

**MINUTES  
CITY OF SUWANEE, GEORGIA  
ZONING APPEALS BOARD MEETING  
September 18, 2018**

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

**CALL TO ORDER**

James Thigpen called the meeting to order at 6:30 p.m.

**ADOPTION OF THE AGENDA**

*David Sullivan moved to approve the agenda as presented, second by Ray Brown. Motion carried 3-0.*

**APPROVAL OF MINUTES**

*David Sullivan moved to approve the March 20, 2018 minutes, second by Ray Brown. Motion carried 3-0*

**OLD BUSINESS**

**NEW BUSINESS**

V-2018-011- Owner/Applicant: 593 Main Street Suwanee, LLC. The applicant requests a variance from section 1612 of the City of Suwanee Zoning Ordinance to allow for a pole sign rather than a monument sign. The site contains approximately 0.33 acres in Land Lot 236 of the 7<sup>th</sup> District and is located at 593 Main Street.

Alyssa Durden presented the staff report as follows: 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.

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.

David Sullivan asked if the business would need to apply for another variance if they decide to change the sign. Alyssa Durden stated that the applicant would need to apply for a variance.

James Thigpen called upon the applicant.

Thomas Kenney, 593 Main Street, Suwanee, Georgia, 30024. Mr. Kenney stated that he agrees with staff conditions.

David Sullivan complimented Mr. Kenney on the renovations that were done to the building.

David Sullivan asked Mr. Kenney why he installed the sign without a variance. Mr. Kenney stated that he was relying on the sign company to handle any issues with the sign.

James Thigpen called for opposition. There was none.

***Ray Brown moved to approve V-2018-011 with staff conditions, second by David Sullivan. Motion carried 3-0.***

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.

V-2018-012- Owner/Applicant: Ryan and Nicole Vogelsong. The applicant requests a variance from section 500 of the City of Suwanee Zoning Ordinance to allow for an accessory structure to exceed 800-square feet. The site contains approximately 5.42 acres in Land Lot 287 of the 7<sup>th</sup> District and is located at 5233 Moore Road.

V-2018-013- Owner/Applicant: Ryan and Nicole Vogelsong. The applicant requests a variance from section 500 of the City of Suwanee Zoning Ordinance to allow for an accessory structure intended to house animals to be located within 50-feet of a property line. The site contains approximately 5.42 acres in Land Lot 287 of the 7<sup>th</sup> District and is located at 5233 Moore Road.

Kylie Adams presented as follows: The applicant seeks variances from Section 500 of the City of Suwanee Zoning Ordinance to allow for an accessory structure exceeding 800 square feet and for an accessory structure, intended to house animals, to be located within 50-feet of a property line. The 2 requests apply to a single proposed accessory structure. The subject property is located at 5233 Moore Road and is zoned R-140 (Residential Single-Family District). The first variance (V-2018-012) is from Section 500.A.1.c. to allow for an accessory structure to exceed

800-square feet. The second variance (V-2018-013) is from Section 500.B.6. to allow for an accessory structure intended to house animals to be located within 50-feet of a property line.

The applicant is requesting to tear down an existing barn and to rebuild it in a smaller footprint. The existing barn is 2,142 square feet and sits 12.5 feet from the side property line. The proposed barn would be 1,848 square feet and sitting 20 feet from the property line. The new barn would be smaller by 294 square feet and farther from the property line by 7.5 feet. Although the applicant is reducing the size of the existing structure and moving it farther from the property line, the existing barn is non-conforming and the new barn would not meet current requirements

V-2018-012 is a request to allow for an accessory dwelling to exceed 800-square feet by approximately 1,000 square feet. The proposed accessory dwelling will be used as a structure to house 1 or 2 horses and will replace the existing barn in a smaller footprint.

V-2018-013 is a request to allow for the minimum distance between a structure used to house animals and a property line to be reduced from 50 feet to 20 feet. There is an existing barn located on the property that sits 12.5 feet from the property line. The applicant seeks to tear down the barn and locate a new barn 20 feet from the property line.

Although the subject property does not appear to have a situation which rises to the level of hardship, it would not compromise the general purpose and intent of the Zoning Ordinance. The applicant's proposed barn will aesthetically match the home on the property and is not likely to impact the only property located within 50 feet of the barn. In the past the City has approved similar requests for larger accessory structures on large lots. This includes a previous request on the subject property as well as other similarly situated parcels located throughout the City (There have been 9 similar requests in the last few years). As such, it is unlikely that approval of these variances 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-2018-012 and V-2018-013.

James Thigpen called upon the applicant.

Nicole Vogelsong, 5233 Moore Road, Suwanee, Georgia 30024. Ms. Vogelsong stated that they plan to have one or two horses. She indicated that she agrees with the staff conditions.

James Thigpen called for any opposition to the request. No one spoke.

***Ray Brown moved to approve V-2018-012 with staff conditions, second by David Sullivan. Motion carried 3-0.***

1. Said accessory structure shall be no larger than 1,900 square feet in size.
2. Said accessory structure shall be consistent with the materials used on the home located at 5233 Moore Road.

***Ray Brown moved to approve V-2018-013 with staff conditions, second by David Sullivan.***

*Motion carried 3-0.*

1. Said accessory structure shall be located no closer than 20 feet to the western property line. All other setbacks shall remain per zoning.

**OTHER BUSINESS**

**ANNOUNCEMENT**

The 2040 Comprehensive Plan will be presented to the Planning Commission on October 2, 2018.

**ADJOURNMENT**

James Thigpen adjourned the meeting at 6:46 pm.