

**CITY OF SUWANEE  
VARIANCE ANALYSIS**

**CASE NUMBER:** V-2007-023  
**REQUESTS:** ALLOW SIGN TO EXCEED MAXIMUM  
SQUARE FOOTAGE AND EXTEND BEYOND  
LEASABLE WALL AREA  
**APPLICABLE SECTION:** SECTION 1612.C(3)b.  
**LOCATION:** 1175 BUFORD HIGHWAY, SUITE 111  
**DISTRICT/LAND LOT:** 7-209-033  
**ZONING:** C-2 (GENERAL COMMERCIAL DISTRICT)  
**DEVELOPMENT:** WALL SIGN FOR EXISTING TENANT SPACE

**APPLICANT:** AN NGUYEN  
4897 BUFORD HIGHWAY, # 202  
CHAMBLEE, GA 30841

**OWNER:** MEGATECH INTERNATIONAL, INC.  
805 PARK STREET  
GAINESVILLE, GA 30501

**CONTACT:** AN (ANDY) NGUYEN      PHONE: 404-271-4565

**RECOMMENDATION:**      **DENIAL**

**ANALYSIS:**

The applicant seeks a variance from Section 1612 of the City of Suwanee Zoning Ordinance to allow for a wall sign in excess of the maximum allowed wall signage and not entirely located on an exterior wall of their business. The applicant is a tenant in a single-story 15,400 square foot multi-tenant building located on the subject property, facing Buford Highway. The subject property is a 1.49 acre commercial / retail parcel located at 1175 Buford Highway across from Suwanee Creek Park. The applicant is requesting a variance in order to keep an existing sign, which the maximum allowed size and encroaches onto the wall area of the adjacent business.

Section 1612.C(3)b of the Zoning Ordinance regulates the amount of wall signage a tenant in a multi-tenant building is allowed. A tenant is allowed one sign per wall per business, and the size of the sign is limited to a maximum of 5 percent of the wall area per business, measured by using the leasable exterior wall per business. This area is determined by the measure of the smallest rectangle that contains the entire message.

Originally, the applicant measured the length of the entire 20 foot awning along the front of the lease space and indicated a building height of 20 feet in order to calculate the leasable exterior wall space, which equaled 400 square feet. The applicant applied for a sign permit for a 19.5 square foot sign, which was less than 5 percent of the wall area as indicated on the application. The applicant had the sign installed without approval from the Inspections Department.

When the sign was inspected, it was noted that the sign encroached approximately 4 feet onto the adjacent business's wall space and the sign was larger than allowed as a result of inaccuracies in the sign permit. The actual building height is 16.6' and the leasable wall exterior wall length is 16'. The actual leasable exterior wall space area for the business is 267 square feet. This means the business is allowed 13.35 square feet of wall sign. The applicant's sign is 19.5 square feet, therefore, a variance is required in order to keep the sign.

The subject property is located along Buford Highway, across from Suwanee Creek Park. To the north and west of the subject property is Suwanee Industrial Park (zoned M-1). To the east of the subject property, across Buford Highway, is Swiftwater Industrial Park (zoned M-1). To the south of the subject property, across Buford Highway, is Suwanee Creek Park.

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 have a situation which rises to the level of hardship. The applicant provided information in their sign permit application which turned out to be incorrect, both the height and width of the wall. Nor did the application indicate that the sign would be installed partially on an adjacent tenant's space. There are no apparent unusual or extraordinary conditions that would warrant approval of a variance. As such, staff recommends **DENIAL** of V-2007-023.

V-2007-023

The Planning Department recommends denial of the request. Should the Board choose to approve the request, the following conditions may be considered.

Approval of a variance to allow for a wall sign in excess of the maximum allowed square footage and overlapping onto the adjacent tenant space subject to the following conditions.

1. The sign shall be located approximately as shown on Variance Exhibit A.
2. The sign shall not exceed 19.5 square feet in size.

