

**MINUTES  
CITY OF SUWANEE, GEORGIA  
ZONING APPEALS BOARD MEETING  
February 19, 2019**

**PLANNING AND ZONING APPEALS BOARD MEMBERS:** Present: Ray Brown, Pete Charpentier, David Sullivan and Paul Alznauer. Staff members present: Alyssa Durden, Kylie Adams, and MaryAnn Jackson. Absent: James Thigpen

**CALL TO ORDER**

Alyssa Durden called the meeting to order at 6:30 p.m.

**ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON**

*Paul Alznauer nominated James Thigpen for Chairperson, second by David Sullivan. Motion carried 4-0.*

*David Sullivan nominated himself for Vice Chairperson, second by Paul Alznauer. Motion carried 4-0.*

Alyssa Durden turned the meeting over to David Sullivan.

**ADOPTION OF THE AGENDA**

*Ray Brown moved to approve the agenda as presented, second by Paul Alznauer. Motion carried 4-0.*

**APPROVAL OF MINUTES**

*Paul Alznauer moved to approve the October 16, 2018 minutes, second by Ray Brown. Motion carried 4-0.*

**OLD BUSINESS**

**NEW BUSINESS**

V-2019-001- Owner/Applicant: Jennifer Spencer and Tanya Sola. The applicant requests a variance from Section 501 of the City of Suwanee Zoning Ordinance to allow reduction of a front setback from 50 feet to 25 feet. The site contains approximately 1.53 acres in Land Lot 210 of the 7<sup>th</sup> District and is located on White Street across from White Street Park.

Kylie Adams presented the staff report as follows: The applicant seeks a variance from Section 501 of the City of Suwanee Zoning Ordinance to allow for a reduction of the setback abutting a public street from 50 feet to 25 feet. The subject property is approximately 1.5 acres and located along White Street across from White Street Park. The property is zoned R-100 (Residential Single Family).

The subject property is undeveloped and slopes up steeply from White Street to the railroad tracks a total of 45 to 50 feet. This 45 to 50 feet of rise occurs over a distance of approximately 160 feet. The applicant plans to subdivide the parcel into three lots to build three single family dwellings on the subject property and requests a variance from the 50-foot front setback

requirement in order to have the houses situated closer to Main Street. Because of the steep slope the applicant would like to move the homes closer to the front of the property.

It does appear that the property is greatly impacted by extremely steep slopes which could impact the ability to use the property. In addition, other homes located along White Street have front setbacks that range from approximately 15 feet to 45 feet. The adjacent PMUD, Harvest Park, has a 5-foot front setback for homes along White Street. As such they are likely to be much closer to the road. A 25-foot setback would be compatible with nearby homes and the future homes expected to be constructed to the west.

The applicant's request to reduce the front setback of the lot from 50 feet to 25 feet will match surrounding properties and is not likely to impact nearby parcels. Approval would allow a development that is consistent with and compatible with current and anticipated development in the surrounding area. The property owner does appear to have a hardship as a result of unusually steep topography. It is unlikely that approval of this variance would cause substantial detriment to the public good or impair the purposes or intent of the Zoning Ordinance. Therefore, staff recommends approval with conditions of V-2019-001.

David Sullivan called upon the applicant.

Mr. Spencer, 3749 Baxley Ridge Drive, Suwanee, GA. Mr. Spencer stated that they would like to build the homes closer to the road to get away from the steep slope of the yard.

Pete Charpentier asked what will be constructed on the third parcel. Mr. Spencer indicated that there will eventually be a home on the third parcel.

David Sullivan called for opposition. There was none.

***David Sullivan moved to approve V-2018-014 with staff conditions, second by Paul Altnauer. Motion carried 4-0.***

1. Minimum yard abutting a public street shall be 25 feet.

#### **PROPOSED 2019 ZONING BOARD APPEALS MEETING SCHEUDLE**

<b>SUBMISSION DEADLINE (5:00 P.M.)</b>	<b>ADVERTISEMENT DATES</b>	<b>ZBA MEETING DATE</b>
<b>12/14/18</b>	12/26/18 01/09/19	01/15/19
<b>01/18/19</b>	01/31/19 02/13/19	02/19/19
<b>02/15/19</b>	02/27/19 03/13/19	03/19/19
<b>03/15/19</b>	03/27/19	04/16/19

	04/10/19	
<b>04/13/19</b>	05/01/19 05/15/19	05/21/19
<b>05/17/19</b>	05/29/19 06/12/19	06/18/19
<b>06/14/19</b>	06/26/19 07/10/19	07/16/19
<b>07/19/19</b>	07/31/19 08/14/19	08/20/19
<b>08/16/19</b>	08/28/19 09/11/19	09/17/19
<b>09/13/19</b>	09/25/19 10/09/19	10/15/19
<b>10/11/19</b>	10/23/19 11/06/19	11/12/19
<b>11/08/19</b>	11/20/19 12/04/19	12/10/19
<b>12/20/19</b>	01/01/20 01/15/20	01/21/20

*Pete Charpentier moved to approve the proposed 2019 Zoning Board of Appeals meeting schedule, second by Paul Alznauer. Motion carried 4-0.*

**OTHER BUSINESS**

**ANNOUNCEMENT**

**ADJOURNMENT**

David Sullivan adjourned the meeting at 6:41 pm.