

VARIANCE(S):

V-2021-005

V-2021-006

V-2021-008

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER(S): V-2021-005, V-2021-006 AND V-2021-008

REQUEST(S): A SWIMMING POOL IN A YARD ABUTTING A PUBLIC STREET (V-2021-005)

A REDUCTION TO THE REQUIRED SETBACK FOR A SWIMMING POOL FROM A PUBLIC STREET (V-2021-006)

A FENCE IN A YARD ABUTTING A PUBLIC STREET TO EXCEED 4 FEET (V-2021-008)

APPLICABLE SECTION(S): SECTION 604 (V-2021-005)
SECTION 604 (V-2021-006)
SECTION 610 (V-2021-010)

LOCATION: 557 MAIN STREET

DISTRICT/LAND LOT: 7-236-033

ZONING: R-100

DEVELOPMENT: ACCESSORY BUILDING

APPLICANT/OWER: ZOE KIM
557 MAIN STREET
SUWANEE, GA 30024

CONTACT: ZOE KIM
CONTACT PHONE: 808-631-8590

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ANALYSIS:

The applicant seeks a variance from Section 604 and Section 610 of the City of Suwanee Zoning Ordinance to allow for the construction of a swimming pool and the required fence for the pool in a yard abutting a public street. The subject property is located at 557 Main Street in Old Town.

The property is a 0.22 acre “thru lot” that has 2 road frontages, one on Main Street and the other on Jackson. The result is that the lot does not have a rear. The R-100 zoned property contains a home and an accessory structure. The home located on the property faces Main Street. The accessory structure is located adjacent to Jackson Street. The applicant seeks to construct a swimming pool adjacent to the accessory structure on the portion of the property that faces Jackson Street. The proposed pool would be 14 feet by 25 feet with an adjacent 7 feet by 7 feet hot tub.

The property to the southwest is occupied by a single-family home that faces Main Street. The adjacent property to the north at the corner of Main Street and Stonecypher Road is vacant (there was a home located on the lot, but it was recently demolished) and also owned by the applicant. The railroad is located across Main Street. Single family homes on legal non-conforming R-100 zoned lots are located across Jackson Street.

Section 604 of the City of Suwanee Zoning Ordinance limits swimming pools to rear yards and requires swimming pools to be located a minimum of 50 feet from a public street. The purpose of these regulations is to prevent swimming pools from being located in front yards throughout the City. However, the subject property is one of the unique properties in Old Town that fronts two public streets.

The subject property is located in the historic Old Town on Main Street between Stonecypher Road and Scales Road. There are 5 homes and 2 commercial building located on this block. All of the homes and one of the commercial buildings face Main Street. The Pierce’s Corner building is the only building on this block that does not “front” onto Main Street, and it instead faces Scales Road. None of the homes or commercial buildings face Jackson Street. By ordinance, none of these homes has a backyard, but Jackson Street de facto functions as the backyard for all of these homes.

Since the backyard faces a public street, Jackson Street, Section 604 of the City of Suwanee Zoning Ordinance also requires the swimming pool to be located a minimum of 50 feet from Jackson Street. The applicant requests a reduction of this setback to 10 feet from the property line adjacent to Jackson Street. If the rear yard did not abut a public street, the pool could be constructed up to 5 feet from the property line, so this is a reasonable request since the yard functions as a rear yard despite being adjacent to public street. Furthermore, the applicant intends to screen the pool from the street with a decorative 4 foot fence, so the pool would not negatively impact surrounding properties.

The applicant intends to enclose the pool with a fence that will run along the property adjacent to Jackson street and the southern side property line. A fence is required by code to enclose the pool. Section 610 requires all fences within a yard abutting a street do not exceed 4 feet. The proposed fence would be 4 feet high along the property line abutting Jackson Street and for most of the fence along the south side yard. However, due to a change in topography along the side yard, a small portion of the fence that is technically in the yard abutting a public street but functionally in the backyard would need to be higher than 4 feet in the portion of the yard closest to the rear façade of the home in order for the fence to have a consistent top elevation along the

side for safety as well of screening of the pool. A variance would be needed to construct the fence as proposed.

