-482-5558  
E-mail address: Shejapaneseautorepair.net

**OWNER INFORMATION**

Name Shabern Property  
Address P.O. BOX 816  
City: Duluth  
State GA  
Phone: 300 96

CONTACT PERSON: Shad Hamedani PHONE: 404-514-2900

ADDRESS OF PROPERTY 920 Peachtree Ind Blvd. Suwanee GA 30024

LAND DISTRICT 7 LAND LOT 231 PARCEL 002 LOT \_\_\_\_\_

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) \_\_\_\_\_

ZONING C2

VARIANCE REQUESTED replacing current awning fabric.  
To allow an additional wall sign.

NEED FOR VARIANCE appearance, updated logo, visibility.

**\*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.**

Existing Awning



V-2013-009



Proposed Awning

V-2013-009





**Broward Davis & Assoc., Inc.**

9444 NW 11th St.  
P.O. Box 28877  
Tallahassee, FL 32316  
Phone: 904-789-4100  
Fax: 904-789-4100

174-C CORPORATE  
CENTER DRIVE  
P.O. Box 1343  
Tallahassee, FL 32316  
Phone: 904-789-4100  
Fax: 904-789-4100

300 PENCE AVE.  
MARIETTA, GA 30067  
Phone: 770-949-3388  
Fax: 770-949-3388

