

**CITY OF SUWANEE  
VARIANCE ANALYSIS**

**CASE NUMBER:** V-2008-010  
**REQUEST(S):** NON-DECORATIVE FENCE IN YARD  
ABUTTING A PUBLIC STREET  
**APPLICABLE SECTION:** SECTION 610  
**LOCATION:** 4189 CAPITAL VIEW DRIVE  
**DISTRICT/LAND LOT:** 7-235-130 AND 131  
**ZONING:** M-1 (LIGHT INDUSTRY DISTRICT)  
**DEVELOPMENT:** 40,000 SQUARE FOOT  
OFFICE/MANUFACTURING FACILITY

**APPLICANT:** FOX BUILDING COMPANY, INC.  
1550 HILLCREST RD.  
NORCROSS, GA 30071

**OWNER:** SUWANEE BROTHERS, LLC  
2905 SHAWNEE INDUSTRIAL WAY  
SUWANEE, GA 30024

**CONTACT:** BOBBY DULIN PHONE: 678-776-6773

**RECOMMENDATION:** APPROVAL WITH CONDITIONS

**ANALYSIS:**

The applicant seeks variances from Section 610 of the City of Suwanee Zoning Ordinance to allow for an 8 foot tall black vinyl coated chain link security fence along the perimeter of the truck yard including the area within the yard abutting Capital View Drive Extension. The subject property is being developed with an approximately 40,000 square foot office/manufacturing facility. The subject property is zoned M-1 (Light Industry District) and is located at the corner of Capital View Drive and Capital View Drive Extension. Access is proposed for the site via two drives onto Capital View Drive Extension. One drive is constructed for car traffic and the other drive for truck traffic.

Section 610 of the Zoning Ordinance addresses fences and walls. It states that "In a yard abutting a public street [the front yard] only decorative fences and walls shall be allowed." The definition of a decorative fence states, "Decorative fencing may be constructed of brick columns, wood, simulated wood, wrought iron, anodized aluminum or polyvinyl chloride. The distance between fence pickets must be a minimum of 2 inches apart". Section 610 also states, "No fence or wall within a yard abutting a public street shall be constructed of woven wire or metal fabric (chain-linked, hog wire, barbed wire, or razor wire, etc.)" and "in a yard abutting a public street no fence or wall shall exceed 4 feet in height..." The City of Suwanee Zoning Ordinance does not allow for chain link fences or fences in excess of 4 feet in height in yards abutting a public street (front yard setback area). The applicant is proposing an 8 foot tall chain link fence within

## 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?**

With the appropriate conditions, 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?**

With the appropriate conditions, approval of this variance should not impair the public health, safety, comfort, morals, or welfare of the inhabitants.

**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: Fox Building Co Inc.  
Address: 1550 Hillcrest Rd.  
City: Norcross  
State: GA  
Phone: 770.921.8600  
E-mail address: b.yuhas@foxbuildingco.com

**OWNER INFORMATION**

Name Suwanee Brothers, LLC  
Address 2905 Shawnee Industrial Way  
City: Suwanee  
State GA  
Phone: 678.776.6773

CONTACT PERSON: Bobby Dulin

PHONE: 678.776.6773

ADDRESS OF PROPERTY \_\_\_\_\_

LAND DISTRICT 7th LAND LOT 235 PARCEL \_\_\_\_\_ LOT \_\_\_\_\_

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) N/A

ZONING M-1

VARIANCE REQUESTED Section 510

NEED FOR VARIANCE See attached

**\*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-2008-010

# Cabinet Resources

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fine custom cabinetry

May 13, 2008

To: Josh Campbell / City of Suwanee

From: Bobby Dulin – President / Cabinet Resources

Re: Variance for Fence @ Truck Court / 4189 Capital View Drive

We respectfully request a variance to install a fence to enclose the truck court for our new building being constructed at 4189 Capital View Drive for the following reasons.