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.

Approval of these variances would not be a substantial detriment to the public good and would not undermine the intent of the zoning ordinance, which is to prevent pools and tall fences from being located in front yards along public streets. In this unique circumstance, the subject property fronts two public streets, Main Street and Jackson Street, and the yard fronting Jackson Street functions as a rear yard. As such, variances to allow for a pool within this required front yard would not undermine the Zoning Ordinance.

In conclusion, approval of these requests to locate a swimming pool with a fence around it in a yard abutting a public street, Jackson Street, is not likely to negatively impact nearby properties, which also use the yard fronting Jackson Street as a rear yard. As such, staff recommends **APPROVAL WITH CONDITIONS** of V-2021-005, V-2021-006, and V-2021-008.

Recommended Conditions

V-2021-005

Staff recommends approval of a variance to allow for a swimming pool in a yard abutting a public street subject to the following conditions:

1. The swimming pool shall be located approximately as shown on the site plan labeled "Exhibit A."
2. The size of the pool shall be approximately 14 feet by 25 feet and may also include a hot tub not to exceed 7 feet by 7 feet.

V-2021-006

Staff recommends approval of a variance to allow for the reduction of the required setback for a swimming pool from a public street subject to the following conditions:

1. The setback from the property line adjacent to Jackson Street shall be reduced to 10 feet for a swimming pool only. No other structure shall be built closer than 20 feet from the property line adjacent to Jackson Street.

V-2021-008

Staff recommends approval of a variance to allow for a fence in a yard abutting a public street to exceed 4 feet subject to the following conditions:

1. The fence shall not exceed 4 feet within 40 feet of the property line adjacent to Jackson Street.
2. The fence shall be located and constructed approximately as shown on the site plan labeled "Exhibit A."
3. The fence material and design shall subject to the approval of the Planning and Inspection Department.

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 these variances would not increase the congestion in public streets.

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

Approval of these variances 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 these variances, 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 these variances would not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City.

**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: Zoe Kim
Address: 557 Main St.
City: Suwanee
State: GA
Phone: 808-631-8590
E-mail address: ZoemKim2@gmail.com

OWNER INFORMATION

Name: Zoe Kim
Address: _____
City: _____
State: _____
Phone: _____

CONTACT PERSON: Zoe Kim PHONE: 808-631-8590

ADDRESS OF PROPERTY 557 Main St.

LAND DISTRICT 7 LAND LOT 236 PARCEL 033 LOT _____

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) _____

ZONING R-100

VARIANCE REQUESTED to place a pool (in-ground) in my backyard that is technically a front yard.

NEED FOR VARIANCE This portion of my yard functions as a backyard.

***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.**

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that an application or re-application for the same type of variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals, unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Board of Appeals.



Zoe Kim May 17 2021
Signature of Applicant Date

Zoe Kim property owner
Typed or Printed Name and Title

Kelley Tanner 5/17/21
Signature of Notary Public Date

Notary Seal

PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that an application or reapplication for the same type of Variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than six (6) months from the date of the last action by the Board of Appeals.



Zoe Kim 5-17-21
Signature of Applicant Date

Zoe Kim
Typed or Printed Name and Title

Kelley 5-17-21
Signature of Notary Public Date

Notary Seal

DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY

Case Number V-2021-005
Date Rec'd 5-17-21
Amount Rec'd _____

Variance
Rec'd By AD
Receipt _____

Administrative _____
Hearing Date 6-15-21

ACTION TAKEN _____

SIGNATURE _____ DATE: _____

**APPLICATION FOR VARIANCE FROM THE
CITY OF SUWANEE ZONING BOARD OF APPEALS**

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APPLICANT INFORMATION

Name: Zoe Kim
Address: 557
City: SUWANEE
State: GA
Phone: 808-631-8590
E-mail address: Zoemkim2@gmail.com

CONTACT PERSON: Zoe Kim

OWNER INFORMATION

Name: Zoe Kim
Address: ← same
City: _____
State: _____
Phone: _____

PHONE: 808-631-8590

ADDRESS OF PROPERTY _____

LAND DISTRICT 7 LAND LOT 236 PARCEL 033 LOT _____

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) _____

ZONING R-100

VARIANCE REQUESTED A reduction in the required 50 setback for a pool.