## 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?**

According to Section 1609 of the Zoning Ordinance, “nonconforming signs may adversely affect the public health, safety, and welfare. Such signs may adversely affect the aesthetic characteristics of the city and may adversely affect public safety due to the visual impact of said signs on motorists and the structural characteristics of said signs.”

City of Suwanee

CROSSROADS of PAST and FUTURE

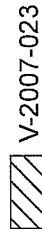


CITY OF  
**Suwanee**  
G E O R G I A

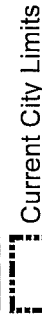
V-2007-023

Location Map

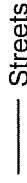
**Legend**



V-2007-023



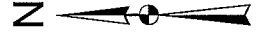
Current City Limits



Streets



Streams



**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: AN NGUYEN  
Address: 4897 BUFORD HWY #202  
City: CHAMBLEE  
State: GA 30841  
Phone: 770-220-3037  
E-mail address: any.signs@kellsouth.net

OWNER INFORMATION

Name: TIN TON  
Address: 1175 BUFORD HY STE 111  
City: Suwanee, GA 30024  
State: \_\_\_\_\_  
Phone: (678) 200 5612  
PHONE: 404-271-4582

CONTACT PERSON: Andy

ADDRESS OF PROPERTY 1175 Buford Hwy #111, Suwanee, GA 30024

LAND DISTRICT \_\_\_\_\_ LAND LOT \_\_\_\_\_ PARCEL \_\_\_\_\_ LOT \_\_\_\_\_

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) Snipper Hair & Nails

ZONING \_\_\_\_\_

VARIANCE REQUESTED To Keep Sign in Center of Awning in Front of Shop.

NEED FOR VARIANCE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*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.**

Try to keep the sign in center of awning

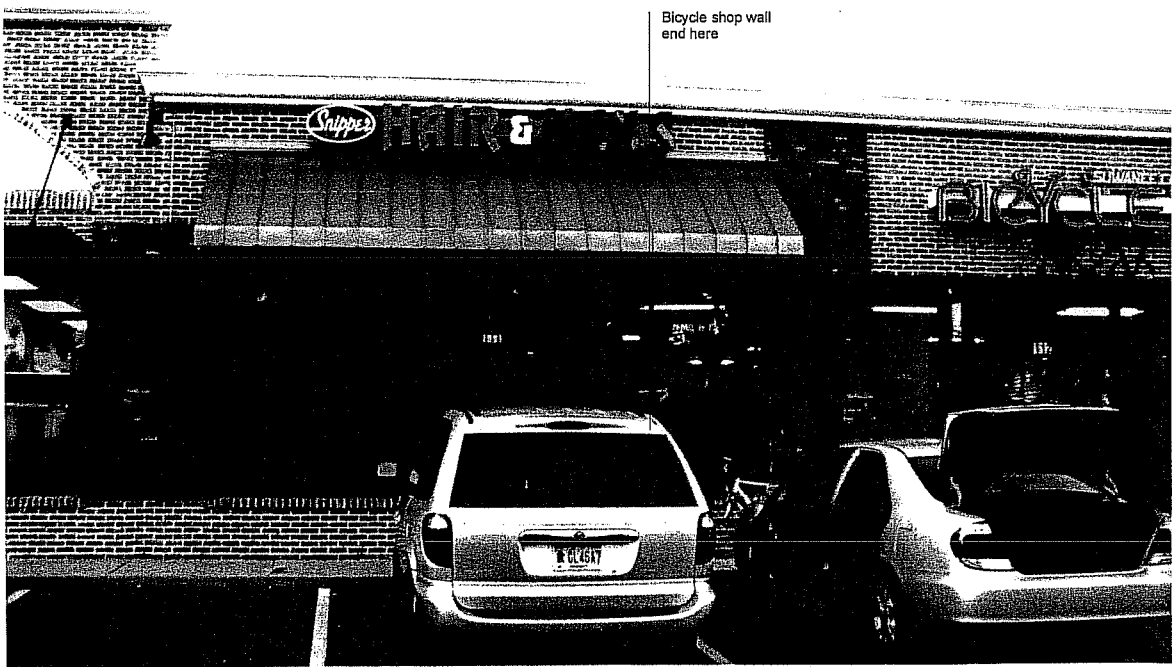
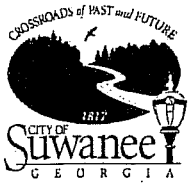


