

VARIANCE(S):

V-2018-011

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: V-2018-011

REQUEST: POLE SIGN

APPLICABLE SECTION: SECTION 1608 OF THE CITY OF SUWANEE
ZONING ORDINANCE

LOCATION: 593 MAIN STREET

PARCEL: 7-236-037

ZONING: C-1 (NEIGHBORHOOD COMMERCIAL
DISTRICT)

APPLICANT/OWNER: 593MAINSTREETSUWANEE, LLC
593 MAIN STREET
SUWANEE, GA 30024

CONTACT: TOM KENNEY
CONTACT PHONE: 678-218-8100

STAFF RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ANALYSIS:

The applicant seeks a variance from Section 1608 of the City of Suwanee Zoning Ordinance to allow for a pole sign in lieu of a monument sign. The subject business is a law office that is located at 593 Main Street in Old Town. The parcel is zoned C-1 (Neighborhood Commercial District) and is located within the Old Town Overlay District. The parcel contains a 4,345 square foot historic home that was recently renovated for a law office.

The applicant installed the pole sign with the understanding that they would need to apply for variance. The Law Office is just over 4,000 square feet. As such it would be entitled to a 64 square foot ground sign with 40 square feet of copy area. The maximum height for the sign is dictated by the setback of the sign. The sign is setback 1 foot from the right of way. As such, the maximum height of the sign is 6 feet. The requested pole sign is 73.5 inches tall (6-feet and 1.5-inches) and 49 inches in width (4-feet and 1-inch). The printed area on the sign is 49 inches wide (4-feet and 1-inch) and 48.5 inches tall (4-feet and .5-inches) totaling approximately 16.5-square feet of copy/sign area. However, poles signs are not permitted within the City. Monument signs with enclosed brick or stone bases are required for all new freestanding signs.

Section 1608 (D) of the Zoning Ordinance regulates what type of ground signs are permitted in the City of Suwanee. Section 1608(D) states:

Construction of permanent ground signs. All permanent ground signs with a sign area greater than 6 square feet but 192 square feet or less shall be monument-style signs. No permanent pole signs greater than 6 square feet or less than 192 square feet shall be allowed.

The applicant is seeking to keep a ground sign that is a 16.5 square foot pole sign. As such, a variance is required.

The subject property is surrounded by commercial and single-family residential uses. Across Jackson Street, to the north are single-family lots (zoned R-100). The adjacent properties to the east and west are also zoned C-1. The property to the east is currently used as residential and Pierce's Corner, to the west, is under renovation for a commercial use. To the south of the subject property, across Main Street and the railroad tracks, are single-family homes (zoned R-100) and a commercial violin business (zoned OTCD).

The subject site is located in historic Old Town. The area is home to some of the City's oldest homes and non-residential buildings. The proposed sign would be in context with many other signs in the area. Several of the businesses along Buford Highway and Main Street are located in older buildings that use pole signs similar to the sign installed on the subject property. State Farm currently has a pole sign as does the Old Towne Florist, Quality Search, and Huthmaker Violins. The City's downtown directional sign is also a dual pole sign. The proposed sign has a "historic" appearance that fits in with the area. A shorter, but larger monument sign constructed per Zoning Ordinance requirements, would be more visually intrusive than the proposed pole sign and more appropriate as part of a more conventional suburban commercial development.

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.

Although the subject property does not appear to have a situation which rises to the level of hardship, the requested sign is in harmony with the historic context and the general purpose and intent of the Zoning Ordinance. The applicant is interested in minimizing the visual impact of a new commercial use in this historic area. As such, 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-2018-011.

Recommended Conditions
V-2018-011

The Planning Department recommends approval of a variance for a pole sign subject to the following conditions:

1. Ground signage shall be limited to the sign indicated in the rendering identified in "Exhibit A".
2. The maximum height of the sign shall be 74 inches.
3. The location of the sign shall be generally consistent with the site plan submitted on 9/5/2018.

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 variances unreasonably increase the congestion in public streets?**

Approval of the variance would not increase the congestion in public streets.

- B. Will approval increase the danger of fire or endanger public safety?**

Approval of the 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 SUWANEЕ 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: 593MainStreetSuwaneе, LLC
Address: 593 Main Street
City: Suwaneе
State: Georgia
Phone: 678.218.8100
E-mail address: tkenney@ksmlawyer.com

OWNER INFORMATION

Name: 593MainStreetSuwaneе, LLC
Address: 593 Main Street
City: Suwaneе
State: Georgia
Phone: 678.218.8100

CONTACT PERSON: Tom Kenney

PHONE: 678.218.8100

ADDRESS OF PROPERTY 593 Main Street Suwaneе, GA 30024

LAND DISTRICT 7th LAND LOT 1736 PARCEL 236 LOT —

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) N/A

ZONING COMMERCIAL

VARIANCE REQUESTED Sign variance - allow pole sign in lieu of monument sign. Pole sign as constructed is more appropriate for

historic old town. Sign meets other requirements of Section 1612 of Sign ordinance. Application previously filed.