NEED FOR VARIANCE I use this portion of my property as the backyard.

***A VARIANCE FROM A CONDITION OF ZONING CANNOT BE ACCEPTED.
SECTION 2007, APPLICANT AND/OR A REPRESENTATIVE.**

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Zoe Kim 5-17-21
Signature of Applicant Date

Zoe Kim Property owner
Typed or Printed Name and Title

Kelley Tanner 5/17/21
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Zoe Kim 5-17-21
Signature of Applicant Date

Zoe Kim
Typed or Printed Name and Title

Kelley Tanner 5/17/21
Signature of Notary Public Date

Notary Seal

DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY

Case Number V-2021-0086
Date Rec'd 5-17-21
Amount Rec'd _____

Variance
Rec'd By AD
Receipt _____

Administrative _____
Hearing Date 6-15-21

ACTION TAKEN _____

SIGNATURE _____

DATE: _____

**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

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Address: 557 Main St.
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State: GA
Phone: 808-631-8590
E-mail address: zoemkim2@gmail.com

OWNER INFORMATION

Name: Zoe Kim
Address: SAME
City: _____
State: _____
Phone: _____

CONTACT PERSON: Zoe Kim

PHONE: 808-631-8590

ADDRESS OF PROPERTY 557 Main St.

LAND DISTRICT 7 LAND LOT 236 PARCEL ~~1111111111~~ 053 LOT _____

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) _____

ZONING R-100

VARIANCE REQUESTED Requesting a portion of the side fence in a yard (backyard) abutting a public street to be higher than 4 feet.

NEED FOR VARIANCE This portion is used as my backyard and the grade changes.

***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. 2021.008

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that an application or re-application for the same type of variance affecting the same land or any portion thereof shall not be acted upon within twelve (12) months from the date of last action by the Board of Appeals, unless waived by the Board of Appeals. An application or reapplication shall not be acted upon in less than (6) months from the date of the last action by the Board of Appeals.



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Zoe Kim 5-17-21
Signature of Applicant Date

Zoe Kim Property owner
Typed or Printed Name and Title

Kelley Tanner 5/17/21
Signature of Notary Public Date

Notary Seal

DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY

Case Number V-2021-008 Variance Administrative
Date Rec'd 5-17-21 Rec'd By AD Hearing Date 6-15-21
Amount Rec'd Receipt

ACTION TAKEN

SIGNATURE DATE:



CIVILICLISTIX
 500 SUN VALLEY DRIVE STE 103, ROSWELL, GA 30076
 (404) 594-4403 - civiliclistix.com