Exhibit A  
V-2007-023



**CITY OF SUWANEE**

373 Highway 23  
Suwanee, GA 30024  
770-945-8996 (phone)  
770-945-2792 (fax)

Permit No. SG2007-152

**SIGN PERMIT**

FEE \$ 50.00

DATE PROCESSED 10/2/07

**PROPERTY INFORMATION**

DISTRICT: 7 LAND LOT 209 PARCEL \_\_\_\_\_  
ADDRESS OF SIGN LOCATION 1175 Buford Hwy, Suite 111  
BUSINESS NAME Snipper Hair & Nails  
BUSINESS OWNER NAME Hanh Ton  
BUSINESS OWNER ADDRESS 4194 Brewick Farm Drive  
CITY Duluth STATE GA ZIP 30096 PHONE 678-200-5612

**SIGN CONTRACTOR INFORMATION**

SIGN CONTRACTOR (COMPANY) Any Print & Signs  
CONTACT NAME Andy  
ADDRESS 4397 Buford Hwy, Suite 202  
CITY Chamblee STATE GA ZIP 30341 PHONE 404-271-4562

**BUILDING/LAND OWNER INFORMATION**

BUILDING/LAND OWNER NAME \_\_\_\_\_  
BUILDING/LAND OWNER ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

**SIGN INFORMATION**

NEW  REPAIR  ALTER  ILLUMINATED  GROUND  WALL  CANOPY  TEMPORARY  PERMANENT  
 SINGLE FACE  DOUBLE FACE Wall Dimensions (hxw) 20'x20' COPY AREA SQ. FT. \_\_\_\_\_  
OVERALL DIMENSIONS OF SIGN \_\_\_\_\_ Wall sq. ft. 400 SIGN AREA SQ. FT. 19.5  
HEIGHT OF GROUND SIGN FROM GRADE TO BOTTOM OF SIGN \_\_\_\_\_ TOP OF SIGN \_\_\_\_\_ SIGN SET BACK FROM RIGHT OF WAY \_\_\_\_\_ FT.

*This permit expires if the sign for which this permit was issued has not been completed within six (6) months after date of issuance. However, a six (6) month extension of the permit shall be granted if an additional permit fee has been paid before the expiration of the initial permit.*

**INSPECTION RECORD**

FOOTINGS: APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ REJECTED \_\_\_\_\_ DATE \_\_\_\_\_  
ELECTRICAL: APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ REJECTED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL: APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ REJECTED \_\_\_\_\_ DATE \_\_\_\_\_  
COMMENTS: SIGN TOO BIG (1010-07) OWNER  
WILL OBTAIN SIGN VARIANCE

FILE - BLUE

INSPECTOR - CANARY

OWNER - GREEN

CONTRACTOR - WHITE

Revised 4-7-03 by Tammy Hiler

11-21257-023





# Sign Permit Application

City of Suwanee • 373 Highway 23 • Suwanee, GA 30024  
770/945-8996 (phone) • 770/945-2792 (fax)  
www.suwanee.com

50.00

4-199

## PROPERTY INFORMATION

*Please print!* District: Z Land Lot: M-1 209 Parcel: \_\_\_\_\_  
Sign location address 1175 Hwy 23 Suite 111  
Business Name SNIPPER HAIR & NAILS  
Business Owner Name HANH TON  
Business Owner Address 494 BREWICK FARM DR.  
City DULUTH State GA ZIP 30096 Phone 678-200-5612

