

Variance

V-2017-005

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: V-2017-005

REQUEST: ADDITIONAL WALL SIGN

APPLICABLE SECTION: SECTION 1612 OF THE CITY OF SUWANEE
ZONING ORDINANCE

LOCATION: 3034 LAWRENCEVILLE SUWANEE ROAD

PARCEL: 7-169-001

ZONING: C-2 GENERAL BUSINESS

APPLICANT: NADEEM ALI
AFZIM ENTERPRISES INC.
3974 BEMMINGAM LANE
DULUTH, GA 30097

OWNER: NADEEM ALI
AFZIM ENTERPRISES INC.
3974 BEMMINGAM LANE
DULUTH, GA 30097

CONTACT: NADEEM ALI
CONTACT PHONE: 770-601-3700

STAFF RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ANALYSIS:

The applicant seeks a variance from Section 1612 of the City of Suwanee Zoning Ordinance to allow for an additional wall sign for a business in a multi-tenant building. The applicant's business includes four suites, but the applicant is requesting to have five signs, one more than the four they would be permitted.

The subject property is zoned C-2 (General Business). The site has been historically used for a gas station and automotive repair facility. In 2015, the City granted the applicant a special use permit in order to allow for the expansion of the automotive uses on the property. The subject property will be used as a convenience store with a gas station, and automotive services including emissions testing, oil changes, alignment, tires, and brakes. The approval of the SUP

was contingent upon the site being upgraded. This included improvements to the architecture of the building, the removal of tires stored on the site, and the addition of landscaping.

The subject parcel is .66 acres. The property is located at 3034 Lawrenceville-Suwanee Road. There is one building located on the site occupied with automotive service related uses. Access is provided by a single driveway from Lawrenceville-Suwanee Road. The subject building is approximately one story and is located along the southern portion of the property, near Burnette Road. There are gas pump islands located in front of the building as well.

The City of Suwanee Zoning Ordinance allows for one wall sign per business in a single occupant building (Section 1612). The applicant is proposing that the building have five signs, however, the building only has four suites, which is why a variance is needed. The applicant would like for the tenants with multiple bays to have signage over the pedestrian entrance into the business, plus a series of smaller signs over each of the bays. The applicant would like to cluster those four signs into one sign which would read: "Oil Change", "Brakes", "Tires", and "Alignment", The second sign located over the entrance would read "Gateway Automotive". The variance request is for sign 1 as signs 1 and 2 are to be located on the same suite.

To the west directly adjacent to the subject property is an office building within the larger Terraces at Suwanee Gateway development, zoned PMUD. To the northeast of the property is a Chevron/Dunkin Donuts zoned C-2A. To the northwest, across Lawrenceville-Suwanee Road, is another Chevron gas station zoned C-3. To the southeast of the subject property is Interstate 85.

A wall sign is allowed to cover 5% of the wall elevation for the wall upon which it is located, in this case, the size of the subject wall is 64'x 24.3' which is 1555.2 square feet. Today, the City "draws a box" around the entirety of the sign to determine the total copy area. This adds any spacing between letters, etc. to the overall copy area. The applicant is proposing that this wall, which is one suite, have two signs. One of the proposed signs will read "Gateway Automotive" and will be 24.8'x24.3', totaling 21.33 square feet. The additional sign is proposed to be 14"x 320", totaling 31.11 square feet. The two new signs would total 52.44 square feet, therefore, the two signs do not exceed the maximum square footage allowed by the ordinance, but it does exceed the number of signs. The zoning ordinance only permits one wall sign per façade.

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 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 additional signage does not negatively alter the appearance of the shopping center and is not excessive as far as square footage. The sign would conform to the size requirements if the subject suite was divided into 2 spaces. 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. The property is subject to a number of conditions per the special use permit approved in 2015, some of which the applicant has yet to meet. As such, if the requested variance is approved, the approval should be conditioned upon compliance with all conditions of SUP approval. As such, staff recommends **APPROVAL WITH CONDITIONS** of V-2017-005.

RECOMMENDED CONDITIONS

Based upon the findings and conclusions herein, staff recommends **APPROVAL WITH CONDITIONS** of this request, subject to the following conditions of approval:

1. The applicant shall obtain a sign permit from the City of Suwanee.
2. The sign shall be limited to 32 square feet.
3. No additional wall signage shall be permitted on the left (southeast) side of the building.
4. Signage provided for the suite shall be substantially similar to that indicated in Exhibit "A", except that:
 - a. No raceway shall be permitted.
 - b. Signage shall be centered above each of the bay doors and no signage shall extend into the vertical brick "column" that frames each of the bay doors.

