

**VARIANCE(S):**

**V-2016-002**

**CITY OF SUWANEE  
VARIANCE ANALYSIS**

**CASE NUMBER:** V-2016-002  
**REQUEST:** ACCESSORY STRUCTURE EXCEEDING  
MAXIMUM SQUARE FOOTAGE  
**APPLICABLE SECTION:** SECTION 500A.1.C  
**LOCATION:** 101 LEAF LAKE DRIVE  
**DISTRICT/LAND LOT:** 7-192-026  
**ZONING:** R-140 SINGLE FAMILY RESIDENTIAL  
DISTRICT

**APPLICANT/OWNER:** GLENN G WOLFE  
101 LEAF LAKE DRIVE  
SUWANEE, GA 30024

**CONTACT:** GLENN G WOLFE  
**PHONE:** 404-932-8123

**RECOMMENDATION:** **APPROVAL WITH CONDITIONS**

**ANALYSIS:**

The applicant seeks a variance from Section 500A.1.C of the City of Suwanee Zoning Ordinance to allow for an accessory building exceeding the maximum permitted square footage. The subject property is located at 101 Leaf Lake Drive and is zoned R-140. The subject property is roughly 1.68 acres in size.

The applicant is requesting an accessory building that is roughly 1,280 square feet in size. The maximum permitted size for accessory buildings in the R-140 zoning district is 800 square feet. As such a variance would be required in order to build the accessory structure as proposed. The architecture of the building will look like a typical garage building with two overhead garage doors and one door. The building will have a brick veneer water table with lap siding making up the remaining exterior.

The neighboring properties along Leaf Lake Drive are also single family homes that are zoned R-140. To the rear of the property are two large lots zoned GCA (Gwinnett County Annex) and M-1 (Light Manufacturing District). Leaf Lake Drive is a unique area of Suwanee. Most residential areas in the City have smaller lots.

Like many of the other neighborhoods that are zoned R-140, Suwanee's largest lot residential zoning district, the lots on Leaf Lake Drive are much larger than normal residential lots. The average lot size in the single street neighborhood is 2.8 acres. These large residential lots can require and accommodate equipment and supplies that are more common in rural or agricultural areas than typically found in a suburban neighborhood. The storage of such equipment can require more square footage than is permitted for residential lots in Suwanee.

Accessory buildings are permitted uses in all of the City's residential zoning districts. All of the residential zoning districts have the same standard for accessory buildings in terms of maximum square footage allowed. However, a 1.68 acre lot is more capable of accommodating a larger accessory building without negative impacts on adjoining properties than a half-acre lot in a subdivision. The City regulates the size of accessory structures to protect homeowners from the possible negative impacts of a large accessory building on adjacent properties. In this case, the closest home on a neighboring property is located more than 80 feet from the proposed accessory building.

Accessory structures should be clearly subordinate to the primary structure on the property and constructed of materials consistent with the primary structure. The primary structure on the property is a two story house around 3,000 square feet. The house on the subject property is and will clearly be the primary structure on the property even with an accessory building of approximately 1,300 square feet. Additionally the proposed accessory building would be located behind the primary structure. The brick and siding of the proposed accessory building will be consistent with the brick and siding of the main house.

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 conclusion, while there does not appear to be a hardship, the lot is larger than a typical residential lot in Suwanee; therefore, exceeding the maximum permitted accessory square footage is unlikely to negatively impact neighboring properties. Besides being larger than 800 square feet, the building meets all other requirements of accessory buildings. Therefore, approval of this variance would not be a substantial detriment to the public good and will not undermine the intent of the zoning ordinance, which is to limit the number and size of accessory buildings on smaller lots in more densely populated neighborhoods. As such, staff recommends **APPROVAL WITH CONDITIONS** of V-2016-002.

**V-2016-002**

**Planning Department Recommendation:**

Staff recommends approval of the request for an accessory structure in excess of 800 square feet, subject to the following conditions:

1. The accessory building shall be a maximum of 1,280 square feet in size.
2. The accessory building shall be located approximately as shown on Exhibit "C".
3. The accessory building shall be substantially consistent with the architectural design and materials shown in exhibit "D".