NEED FOR VARIANCE Sign ordinance does not apparently allow pole signs.

Pictures of signs attached. We have road frontage on Main Street and Jackson Street which allows for a front and rear sign.

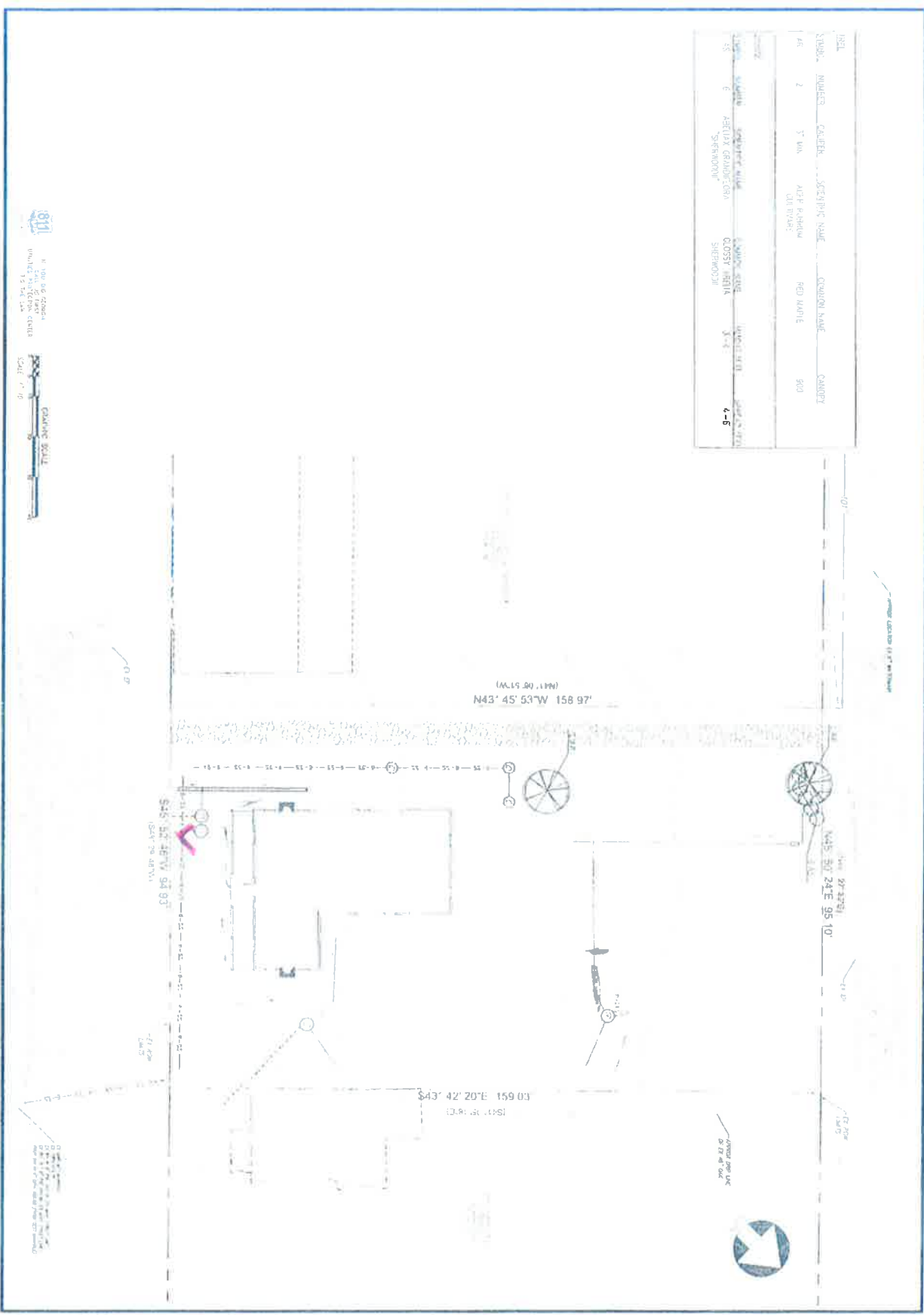
***A VARIANCE FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.**

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.**

NO.	DESCRIPTION	DATE	BY	REVISION
1	ISSUE FOR PERMITS	08/14/18	JL	
2	FOR RECORD	08/14/18	JL	

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 1. FOR RECORD
 2. FOR PERMITS
 3. FOR CONSTRUCTION
 4. FOR AS-BUILT
 5. FOR FINAL REVIEW
 6. FOR CLOSURE
 7. FOR ARCHIVE
 8. FOR OTHER USES
 9. FOR OTHER USES
 10. FOR OTHER USES

