

VARIANCE(S):

V-2019-011

**CITY OF SUWANE
VARIANCE ANALYSIS**

CASE NUMBER: V-2019-011
REQUEST: INCREASE HEIGHT OF DECORATIVE FENCE
APPLICABLE SECTION: SECTION 610
LOCATION: 300 SATELLITE BOULEVARD
DISTRICT/LAND LOT: 7-194-029
ZONING: M-1
DEVELOPMENT: SECURITY FENCE

APPLICANT: J.S. BEAR
3137 WESTMART LANE
ATLANTA, GA 30340

OWNER: HANK FRIEND
300 SATELLITE BOULEVARD
SUWANE, GA 30024

CONTACT: HANK FRIEND PHONE: 678-665-8081

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ANALYSIS:

The applicant seeks a variance from Section 610 of the City of Suwanee Zoning Ordinance to allow for an 8 foot tall decorative security fence along the perimeter of the site including the area within the front yard. The City of Suwanee Zoning Ordinance does not allow for fences in excess of 4 feet in height in yards abutting a public street (front yard setback area). As such, a variance is necessary to allow the fence as proposed.

There is a building on the subject property. This building contains a 297,000 square foot data center that requires heightened security; therefore, the applicant would like to enclose the site with an 8 foot tall fence around the perimeter of the property with gates controlling access. The applicant recently applied for a building permit to build the proposed fence. The applicant was informed that no building permit is required for a fence, but a variance is required in order to build a fence taller than 4 feet in a yard abutting a public street. The applicant subsequently applied for a variance. When visiting the subject property, staff discovered that the proposed fence has already been installed.

The subject property is zoned M-1 (Light Industry District). It is located on the east side of Satellite Boulevard within an industrial corridor with similar industrial uses that are also zoned M-1. The property backs up to Burnette Elementary School (zoned Gwinnett County RTZ) and an undeveloped tract of land that is part of the Terraces at Suwanee Gateway PMUD (Planned Mixed-Use Development), which allows for M-1 uses.

The fence is an 8 foot tall decorative, black, steel picket fence that connects to existing gates and fencing that currently secure the parking lots to the side and rear of the building. Most of the new fence is not visible from Satellite Boulevard because the fence is installed approximately 5-10 feet below the grade of the sidewalk along Satellite Boulevard. Large mature trees located between the sidewalk and the new fence also screen much of the property. The new fence is visible near the two entrances to the property.

Approval of the variance should not impact nearby properties as the proposed fence is almost identical to fences on other parcels along the corridor. The property across the street from the subject property (located in unincorporated Gwinnett County) and the adjacent property north of the subject property have similar 8 foot tall security fences located in their front setbacks that run along a significant portion of Satellite Boulevard. A variance was granted in 2006 to allow the adjacent property to build their fence also for security reasons. The property across Satellite Boulevard is in unincorporated Gwinnett County.

The City of Suwanee's Zoning Ordinance grants the Zoning Board of Appeals the authority to grant variances. The proposed use has special security requirements. Due to the sensitive nature of the proposed use and the location of the facility in an industrial corridor staff recommends **APPROVAL WITH CONDITIONS.**

Planning Department
Recommended Conditions
V-2019-011

Approval of a variance to allow for an eight foot tall fence within the yard abutting a public street subject to the following conditions:

1. Any fencing located within the yard abutting a public street shall comply with the material requirements for a decorative fence. Said fencing shall be approved by the Planning Department.
2. The fence shall be located approximately as shown on the plan label Exhibit "A".

Standards for Consideration

Pursuant to Section 1909A 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, with the attached stipulations, 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 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: J.S. Bear
Address: 3137 Westmart Lane
City: Atlanta
State: GA
Phone: 678.592-5867
E-mail address: steve@code-compliance.us

OWNER INFORMATION

Name Hank Friend
Address 300 Satellite Blvd NW
City: Suwanee
State GA.
Phone: 6786658081