### **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 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: same  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_  
Phone: \_\_\_\_\_  
E-mail address: \_\_\_\_\_

**OWNER INFORMATION**

Name: GLENN G WOLFE  
Address: 101 LEAF LAKE DRIVE  
City: SUWANEE  
State: GA  
Phone: 404 932 8123

CONTACT PERSON: GLENN G WOLFE PHONE: 404 932 8123

ADDRESS OF PROPERTY 101 LEAF LAKE DRIVE

LAND DISTRICT 192 LAND LOT ~~010~~<sup>026</sup> PARCEL R7192026 LOT \_\_\_\_\_

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) LEAF LAKE ESTATES

ZONING R140

VARIANCE REQUESTED ACCESSORY BUILDING IN EXCESS  
OF 800 SQUARE FEET

NEED FOR VARIANCE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*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.



John Wolfe 12-21-15

Signature of Applicant Date

Kim C Reali - FSC

Typed or Printed Name and Title

Kim C Reali 12-21-15

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.



John Wolfe 12-21-15

Signature of Applicant Date

Kim C Reali FSC

Typed or Printed Name and Title

Kim C Reali 12-21-15

Signature of Notary Public Date

Notary Seal

**DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY**

Case Number U-2016-002  
Date Rec'd 12/21/15  
Amount Rec'd 300.00

Variance   X    
Rec'd By   JF    
Receipt   

Administrative     
Hearing Date 1-19-15

ACTION TAKEN   

SIGNATURE   


DATE:



# Exhibit A

## V-2016-002

### Legend

 V-2016-002

 Streets

### Zoning Districts

 C-2

 C-2A

 M-1

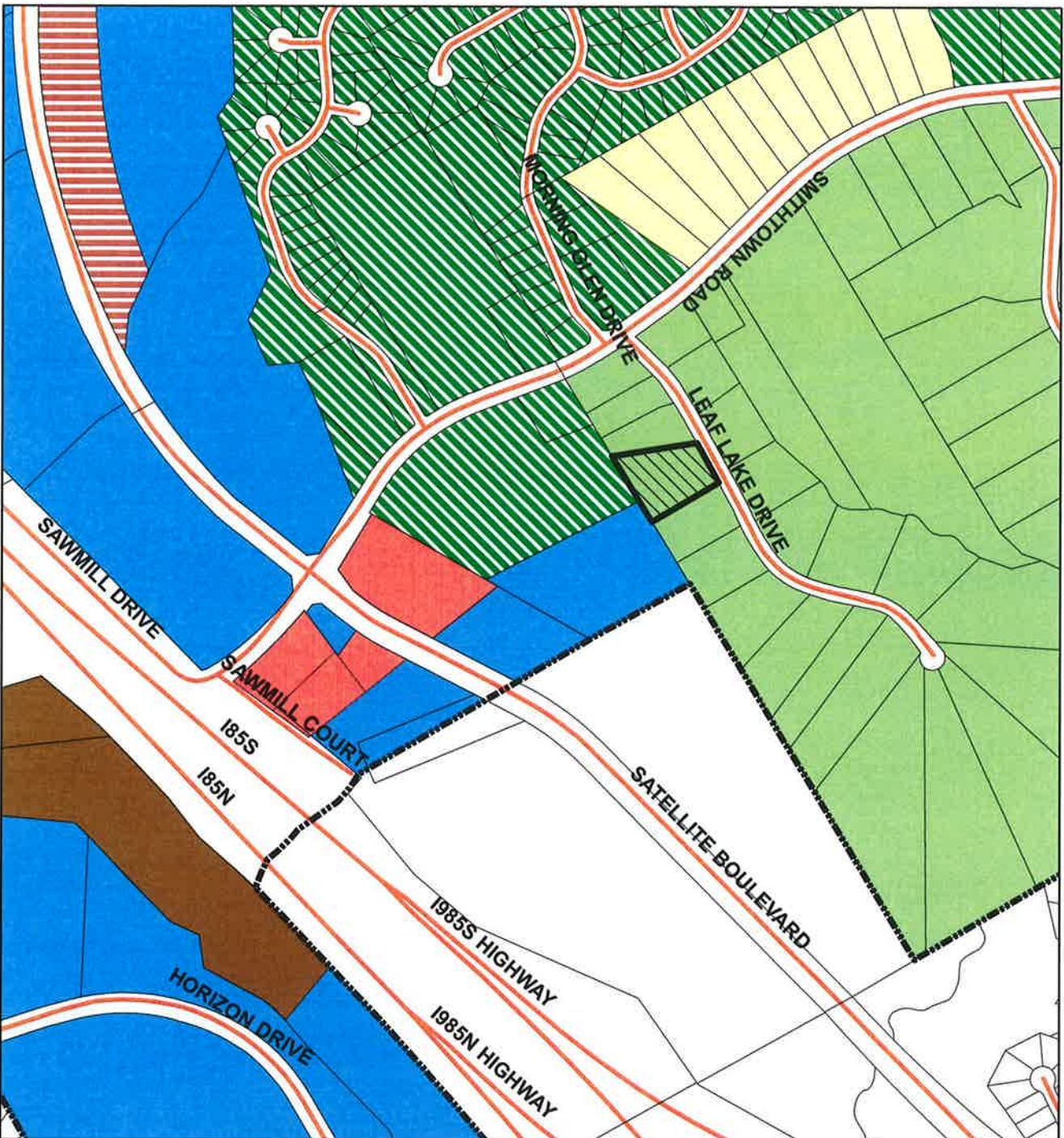
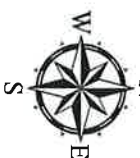
 GCA