## SIGN CONTRACTOR INFORMATION

Sign Contractor/Company ANY PRINT & SIGNS  
Contact Name ANDY  
Address 4897 BUFORD HWY #202  
City CHAMBLEE State GA ZIP 30341 Phone 404-271-4562

## SIGN INFORMATION

New single-face ground sign     New double-face ground sign

*\*\*Attach site plan showing sign location for ground signs.*

Overall square footage of ground sign: \_\_\_\_\_ Square footage of copy area \_\_\_\_\_  
Height of ground sign from grade to: Bottom of sign \_\_\_\_\_ Top of sign \_\_\_\_\_  
Sign set back from right of way: \_\_\_\_\_ feet

New wall sign *\*\*Wall sign must not exceed 5% of wall space.* 400 sf x 5% = 20 sf Allowed.  
Sign sq. ft.: 19.5 Wall sq. ft. 400 Wall dimensions (height x width): 20 x 20

- Attach sketch with dimensions.
- Illuminated signs must comply with City of Suwanee sign ordinance. All ground sign structures of more than 32 s.f. must have structural engineer seal on plans, and footings must be engineer-designed with seal.

Applicant signature [Signature] Date 9/30/07  
Bldg/Land Owner Signature [Signature] Date 09-30-07  
Business Owner Signature [Signature] Date 9/30/07

Application approved by Karen Lide Date 10-02-07  
Application rejected by \_\_\_\_\_ Date \_\_\_\_\_

For the following reason(s): \_\_\_\_\_

V-2667-023





4897 Buford Hwy. Suite 202  
 Chamblee, GA 30341  
 Tel: (770) 220-3037  
 Fax: (770) 936-0028  
 Direct: (404) 271-4562

SIGN AREA = 1.5' x 13' = 19.5 sq ft.

156" = 19.5'

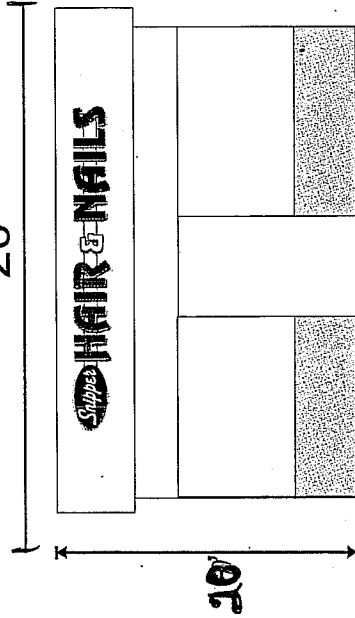
13'

18"  **HAIR & NAILS**

 CW747688

store front

20'



CUSTOMER PROVIDE  
 ELECTRICAL TO SIGNS  
 LOCATIONS

**CHANEL LETTER on raceway**

- Letter Depth: 4"
- Material: Fabricated Aluminum with Acrylic Face
- Finish: Red, White & Blue
- Letter Illumination: Hair=Blue; &=White; Red=Nails
- Electrical: Transformer & Secondary Wiring  
 Located on inside of raceway.
- Mount: Install offset from Storefront with raceway

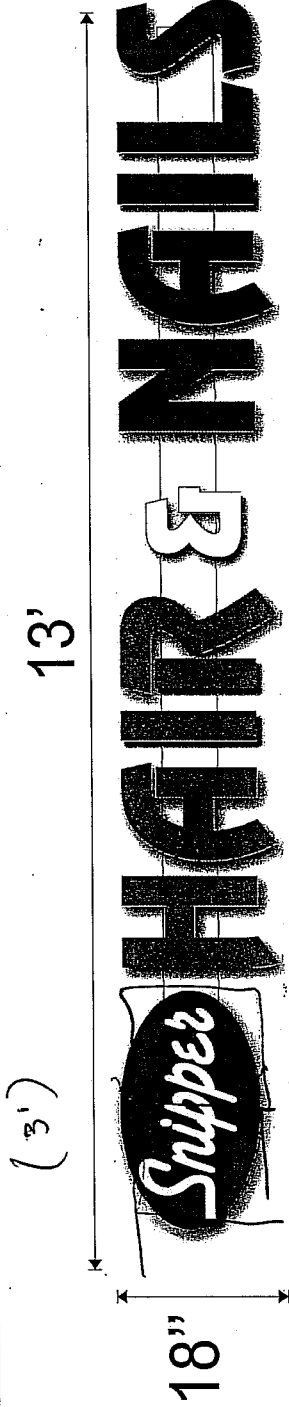
SIGN LOCATION	Brighton Station (Buford Hwy) 1175 Hwy 23 Suite 111 Suwannee, GA 30024	PROJECT	Snipper Hair & Nails	PAGE	1
		SCALE	1" = 12'-00"	OF	1

