

VARIANCE(S):

V-2022-007

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: V-2022-007

REQUESTS: ADDITIONAL WALL SIGN

APPLICABLE SECTION: SECTION 1612.C(3)b.

LOCATION: 80 HORIZON DRIVE, SUITE 304

DISTRICT/LAND LOT: 7-211-108

ZONING: C-2A (SPECIAL COMMERCIAL DISTRICT)

DEVELOPMENT: MEDICAL OFFICE

APPLICANT: KYONGHUN CHONG
5096 AKORD COURT
SUWANEE, GA 30024

OWNER: KYOUNG HO LEE
80 HORIZON DRIVE
SUWANEE, GA 30024

CONTACT: KYONGHUN CHONG
PHONE: 267-490-7077

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ANALYSIS:

The applicant seeks a variance from Section 1612 of the City of Suwanee Zoning Ordinance to allow for one additional wall sign in excess of the maximum number of wall signs permitted for an individual tenant space. The tenant space is occupied by two separate medical office businesses in an existing shopping center at 80 Horizon Drive.

The subject property is located within the highly commercialized area near the intersection of Lawrenceville-Suwanee Road and Old Peachtree Road. Across the street to the south, is a shopping center and a restaurant zoned for commercial uses. To the west of the subject property, across Horizon Drive is a gas station. To the north of the subject property is an undeveloped commercial property. To the east of the subject property, along Old Peachtree Road, are office/warehouse businesses zoned for light industrial uses in unincorporated Gwinnett County.

Section 1612 of the Zoning Ordinance regulates the amount of wall signage a tenant in a planned shopping center is allowed based on the square footage of the façade that is proposed to

accommodate the sign. This section also regulates the number and type of signs permitted per business. Section 1612(C)3.b states:

Signs for individual tenants within planned commercial, industrial, office, and shopping centers:

Maximum Size per Sign Allowed: maximum of 5% of wall area per business, measured by using the leasable exterior wall area per business. Maximum of 200 square feet per sign.

Number and Type Permitted: One (1) per wall per business.

The applicant is a tenant in a shopping center located at 80 Horizon Drive. They own and operate J and J Therapy, a medical office that shares the same lobby as Hope Family Medicine. Both businesses are accessed through separate doors of a shared lobby. Because the two businesses are not completely separated by a demising wall they are considered to be occupying a single tenant space. For the purposes of the sign ordinance they are only entitled to one sign. As such a variance is required if each business is going to have a separate sign.

J&J Therapy is seeking a 21 square foot sign to be placed on the exterior wall at the front of the tenant space. The total square footage of the exterior wall for the J&J Therapy portion of the tenant space is 462 square feet. Hope Family Medicine is already permitted for a 34.6 square foot sign. They provided a calculation of 700 square feet for the exterior wall for their portion of the tenant space. If the spaces were completely separated then based on the measurements provided J&J Therapy would be entitled to 23.1 square feet and Hope Family Medicine would be entitled to 35 square feet. Both signs would fall within the 5 percent wall sign area allowed by the Sign Ordinance (Article XVI).

The City has approved similar variance requests in the past. Walmart has several sign variances approved for the front of their building. They have 3 entrances, 2 at the front and one on the side. It's a very large building with multiple entrances. The approval of sign variances allowed the retailer to clearly indicate which services are most easily accessed by each entrance. The Board also approved a variance request for a much smaller retailer on Lawrenceville-Suwanee Road. In this case, 2 closely related, but separate businesses created an opening in the demising wall between the 2 tenant spaces in order to allow customers to travel from one tenant space to the other more comfortably. This then meant that they were only entitled to one sign even though the businesses were separate.

In both cases, the variances were approved but did not allow the business more signage as an overall percent of the wall area. So, while they did have a larger number of signs, they did not have a larger percentage of wall space. Additionally, in both cases the resulting signage did not create the appearance of clutter on the wall of the building. The signage was orderly, did not appear excessive, and did not detract from the overall appearance of the building.

The City'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. The zoning ordinance also states that variances may be granted when relief would not cause substantial detriment to the public good nor impair the purposes or intent of the Zoning Ordinance.