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 provided that the City closely manages the size, location and number of signs. This is intended to ensure a quality aesthetic is continued throughout 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: Alzim Ent
 Address: 3974 Berrigan Ln.
 City: Duluth
 State: GA 30097
 Phone: 770-601-3700

OWNER INFORMATION

Name: Alzim Enterprises Inc.
 Address: 3974 Berrigan Ln.
 City: Duluth
 State: GA - 30097
 Phone: 770-601-3700

E-mail address: _____

CONTACT PERSON: Nadeem Ali PHONE: 770-601-3700

ADDRESS OF PROPERTY 3034 Lawrenceville Suwanee Rd, Suwanee GA 30024

LAND DISTRICT 7m LAND LOT 169 PARCEL 7169001 LOT _____

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) _____

ZONING _____ nadeem1633@gmail.com

VARIANCE REQUESTED Gateway Automotive (3034 suite A Lawrenceville - Suwanee Rd) Bay 1, 2, 3, 4; 14" high channel letters mounted on the wall

NEED FOR VARIANCE Directional sign

- Door 1) Oil change
- Door 2) alignment
- Door 3) tires & Brakes
- Door 4) Brakes

***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.**

V.2017.005

64 FT

SUITE-A BAY, 1, 2, 3, 4 & OFFICE
TOTAL WALL AREA: 1555 SQ FT
5% OF WALL AREA 77.76 SQ FT
TOTAL DIRECTIONAL SIGNS AREA APPLYING FOR: 28.77 SQFT
(WITHOUT GATEWAY AUTOMOTIVE)

24.3 FT

**DIRECTIONAL SIGNAG
FOR GATEWAY AUTOMOTIVE**

14" HIGH CHANNEL LETTERS, RED ACRYLIC FACE, MOUNTED ON WALL MATCHING RACEWAYS (5" DEEP)
WHITE TRIM, BLACK RETURNS, ILLUMINATED WITH LEDs, ALL ELECTRICALS AND
POWER SUPPLIES CONCEALED IN RACEWAYS.