EXISTING CONDITIONS PLAN

Rumo's Pool & Spa

557 Main St
Suwanee, GA 30024

C101

21144

May 12, 2021

REVISIONS



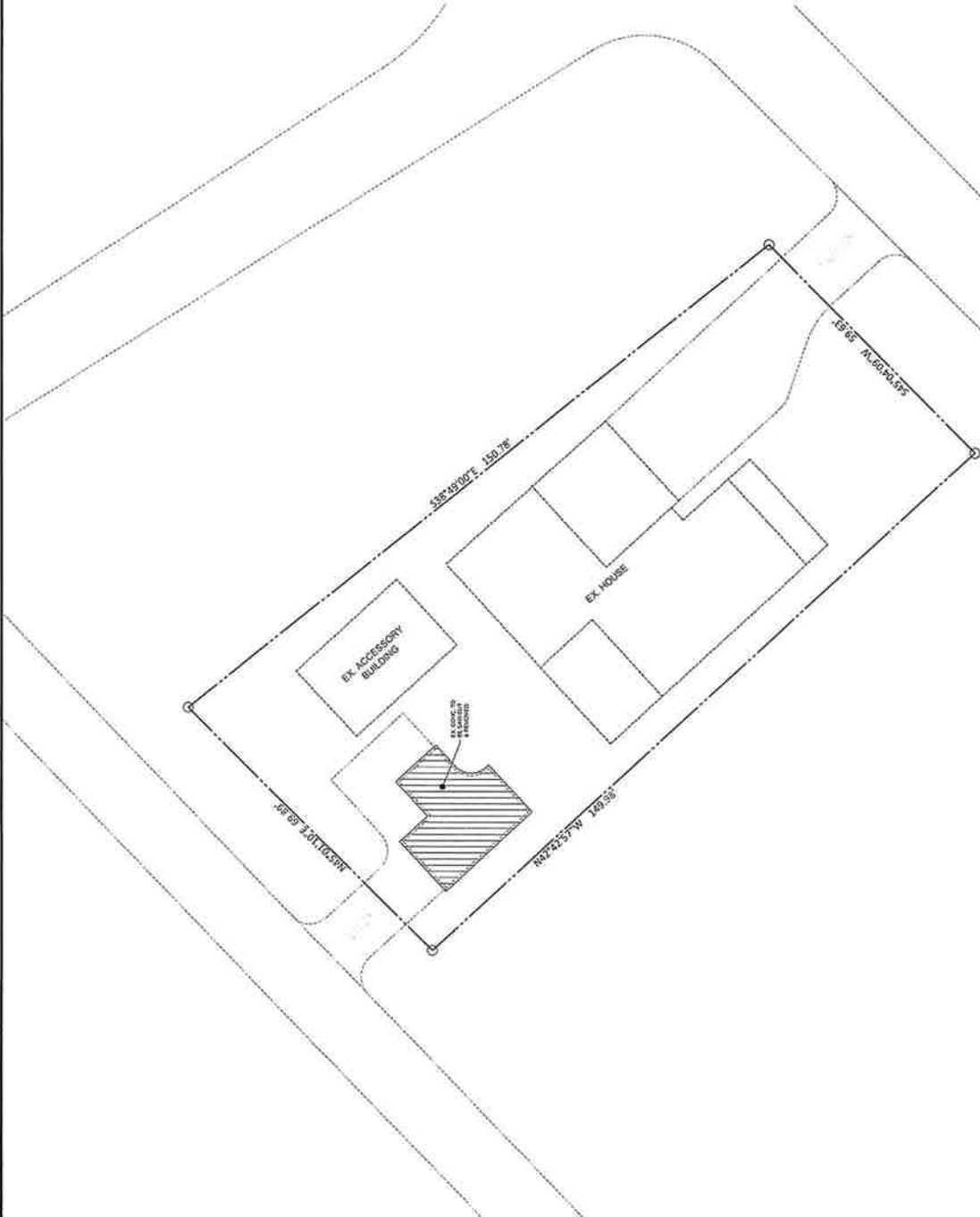
SCALE: 1" = 10'
0 10 20 30 FEET

DEMOLITION NOTES

1. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE DEMOLITION AND CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH CITY OF SUWANEE, GEORGIA COUNTY REGULATIONS, OSHA, STATE AND FEDERAL REGULATIONS, AND GOVERNING EIA REGULATIONS.
2. CONTRACTOR TO COMPLY WITH LOCAL AND COUNTY REGULATIONS REGARDING HAULING, DISPOSAL, AND THE BURNING OR BURYING OF DEBRIS ON-SITE.
3. DEMOLITION MATERIALS NOT SUITABLE FOR REUSE SHALL BE DISPOSED OF AT THE CITY OF SUWANEE GOVERNMENT COUNTY AND STATE OF GEORGIA FOR THE HANDLING OF DEMOLITION DEBRIS.
4. REFER TO PROJECT SPECIFICATIONS FOR DEMOLITION GUIDELINES.
5. CONTRACTOR SHALL NOTIFY OWNER 48 HOURS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING PRE-EXISTING PHOTOGRAPHS AND RECORD DRAWINGS FROM DAMAGE DURING CONSTRUCTION. CLOSING CONSTRUCTION USING SITE IMPROVEMENTS PRIOR TO ANY DEMOLITION WORK.
7. ANY ITEM THAT MAY BE ENCOUNTERED DURING BUILDING DEMOLITION THAT MAY BE OF HISTORICAL OR ARCHITECTURAL INTEREST TO THE CITY OF SUWANEE SHALL BE IDENTIFIED TO THE CITY OF SUWANEE IMMEDIATELY PRIOR TO REMOVAL AND SALVAGE WITH OWNER, OWNER'S PROPERTY, COORDINATE AND OBTAIN PERMITS FOR REMOVAL AND SALVAGE WITH OWNER, OWNER'S PROPERTY, COORDINATE HAZARDOUS MATERIALS ARE ENCOUNTERED. CONTRACTOR SHALL COMPLY WITH ALL HAZARDOUS MATERIALS REGULATIONS REGARDING THE HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS.
8. REFER TO THE GEOTECHNICAL REPORT LISTED IN THE GRADING NOTES ON THE GRADING PLAN FOR DEMOLITION AND DESIGN RECOMMENDATIONS.
9. THE LOCATIONS OF EXISTING UTILITIES SHOWN ARE BASED ON A SURVEY AS INDICATED IN THE GRADING PLAN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE THEY ARE TO BE REMOVED. THE CONTRACTOR SHALL IDENTIFY THE ENGINEER OF ANY UTILITIES TO BE REMOVED.
10. CONTRACTOR SHALL CONTRACT ALL UTILITIES COMPANIES (WATER, SEWER, POWER, TELEPHONE, NATURAL GAS, CABLE ETC) FOR PROPER DISCONNECT OF UTILITIES TO BUILDING. CONTRACTOR SHALL NOTIFY ALL UTILITIES COMPANIES PRIOR TO CONSTRUCTION TO BE AT LEAST 72 HOURS PRIOR TO CONSTRUCTION TO HAVE UTILITIES LOCATED.