In conclusion, the subject property does not appear to have a situation which rises to the level of hardship. There are no apparent unusual or extraordinary conditions that would warrant approval of a variance. However, the addition of the second sign would not alter the appearance of the shopping center, since each suite has one entrance and one sign. From the road the signs size would be consistent with signs for other suites in the shopping center. 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-2022-007.

V-2022-007

Approval of a variance to allow for an additional wall sign for a tenant space subject to the following conditions:

1. The total square footage of the two wall signs shall not exceed 59 square feet.
2. The signs shall be located on the building approximately as shown on the submitted variance exhibit "A".

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 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 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 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: Kyonghun Chong
Address: 5096 Akard Ct
City: Suwanee
State: GA
Phone: 267-490-7077
E-mail address: babo228516@gmail.com

OWNER INFORMATION

Name: Kyoung Ho Lee
Address: 80 Horizon Dr. 304
City: Suwanee
State: GA
Phone: 575-528-9178

CONTACT PERSON: Kyonghun Chong

PHONE: 267-490-7077

ADDRESS OF PROPERTY 80 Horizon Dr. 304B, Suwanee, GA 30024

LAND DISTRICT _____ LAND LOT _____ PARCEL R7151-012 LOT 4.45

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) _____

ZONING AA012

VARIANCE REQUESTED Sign Permit

NEED FOR VARIANCE J & J is an out patient clinic to take many different patients from various referral resources such as different insurance companies, medical providers, or lawyers. Due to this nature, overside sign is a crucial part to inform clear direction for the patients who have disabilities. We occupy 1400 ft of space. Please allow this request. Thank you.