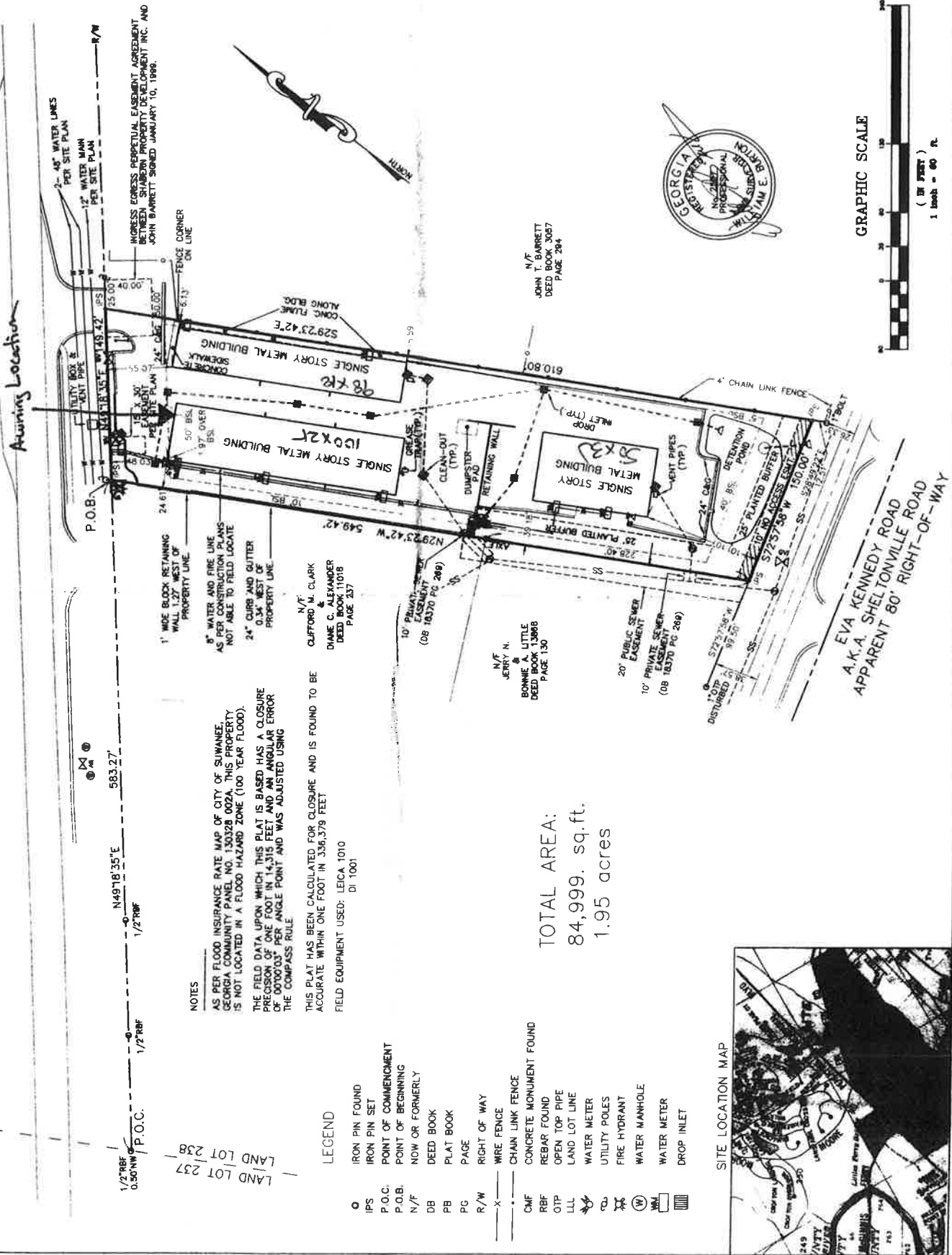
**PROJECT**  
BOUNDARY  
AS-BUILT  
SURVEY  
SUWANEE  
AUTO  
CENTER

**CLIENT**  
SHABERN  
PROPERTY  
DEVELOPMENT

LAND LOT(S)	237
DISTRICT(S)	7
CITY	
COUNTY(S)	GWINNETT
REVISIONS	
DATE	8/2/99
JOB NUMBER	99-236
PSR NUMBER	19462
SCALE	1" = 60'
DRAWN BY	CDV
CHECKED BY	WEB
SHEET	1 OF 1

GRAND TETON PARKWAY

PEACHTREE INDUSTRIAL BOULEVARD  
VARIABLE RIGHT-OF-WAY  
UNDER CONSTRUCTION



**NOTES**  
AS PER FLOOD INSURANCE RATE MAP OF CITY OF SUWANEE, GEORGIA, COMMUNITY PANEL NO. 130328 002A, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE (100 YEAR FLOOD).  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,315 FEET AND AN ANGULAR ERROR OF 00'00'03" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 336,378 FEET  
FIELD EQUIPMENT USED: LEICA 1010  
DI 1001

N/E/  
CLIFFORD M. CLARK  
&  
DIANE C. ALEXANDER  
DEED BOOK 11018  
PAGE 337

N/E/  
JERRY N.  
BONNE & LITTLE  
DEED BOOK 13088  
PAGE 130

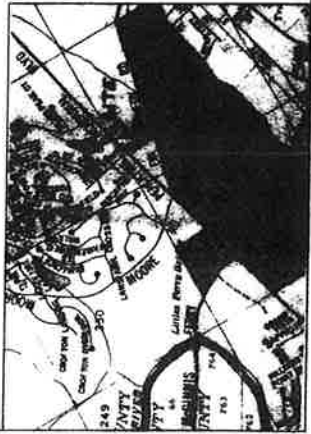
**TOTAL AREA:**  
84,999. sq.ft.  
1.95 acres