11. CONTRACTOR RESPONSIBLE FOR LOCATING, IDENTIFYING, DISCONNECTING, AND SEALING OR CAPPING UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO REMOVE, ABANDON OR BLOCK OFF ALL UTILITIES FROM PUBLIC AND PRIVATE MAINS SERVICE TO OTHER BUILDINGS/FACILITIES AS APPROVED BY THE OWNER.
13. CONTRACTOR SHALL PROTECT ALL ADJACENT LANS FROM DAMAGE DURING DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ADJACENT LOTS OR AREAS BETTER THAN THE EXISTING CONDITION.
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15. ALL STRUCTURES AND UTILITIES NOT LABELED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION. ANY DAMAGE TO THESE STRUCTURES OR UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO OR BETTER THAN THE EXISTING CONDITION AT NO ADDITIONAL COST TO THE OWNER.
16. ALL STRUCTURES NOT LABELED FOR DEMOLITION SHALL HAVE THEIR UTILITY SERVICES IDENTIFIED AT ALL TIMES. TEMPORARY SERVICE INTERRUPTIONS SHALL BE APPROVED AND COORDINATED WITH THE OWNER. ARRANGEMENTS SHALL BE MADE TO INTERRUPT THE SERVICE.
17. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL, AS REQUIRED BY THE OWNER, SHALL BE PROVIDED TO PROTECT THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
18. ALL FENCES, INLET BENCHT TYPERS, CONSTRUCTION ENTRANCES, OBSTRUCTIONS, AND TEMPORARY SEWIMENT POND ALONG WITH ASSOCIATED DISCHARGE PERMITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL MAINTAIN THE STATE OF GEORGIA PROTECT AND SEWIMENT CONTROL PLANNING AND DESIGN MANUAL DURING DEMOLITION OPERATION. SEE EROSION CONTROL PLANS CA-1-3 FOR DETAILS.
19. DEMOLITION SHALL UNLESS OTHERWISE NOTED ON DRAWINGS, INCLUDE REMOVAL OF CONSTRUCTION MATERIALS, EXISTING AND TEMPORARY STRUCTURES, UTILITIES THAT WOULD IN ANY WAY PREVENT OR INTERFERE WITH PROGRESS OR COMPLETION OF ANY WORK AND ALL REMOVALS AND RELOCATIONS SHALL BE AT CONTRACTORS EXPENSE.
20. ANY QUESTIONS CONCERNING THE LIMITS OF DEMOLITION OF ANY STRUCTURE, MATERIAL, ASPHALT PAVING, VEGETATION, SIGNS, POWER AND/OR LIGHT POLES, ETC. SHOULD BE CLARIFIED THROUGH THE ARCHITECT AND/OR OWNER BEFORE PROCEEDING.