CONTACT PERSON: Hank Friend PHONE: 678-665-8081

ADDRESS OF PROPERTY 300 Satellite Blvd NW

LAND DISTRICT 7 LAND LOT 7194 PARCEL 7194.029 LOT 2

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) 300 Satellite Blvd NW

ZONING M-1 ACREAGE 18.73

VARIANCE REQUESTED install 8 ft. tall security fence to control property access

NEED FOR VARIANCE employee security concerns

***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.**

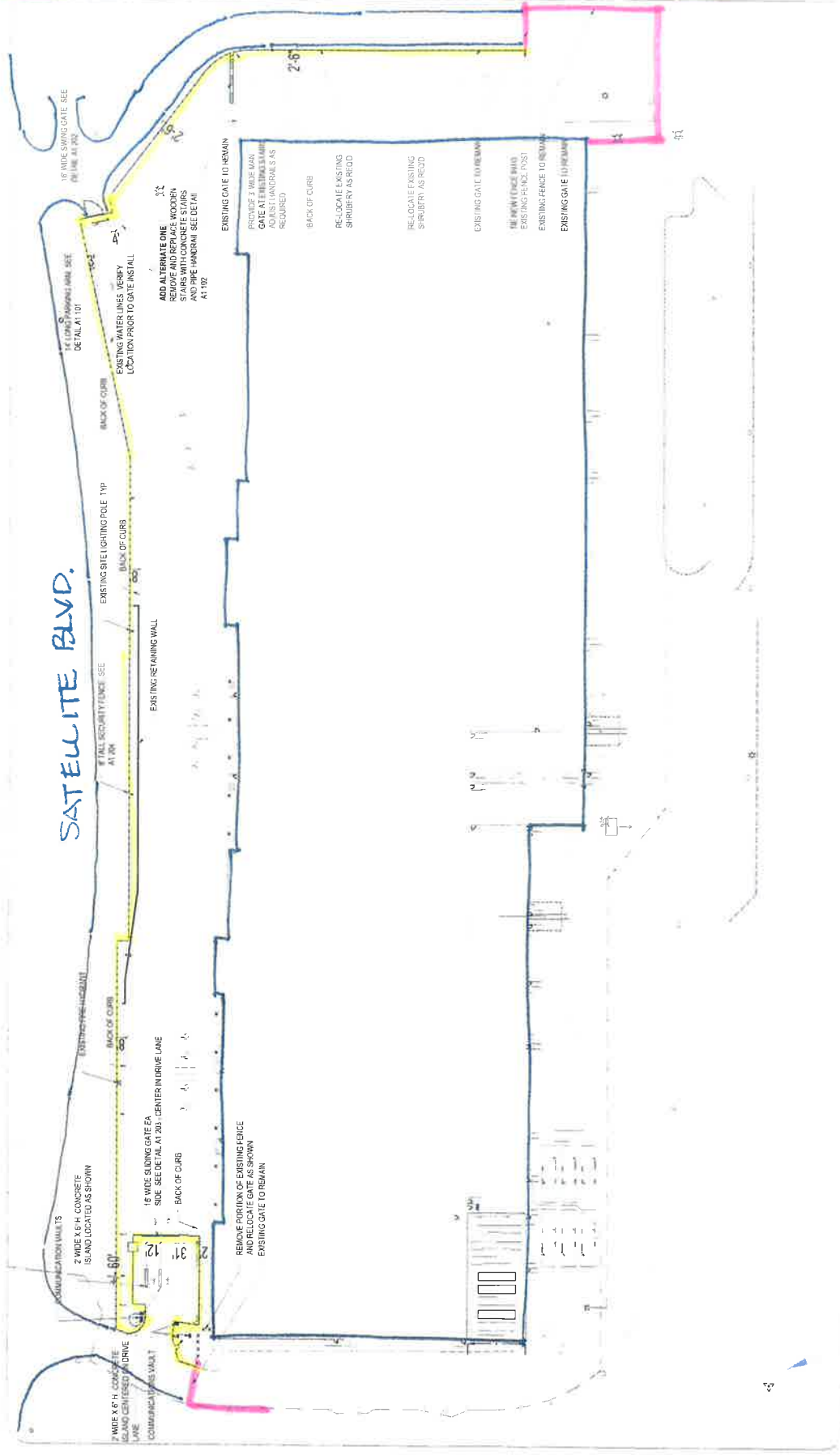


RELEASED FOR CONSTRUCTION

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]
 REV. NO. DATE DESCRIPTION



PROJECT NO. 20-19013.00
 DATE 31 JAN 2019
 SHEET TITLE SITE PLAN



A1.01 - SITE PLAN
 SCALE 1"=40'

KEEP ON JOB SITE
 Original Stamped Plans must be available for
 Gwinnett County Fire Inspector
NO PLANS ON SITE
NO FIRE INSPECTION

Reviewed for issuance of
 Construction Permit
 on Jan 31, 2019
 Apr 18, 2019
 Gwinnett County Fire Department

Required Fire Inspections
 Lucha Fire Dept

Fire Permit # BLD2019-02874

"Exhibit A"
 V-2019-011
 EXISTING FENCE
 NEW FENCE




A1.0



Location Map V-2019-011



Legend

-  V-2019-011
-  City Limits
-  streams





Zoning Map V-2019-011

Legend

- V-2019-011 (Yellow box with diagonal lines)
- City Limits (Black dashed line)
- streams (Blue line)

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
(Pink)	(Red)	(Red with vertical lines)	(Dark Red)	(Green with diagonal lines)	(Orange)	(Blue)	(Grey)	(Light Pink)	(Pink)	(Light Yellow)	(Yellow)	(Light Green)	(Yellow)	(Light Brown)	(Dark Brown)