1-2697-023

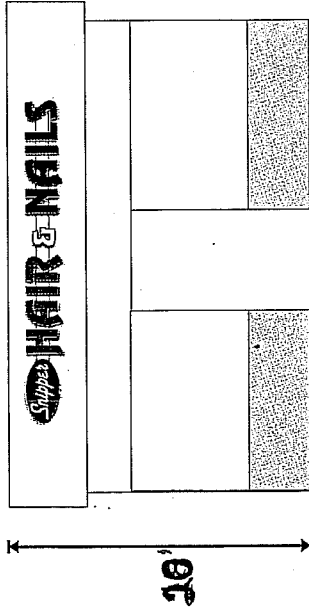


4897 Buford Hwy. Suite 202  
 Chamblee, GA 30341  
 Tel: (770) 220-3037  
 Fax: (770) 936-0028  
 Direct: (404) 271-4562

SIGN AREA = 1.5' x 13' = 19.5 sq ft.



store front  
20'



UL CW747688

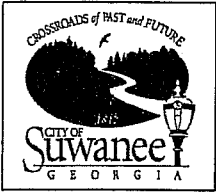
CUSTOMER PROVIDE  
 ELECTRICAL TO SIGNS  
 LOCATIONS

**CHANNEL LETTER on raceway**

- Letter Depth: 4"
- Material: Fabricated Aluminum with Acrylic Face
- Finish: Red, White & Blue
- Letter Illumination: Hair=Blue; &=White; Red=Nails
- Electrical: Transformer & Secondary Wiring  
 Located on inside of raceway.
- Mount: Install offset from Storefront with raceway

11-2002-020

SIGN LOCATION	Brighton Station (Buford Hwy) 1175 Hwy 23 Suite 111 Suwannee, GA 30024	PROJECT	Snipper Hair & Nails	PAGE	1
		SCALE	1" = 12'-00"	OF	1



# CITY OF SUWANEE

373 Highway 23  
Suwanee, GA 30024  
Phone: 770-945-8996  
FAX: 770-945-2792

## NOTICE OF VIOLATION

Violation # \_\_\_\_\_

DATE: 10-12-07 DISTRICT: \_\_\_\_\_ LAND LOT: \_\_\_\_\_ UNIT: \_\_\_\_\_ LOT #: \_\_\_\_\_

TYPE OF VIOLATION: SIGNAGE

ADDRESS/LOCATION: 1175 BUFORD HWY STE 111

BUSINESS/SUBDIVISION: \_\_\_\_\_

OWNER/AGENT: HANHTON PHONE: 678-200-5612

ADDRESS: \_\_\_\_\_

CORRECTIONS TO BE MADE: WALL SIGN TOO BIG -  
REDUCE SIGN SIZE TO MEET  
WALL DIMENSIONS OR REMOVE  
SIGN.

\* You can MAKE application FOR  
SIGN VARIANCE

INSPECTOR: Karen [Signature] CORRECTIONS TO BE MADE BY: 10-21-07

NOTIFIED: \_\_\_\_\_

RE-INSPECTION HISTORY		
DATE	COMMENTS	INSPECTOR
10-12	met Andy from Sign Co + OWNER OF Hair Studio - measured store front	