DEMOLITION SYMBOLS, LEGEND

[Hatched Box]	EXISTING CONSTRUCTION STRUCTURE TO BE DEMOLISHED
[Dotted Box]	EXISTING FOUNDATION/RETAINMENT WALLS TO BE DEMOLISHED
[Diagonal Lines]	EXISTING FOUNDATION/RETAINMENT WALLS TO BE REMOVED
[Vertical Lines]	EXISTING FOUNDATION/RETAINMENT WALLS TO BE REPAIRED
[Horizontal Lines]	EXISTING FOUNDATION/RETAINMENT WALLS TO BE RECONSTRUCTED
[Wavy Lines]	EXISTING FOUNDATION/RETAINMENT WALLS TO BE RECONSTRUCTED
[Stippled Box]	EXISTING FOUNDATION/RETAINMENT WALLS TO BE RECONSTRUCTED
[Cross-hatched Box]	EXISTING FOUNDATION/RETAINMENT WALLS TO BE RECONSTRUCTED
[Diagonal Lines]	EXISTING FOUNDATION/RETAINMENT WALLS TO BE RECONSTRUCTED
[Dotted Box]	EXISTING FOUNDATION/RETAINMENT WALLS TO BE RECONSTRUCTED
[Diagonal Lines]	EXISTING FOUNDATION/RETAINMENT WALLS TO BE RECONSTRUCTED