***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.**

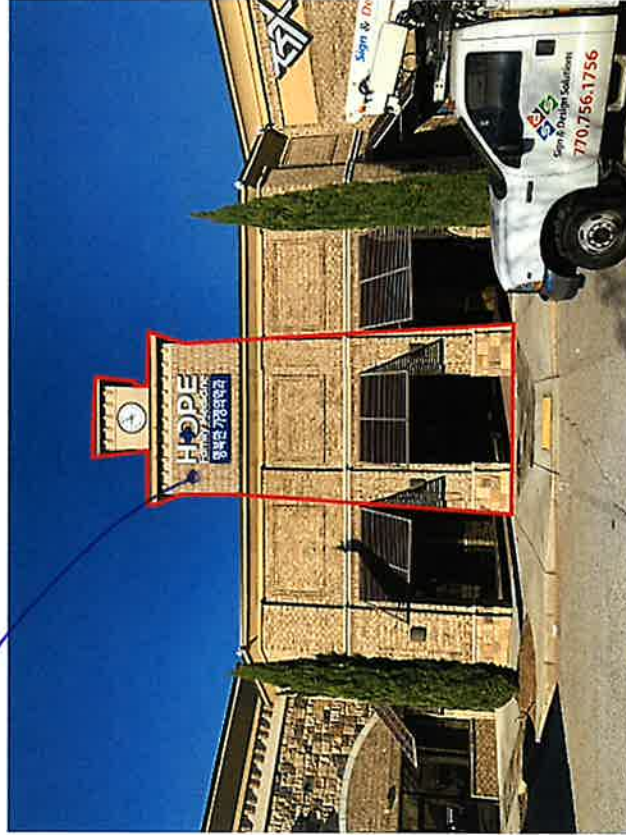
Sign - Front

Channel Letter w/Box Sign & Blue Backlit

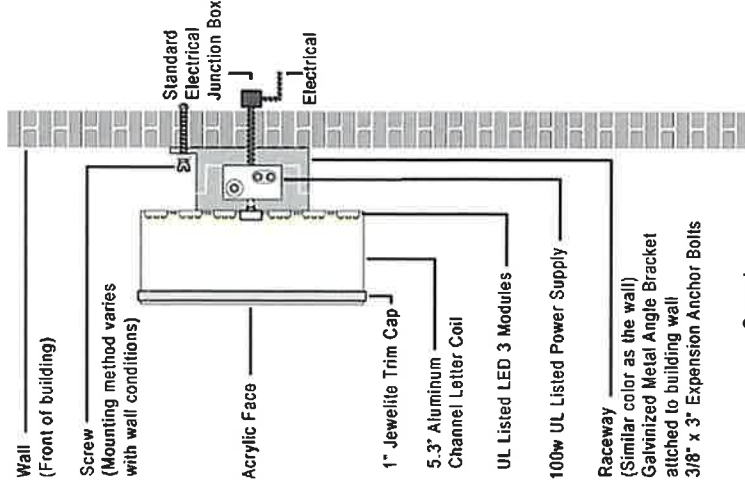
96"W x 52"H (34.6sqft)



Box Sign 96"W x 19"H



Building Size: 210"W x 480"H (700sqft)



Ground
(Not to scale)

20"H Internally Illuminated
LED Channel Letters of "HOPE"

11"H Internally Illuminated
LED Channel Letters of "Family Medicine"
96"W x 19"H LED Box Sign of "행복한 가정의학과"

All Black Trim Cap / Black Return

HOPE FAMILY MEDICINE
80 Horizon Dr. Suite 304
Suwanee, GA 30024



6915 Gilleland Ln, Suite 101, Peachtree Corners, GA 30060/770.756.1756
sds-bethel@gmail.com / sdsbethel.com

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REMARKS

1	Face Color	- WHITE
2	Trimcap Color	- BLACK
3	Return Color	- BLACK
4	Raceway Color	- WALL COLOR
5	etc.	- BLUE BACKLIT

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V-2022-007

Sign - Front

Channel Letter w/Box Sign & Blue Backlit

85"W x 36"H (21 sqft)



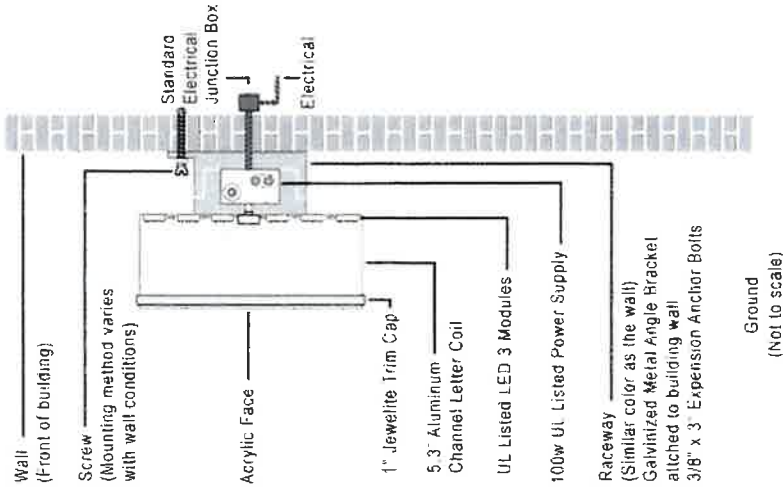
Blue Background Box Sign
85"W x 15"H

perm. required



subject sign

Building Size(Facade): 231"W x 288"H (462sqft)

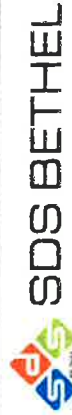


Ground
(Not to scale)

17"H Internally Illuminated LED Channel Letters of "THERAPY"

85"W x 15"H Internally Illuminated LED Box Sign of "J&J 물리치료"

All Black Trim Cap / Black Return



6915 Gililand Ln, Suite 101, Peachtree Corners, GA 30060 / 770.756.1756
sdsbethel@gmail.com / sdsbethel.com

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REMARKS

1	Face Color	- WHITE
2	Trimcap Color	- BLACK
3	Return Color	- BLACK
4	Raceway Color	- WALL COLOR
5	etc.	- BLUE BACKLIT

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J&J PT
80 Horizon Dr. Suite 304B
Suwanee, GA 30024

11/22/22 MM



V-2022-007



Location Map

V-2022-007

Legend



Subject_Property



City Limits



0 250 500 1,000 Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Zoning Map V-2022-007