 R-140

 R-100

 RM-8

 City Limits





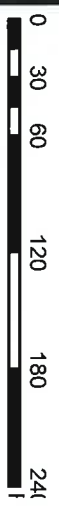


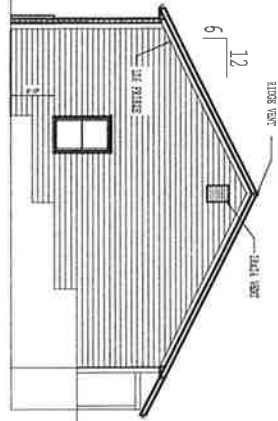
# Exhibit B

## V-2016-002

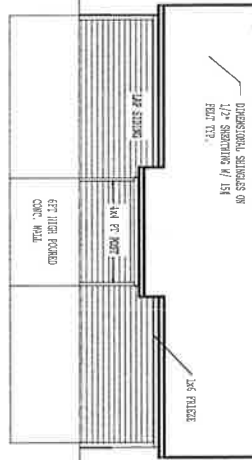
### Legend

-  V-2016-002
-  Property Lines
-  Streets

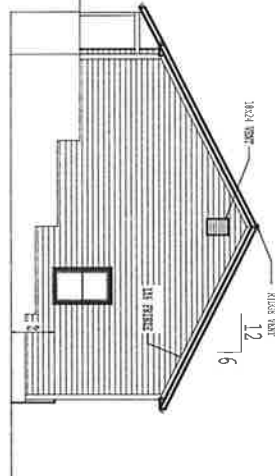




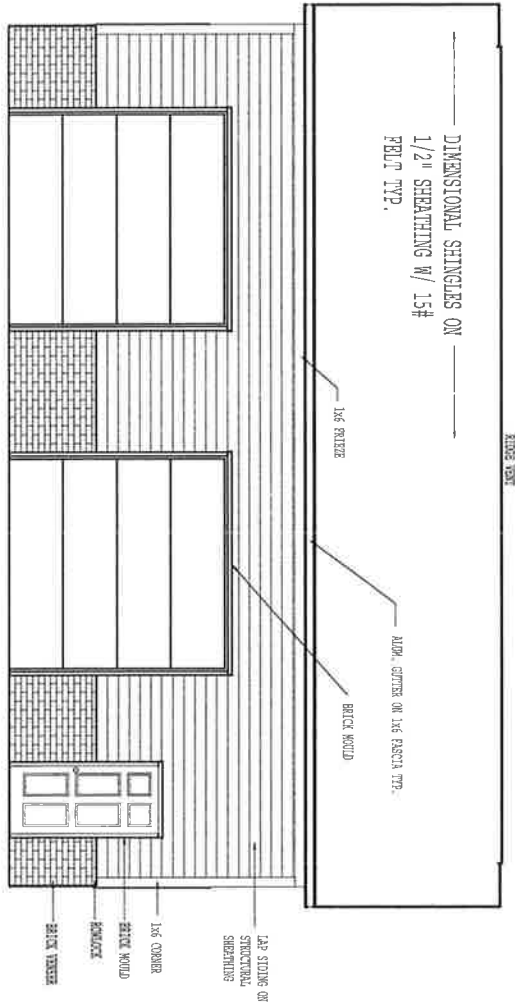
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

12/03/2015 11:01:53

SECRET  
08  
08 OF 0000 SHEETS

**WOLFE**  
**ELEVATIONS**

**GLEN WOLFE**  
 101 LEAF LAKE DRIVE  
 SUWANEE GA. 30024

DATE: 12/02/2015
REVISION DATE:
DRAWN:
SCALE: 1/4" = 1'-0"

REV:	
REV:	
REV:	
REV:	
REV:	