Existing site plan

POOL NOTES

1. THE TOP OF A POOL BARRIER SHOULD BE AT LEAST 48 INCHES ABOVE GRADE, MEASURED ON THE OUTSIDE SURFACE OF THE BARRIER.
2. SPACING BETWEEN VERTICAL MEMBERS SHOULD NOT EXCEED 16 INCHES UNLESS THERE ARE DECORATIVE CUTOUTS. SPACING WITHIN THE CUTOUTS SHOULD NOT EXCEED 16 INCHES UNLESS THERE ARE DECORATIVE CUTOUTS.
3. SPACING BETWEEN VERTICAL MEMBERS SHOULD NOT EXCEED 16 INCHES UNLESS THERE ARE DECORATIVE CUTOUTS. SPACING WITHIN THE CUTOUTS SHOULD NOT EXCEED 16 INCHES UNLESS THERE ARE DECORATIVE CUTOUTS.
4. IF THE DISTANCE BETWEEN THE TOP OF THE HORIZONTAL MEMBERS IS GREATER THAN 4 INCHES, THE SPACING BETWEEN VERTICAL MEMBERS SHOULD NOT EXCEED 4 INCHES.
5. FOR ANY POOL BARRIER, THE MINIMUM CLEARANCE AT THE BOTTOM OF THE BARRIER SHOULD BE 4 INCHES. THE MINIMUM CLEARANCE AT THE BOTTOM OF THE BARRIER SHOULD BE 4 INCHES.
6. WHEN THE RELEASE MECHANISM OF THE GATE LATCHING DEVICE ON THE GATE IS LESS THAN 54 INCHES FROM THE BOTTOM OF THE GATE, THE RELEASE MECHANISM ON THE GATE SHOULD BE PROTECTED BY A GATE LATCHING DEVICE THAT IS AT LEAST 54 INCHES FROM THE BOTTOM OF THE GATE AND BARRIER SHOULD HAVE AN APPROVED RELEASE MECHANISM THAT IS WITHIN 18 INCHES OF THE GATE LATCHING DEVICE.
7. ALL GATES AND WINDOWS ON THE BARRIER SHOULD HAVE DIRECT ACCESS TO THE POOL AREA AND NOT BE OPENED BY MEANS OF A REMOTE CONTROL DEVICE OR BY MEANS OF A REMOTE CONTROL DEVICE. ALL GATES AND WINDOWS ON THE BARRIER SHOULD HAVE DIRECT ACCESS TO THE POOL AREA AND NOT BE OPENED BY MEANS OF A REMOTE CONTROL DEVICE OR BY MEANS OF A REMOTE CONTROL DEVICE.
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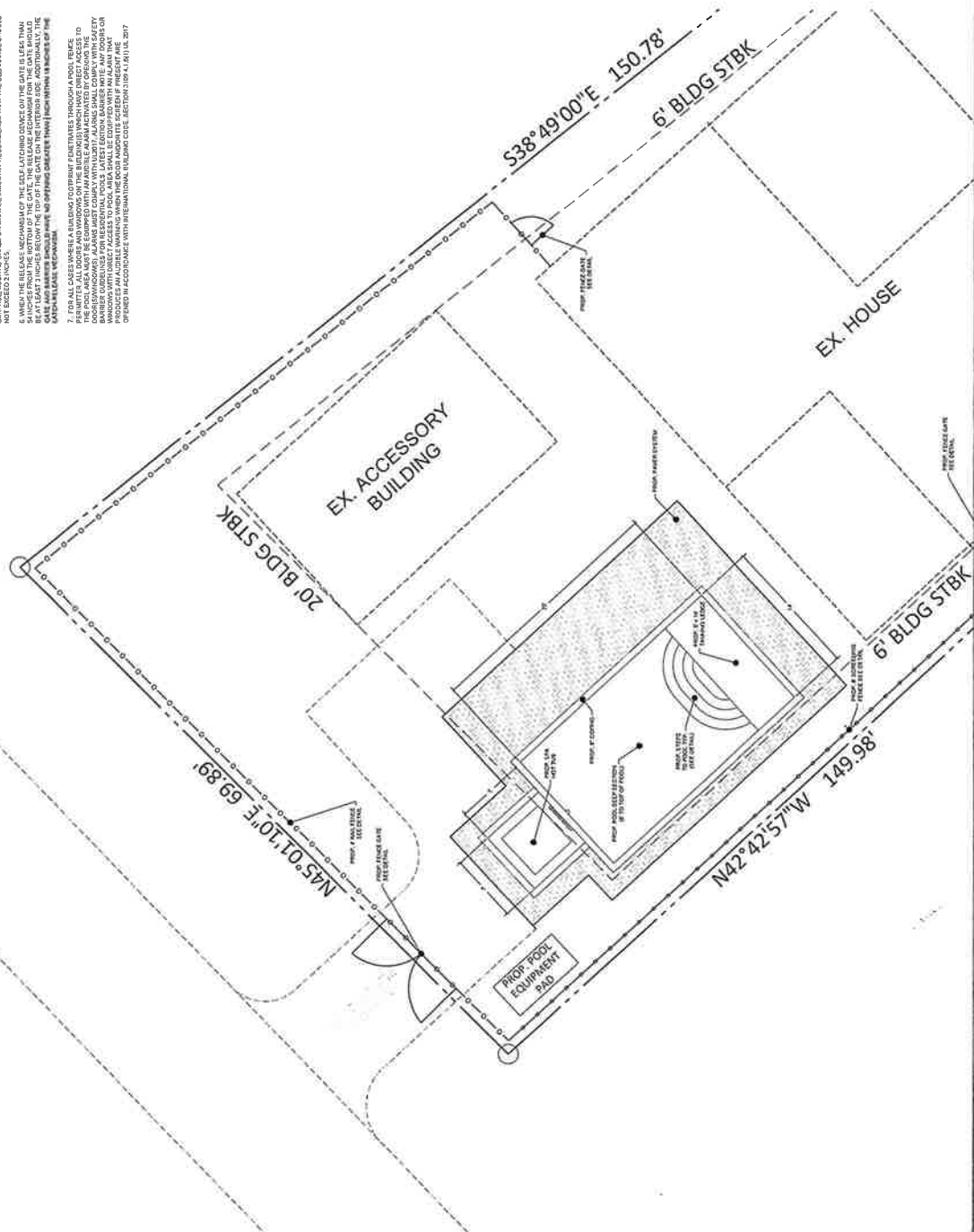
CIVILICISTIX
 500 SUN VALLEY DRIVE, STE 143, ROSWELL, GA 30074
 (404) 594-4403 - CIVILICISTIX.COM