3034 LAWRENCE SUWANEED RD. SUWANEE, GA 30024 SUITE -A

Suite: A - BAY 1

Suite: A - BAY 2

Suite: A - BAY 3



24.8ft

**GATEWAY
AUTOMOTIVE**
SIGN SIZE: 32' H X 96" W
TOTAL AREA: 21.33 SF

24.3ft

VARIANCE APPLYING FOR BAY 1, 2, & 3

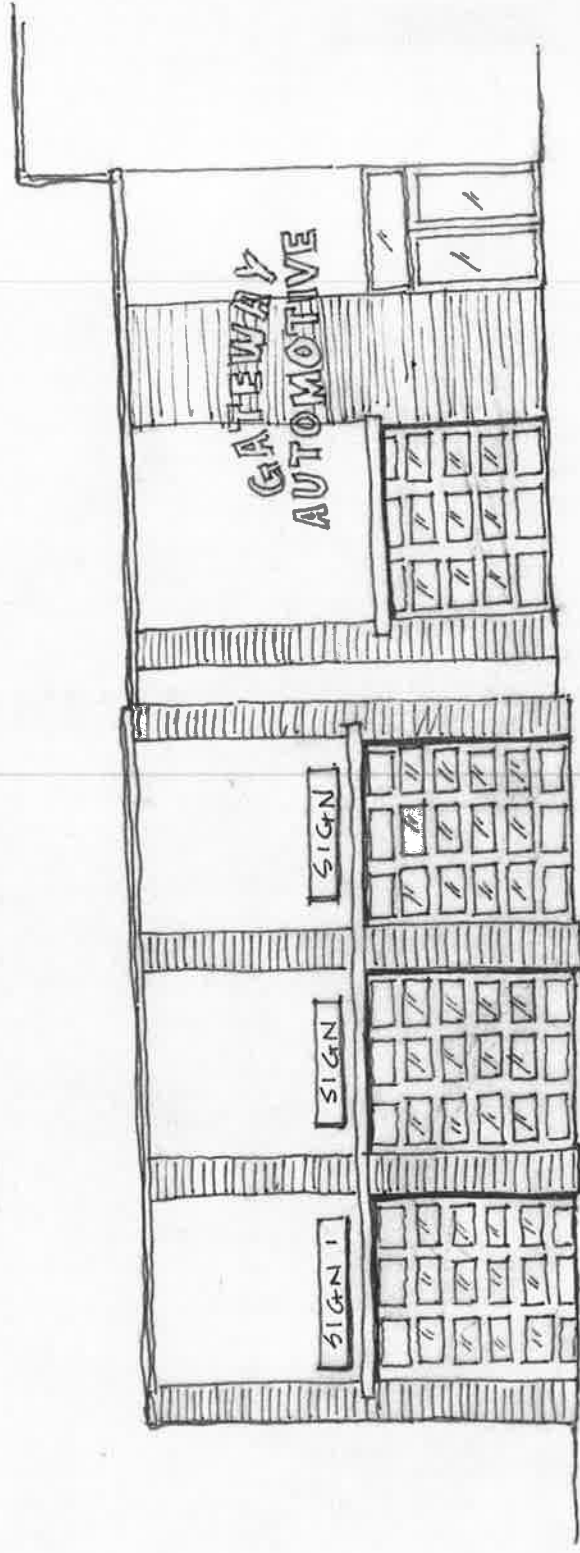
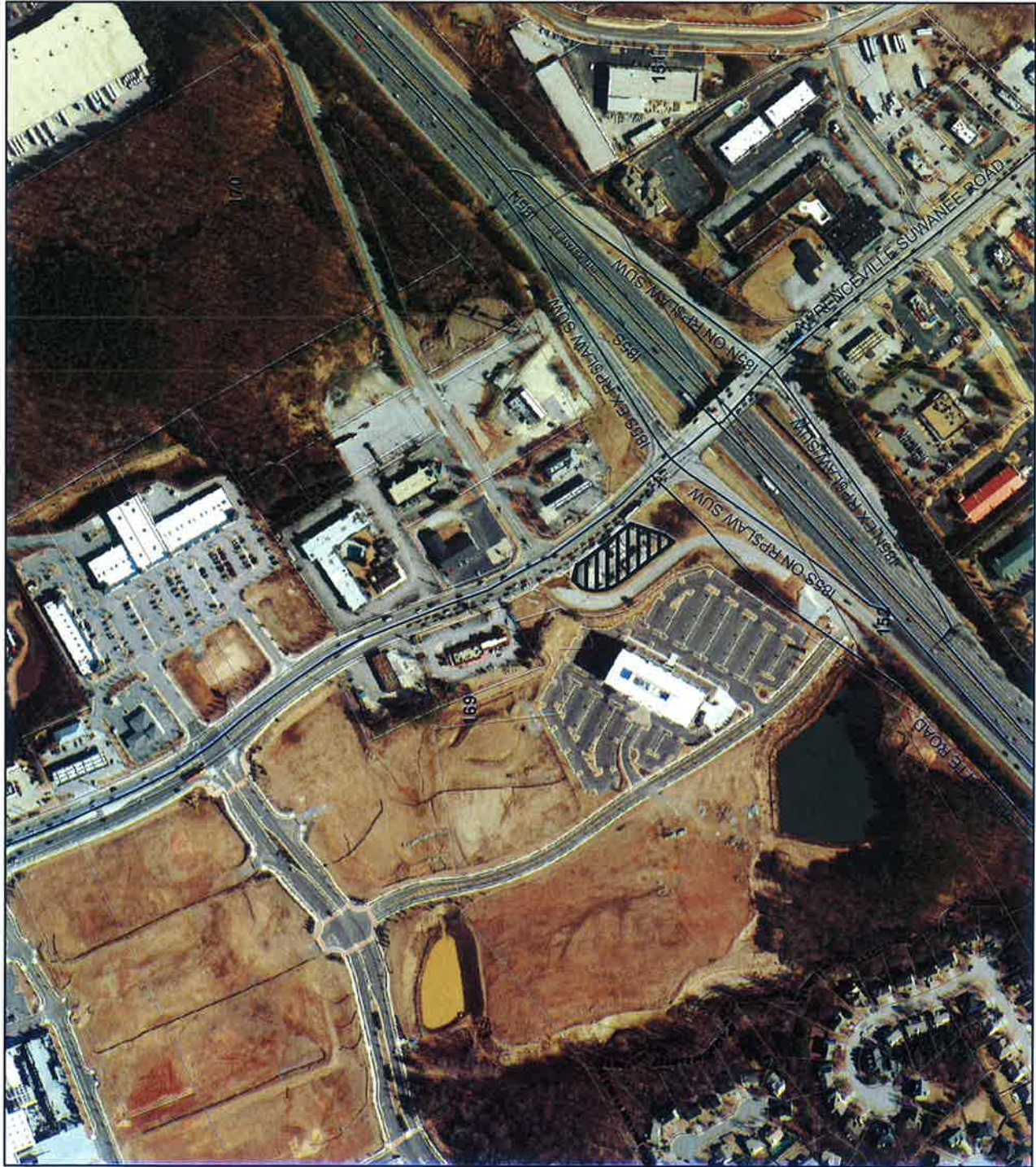


EXHIBIT A



Zoning Map V-2017-005



Legend

-  V-2017-005
-  roads





Zoning Map V-2017-005

Legend

V-2017-005

ZONING

- C-1
- C-2
- C-2A
- C-3
- GCA
- IRD
- M-1
- OI
- OTCD
- PMUD
- R-100
- R-140
- R-75
- R-85
- RM6
- RM8
- roads