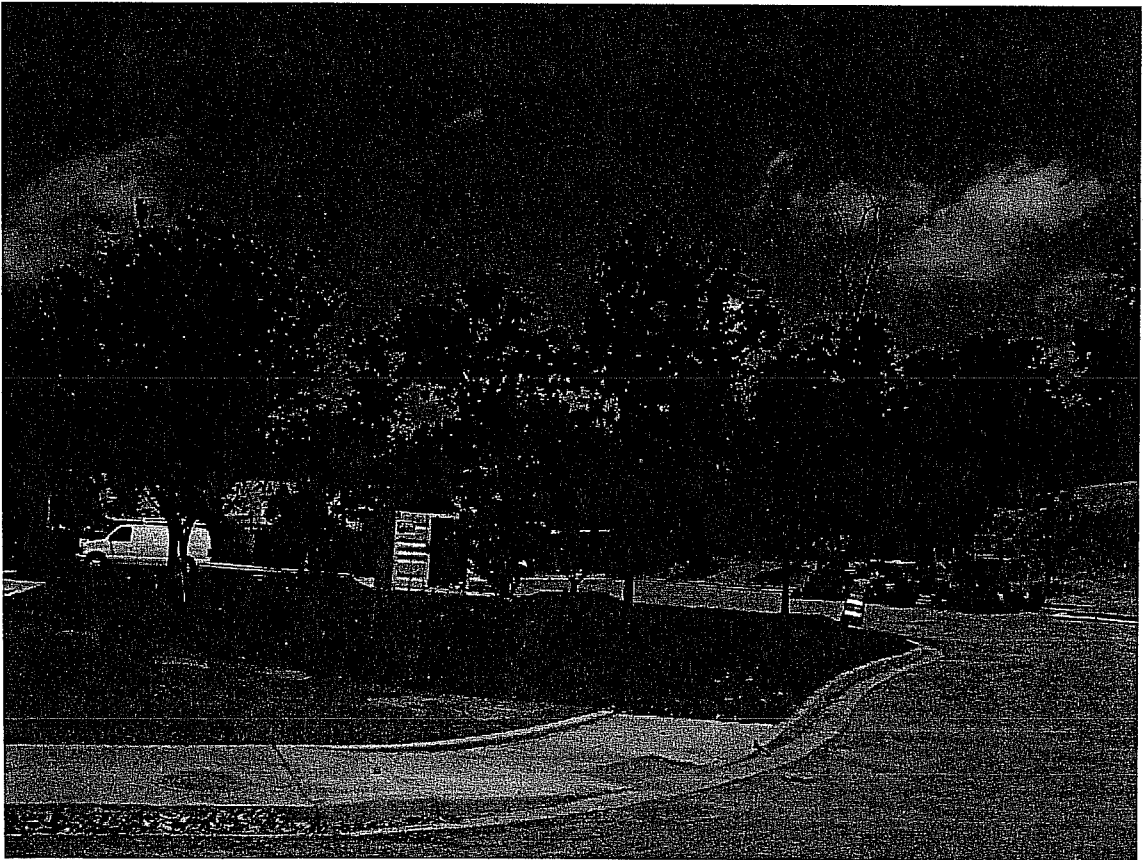
- To be able to lock up our fleet of service and delivery trucks at nights and on weekends.
- The fence will prevent unauthorized access to the truck court and deter theft and/or vandalism toward the truck fleet.
- Fencing will also prevent unlawful dumping into the company dumpsters (as well as deter those who may want to rummage for scrap wood).

We are proposing a very nice fence that compliments the fine construction of our new building. Overall we believe you will find it to be aesthetically pleasing and an asset toward crime prevention.

Thank you for your kind consideration.