POOL LAYOUT PLAN
 Rumo's Pool & Spa
 557 Main St
 Suwanee, GA 30024

C201
 21144
 May 12, 2021
 REVISIONS



- GENERAL NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF SUWANEE, STATE OF GEORGIA REGULATIONS AND CODES, AS WELL AS ALL O.S.H.A. STANDARDS.
 2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM FULTON COUNTY GIS.
 3. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEAST" DIMENSIONS. FOR ACTUAL DIMENSIONS, REFER TO ARCHITECTURAL PLANS. DIMENSIONS TO CURB CORNER IS SHOWN ARE TO "FACE OF CURB".
 4. THE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDING, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
 5. CONTRACTOR IS TO NOTIFY CITY INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 6. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE CONSTRUCTION BEGINS, INCLUDING GA STATE PERMIT, SUWANEE PERMIT AND FULTON PERMIT.
 7. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF SUWANEE ZONING ORDINANCE. A SIGNAGE PERMIT IS REQUIRED.
 8. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH THE CITY OF SUWANEE PLANNING AND ZONING DEPARTMENT.
 9. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT TRAFFIC FLOW.
 10. THE EXACT LOCATION OF HANDICAP RAMP(S) SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPROACH TO DRIVE, ACCESSIBLE DRIVE, AND SERVICE DRIVE.
 11. ALL DRIVEWAYS SHALL BE CONSTRUCTED TO ADA STANDARDS. SIDEWALKS TO HAVE MAXIMUM SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.
 12. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.
 13. THE CONTRACTOR SHALL FURNISH "AS-BUILT" DIMENSIONS INDICATING ALL CHANGES AND MODIFICATIONS.
 14. ENGINEER: CIVILICISTIX, LLC, 500 SUN VALLEY DR, STE 143, ROSWELL, GA 30074. PHONE: (404) 594-4403. FAX: (404) 594-4404. EMAIL: INFO@CIVILICISTIX.COM
 15. ALL DIMENSIONS SHALL BE MEASURED AS SHOWN ON THE PLAN UNLESS OTHERWISE NOTED.



Proposed Site Plan - Exhibit A



Location Map

- V-2021-005
- V-2021-006
- V-2021-008

Legend

 Property





V-2021-005
 V-2021-006
 V-2021-008

Legend
 Subject Property

ZONING	Color/Pattern
C-1	Red
C-2	Dark Red
C-2A	Red with vertical lines
C-3	Dark Red with horizontal lines
GCA	Green with diagonal lines
IRD	Orange
M-1	Blue
OI	Grey
OTCD	Pink
PMUD	Light Pink
R-100	Yellow
R-140	Light Green
R-75	Yellow-Green
R-85	Yellow
RM6	Brown
RM8	Dark Brown