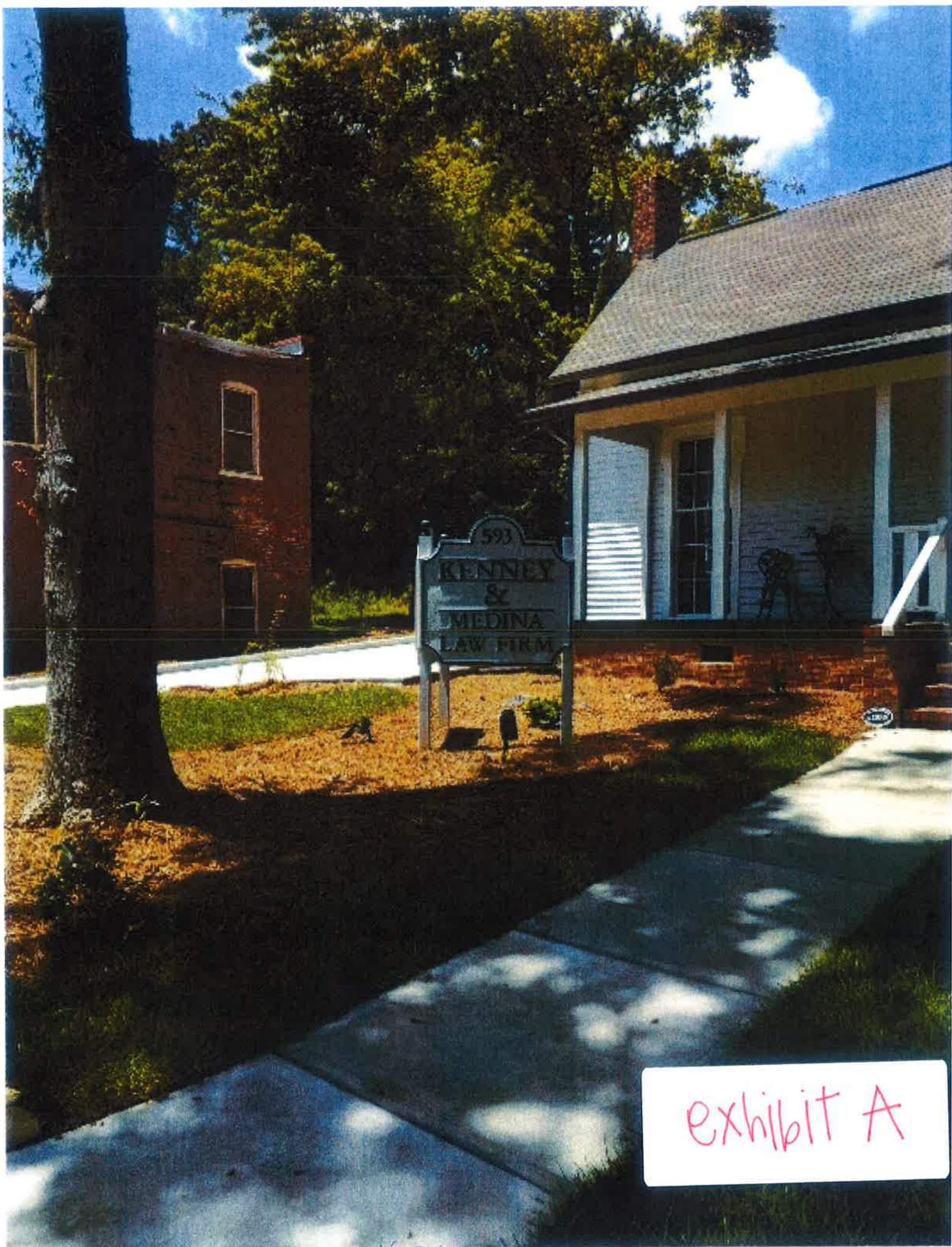


9/5/2018

593 MAIN STREET

LOWE ENGINEERS
 1875 S. GATEWAY AVENUE, SUITE 100
 SAN ANTONIO, TEXAS 78208
 TEL: 214.343.1111 FAX: 214.343.1112
 WWW.LOWEENGINEERS.COM

PROJECT NO.	18-001
DATE	08/14/18
DRAWN BY	JL
CHECKED BY	JL
SCALE	AS SHOWN



V-2019-011

Location Map V-2018-011



Legend



V-2018-011



Roads



1:4,000

Zoning Map V-2018-011

Legend

V-2018-011

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