Legend



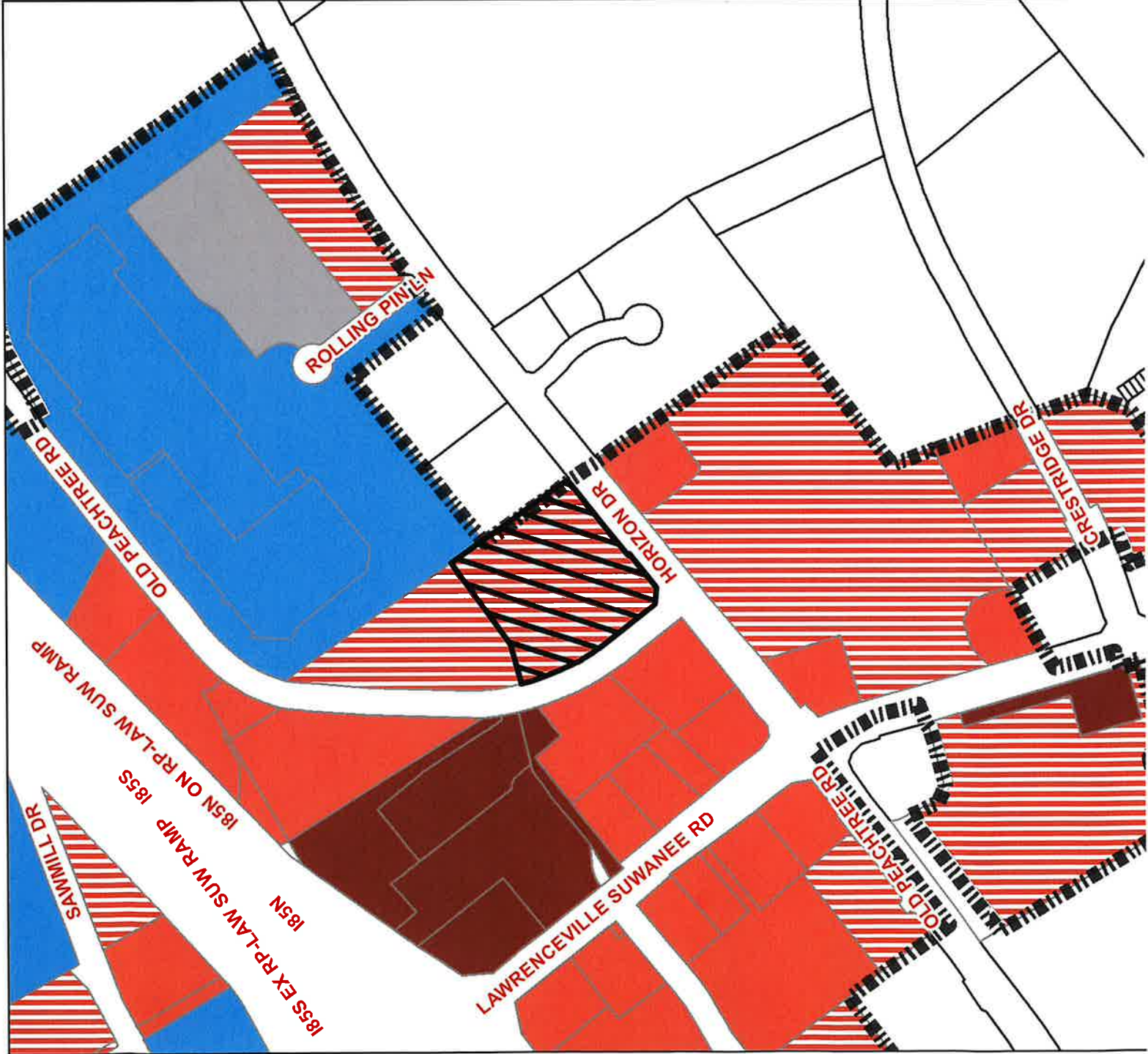
City Limits



Subject Property

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
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265

530

1,060 Feet