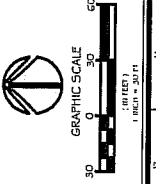
Best regards,

Bobby Dulin



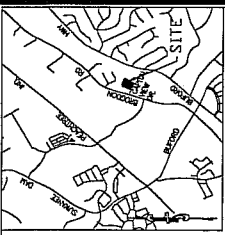
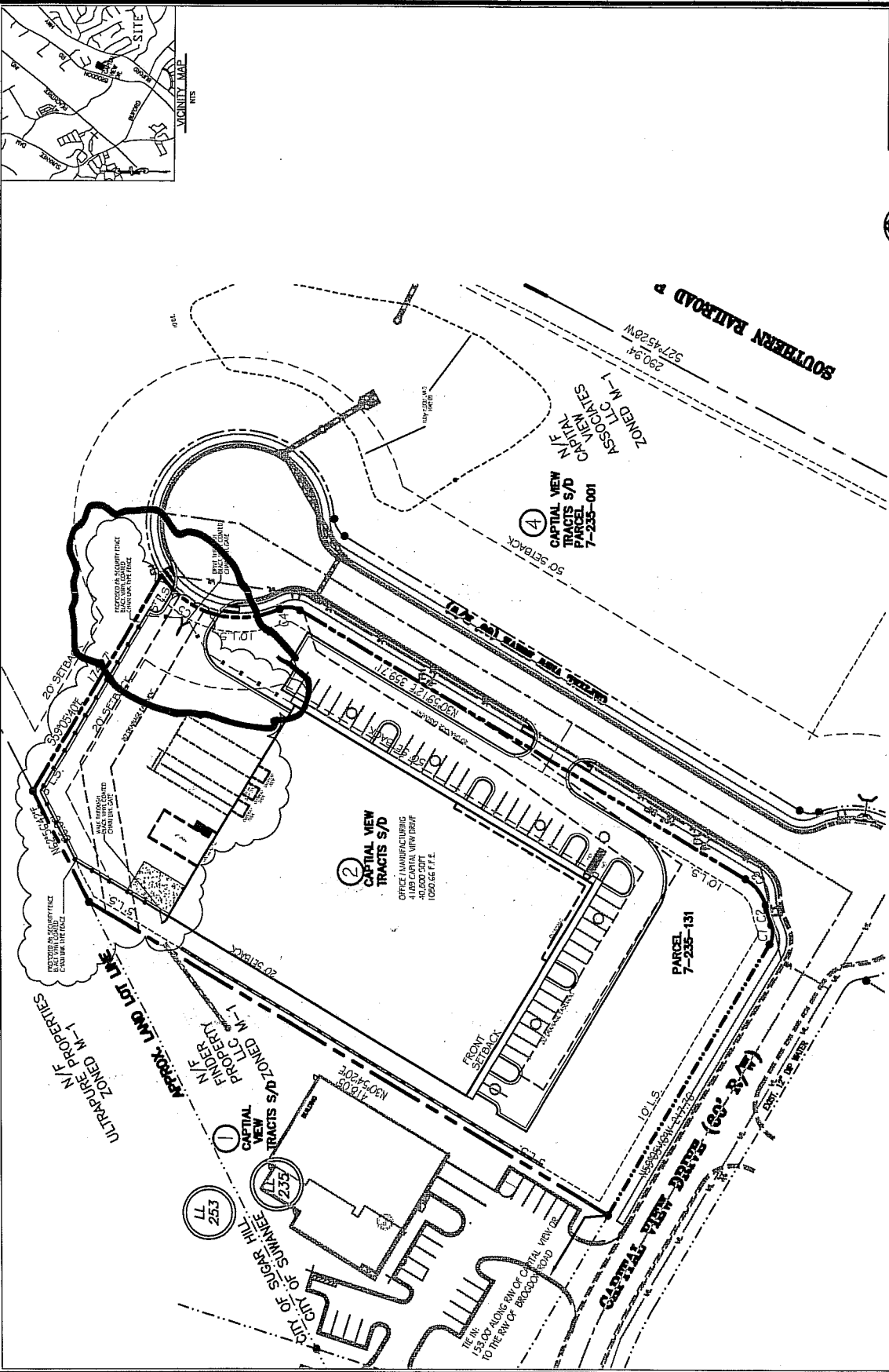
V-2008-010