EVA KENNEDY ROAD  
A.K.A. SHELTONVILLE ROAD  
APPARENT 80' RIGHT-OF-WAY

**LEGEND**

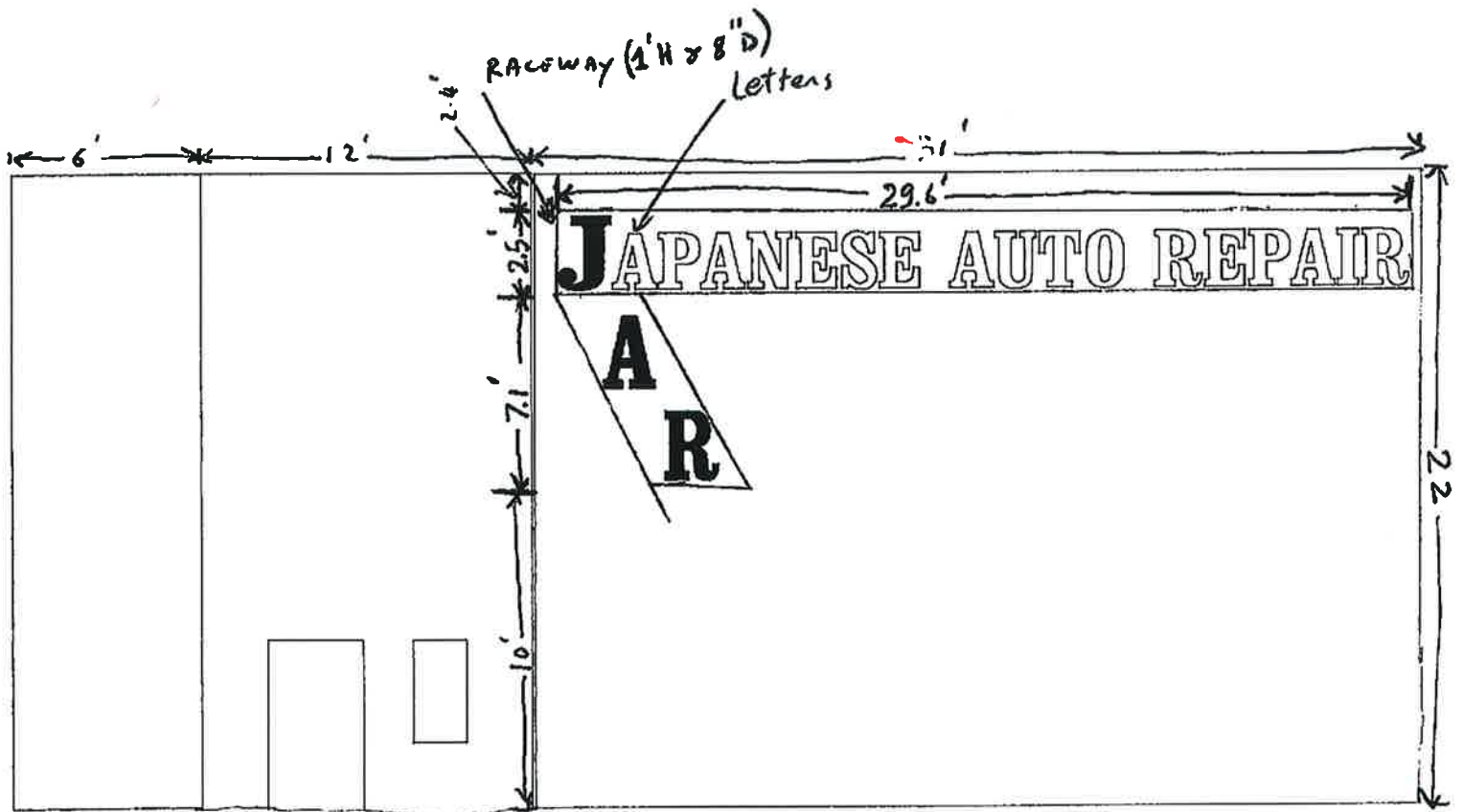
- IRON PIN FOUND
- IPS IRON PIN SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N/E NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- R/W RIGHT OF WAY
- X — WIRE FENCE
- CHAIN LINK FENCE
- CMF CONCRETE MONUMENT FOUND
- RBF REBAR FOUND
- OTF OPEN TOP PIPE
- LLL LAND LOT LINE
- WATER METER
- UTILITY POLES
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- DROP INLET

**SITE LOCATION MAP**



V-2013-009

# Existing sign





TOTAL sign in SF : 73.6<sup>SF</sup>

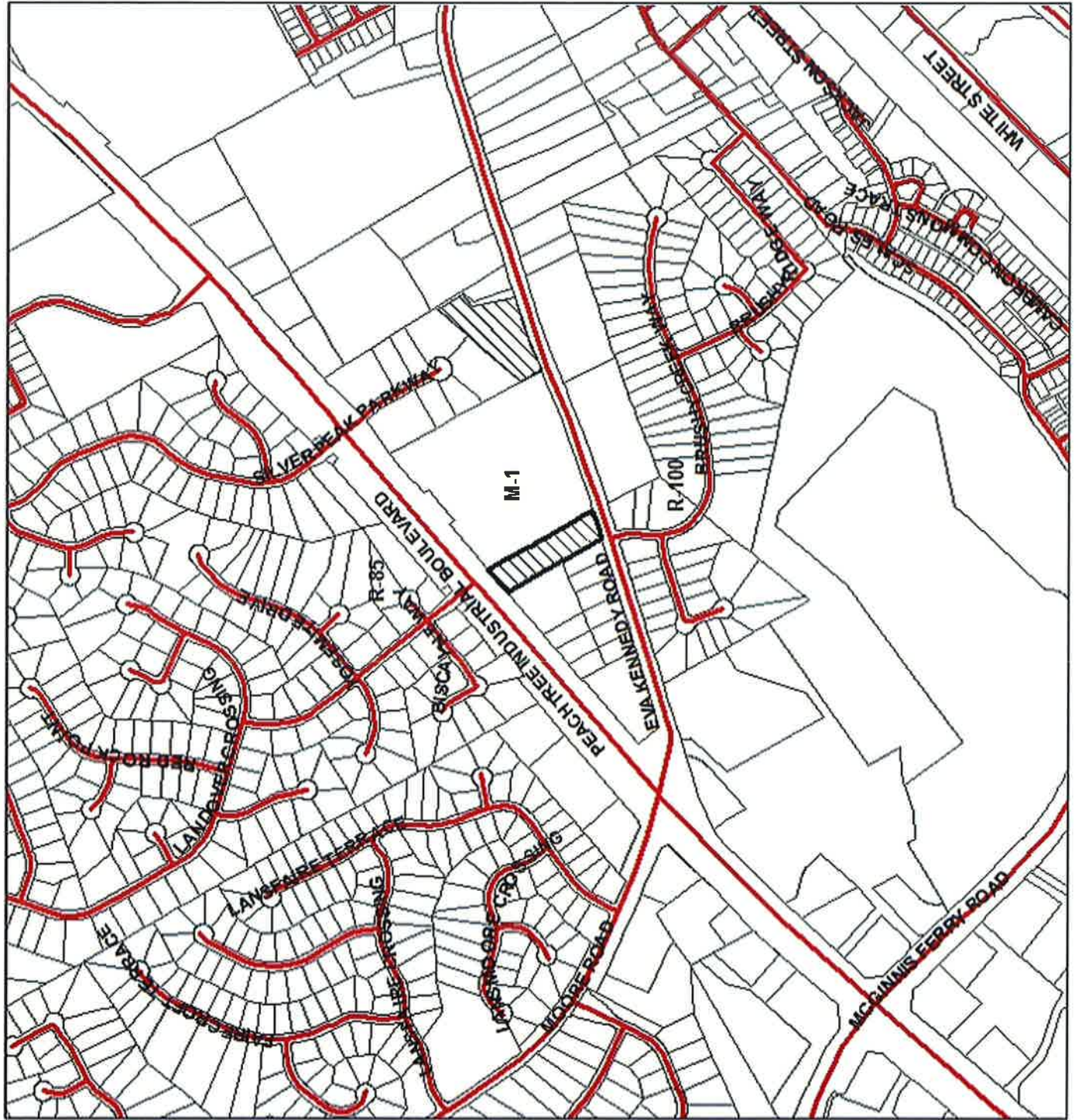
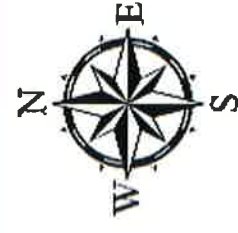


# EXHIBITA V-2013-008

Location Map

**Legend**

-  V-2013-009
-  Major Road







# EXHIBIT B V-2013-009

Aerial Map

**Legend**

	V-2013-009
	Major Road