**84 HOUR CONTACT**  
 IF YOU DO NOT HEAR FROM US WITHIN 84 HOURS, PLEASE CALL US AT (303) 733-1100.

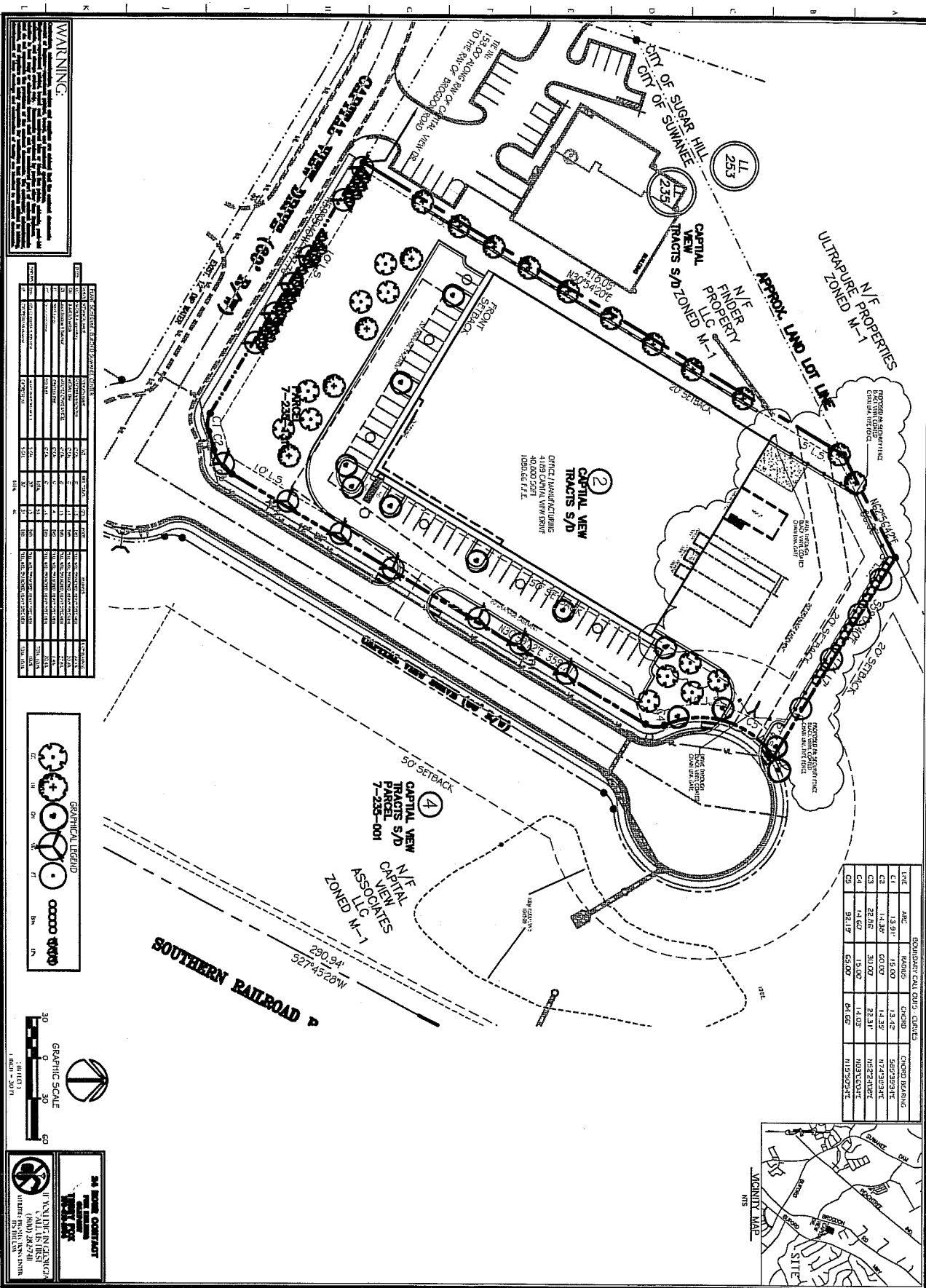


LINE	ARC	RADIUS	CHORD	CHORD BEARING
C1	13.31'	15.00'	13.42'	S69°30'34"E
C2	14.35'	60.00'	14.35'	N74°30'34"E
C3	22.66'	30.00'	22.31'	N52°30'34"E
C4	14.60'	15.00'	14.03'	N83°30'34"E
C5	92.19'	65.00'	84.66'	N10°30'34"E

**WARNING:**  
 THIS EXHIBIT IS A PRELIMINARY VARIANCE EXHIBIT. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION. THE CITY OF DENVER RESERVES THE RIGHT TO REVOKE OR MODIFY THIS EXHIBIT AT ANY TIME WITHOUT NOTICE.

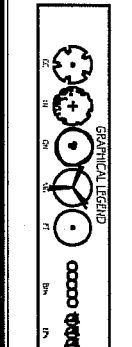


V-2008-010



**WARNING:**  
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT VERIFIED THE EXISTING CONDITIONS. THE ENGINEER HAS NOT CONDUCTED A GEOTECHNICAL ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A TRAFFIC ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A NOISE ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A WATER QUALITY ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A SOIL ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A SEWER ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A RAINFALL ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A WIND ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A LIGHT ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A VIBRATION ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A MICROCLIMATE ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A CULTURAL RESOURCE ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A HISTORIC PRESERVATION ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A PALEONTOLOGICAL ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A PLANT AND ANIMAL COMMUNITY ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A CULTURAL RESOURCE ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A HISTORIC PRESERVATION ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A PALEONTOLOGICAL ANALYSIS OF THE SITE. THE ENGINEER HAS NOT CONDUCTED A PLANT AND ANIMAL COMMUNITY ANALYSIS OF THE SITE.

NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	CONCRETE	100	YD	100
2	CEMENT	100	YD	100
3	STEEL	100	YD	100
4	BRICK	100	YD	100
5	ROOFING	100	YD	100
6	PAINT	100	YD	100
7	GLASS	100	YD	100
8	INSULATION	100	YD	100
9	MECHANICAL	100	YD	100
10	ELECTRICAL	100	YD	100
11	PLUMBING	100	YD	100
12	LANDSCAPE	100	YD	100
13	SEWER	100	YD	100
14	WATER	100	YD	100
15	ASPHALT	100	YD	100
16	GRAVEL	100	YD	100
17	CONCRETE	100	YD	100
18	CEMENT	100	YD	100
19	STEEL	100	YD	100
20	BRICK	100	YD	100
21	ROOFING	100	YD	100
22	PAINT	100	YD	100
23	GLASS	100	YD	100
24	INSULATION	100	YD	100
25	MECHANICAL	100	YD	100
26	ELECTRICAL	100	YD	100
27	PLUMBING	100	YD	100
28	LANDSCAPE	100	YD	100
29	SEWER	100	YD	100
30	WATER	100	YD	100
31	ASPHALT	100	YD	100
32	GRAVEL	100	YD	100
33	CONCRETE	100	YD	100
34	CEMENT	100	YD	100
35	STEEL	100	YD	100
36	BRICK	100	YD	100
37	ROOFING	100	YD	100
38	PAINT	100	YD	100
39	GLASS	100	YD	100
40	INSULATION	100	YD	100
41	MECHANICAL	100	YD	100
42	ELECTRICAL	100	YD	100
43	PLUMBING	100	YD	100
44	LANDSCAPE	100	YD	100
45	SEWER	100	YD	100
46	WATER	100	YD	100
47	ASPHALT	100	YD	100
48	GRAVEL	100	YD	100
49	CONCRETE	100	YD	100
50	CEMENT	100	YD	100
51	STEEL	100	YD	100
52	BRICK	100	YD	100
53	ROOFING	100	YD	100
54	PAINT	100	YD	100
55	GLASS	100	YD	100
56	INSULATION	100	YD	100
57	MECHANICAL	100	YD	100
58	ELECTRICAL	100	YD	100
59	PLUMBING	100	YD	100
60	LANDSCAPE	100	YD	100
61	SEWER	100	YD	100
62	WATER	100	YD	100
63	ASPHALT	100	YD	100
64	GRAVEL	100	YD	100
65	CONCRETE	100	YD	100
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72	INSULATION	100	YD	100
73	MECHANICAL	100	YD	100
74	ELECTRICAL	100	YD	100
75	PLUMBING	100	YD	100
76	LANDSCAPE	100	YD	100
77	SEWER	100	YD	100
78	WATER	100	YD	100
79	ASPHALT	100	YD	100
80	GRAVEL	100	YD	100
81	CONCRETE	100	YD	100
82	CEMENT	100	YD	100
83	STEEL	100	YD	100
84	BRICK	100	YD	100
85	ROOFING	100	YD	100
86	PAINT	100	YD	100
87	GLASS	100	YD	100
88	INSULATION	100	YD	100
89	MECHANICAL	100	YD	100
90	ELECTRICAL	100	YD	100
91	PLUMBING	100	YD	100
92	LANDSCAPE	100	YD	100
93	SEWER	100	YD	100
94	WATER	100	YD	100
95	ASPHALT	100	YD	100
96	GRAVEL	100	YD	100
97	CONCRETE	100	YD	100
98	CEMENT	100	YD	100
99	STEEL	100	YD	100
100	BRICK	100	YD	100



**24 HOUR CONTACT**  
 IF YOU HAVE ANY QUESTIONS OR NEED TO SCHEDULE A VISIT, PLEASE CALL US AT THE NUMBER LISTED BELOW.

<b>VARIANCE EXHIBIT</b> PROJECT: CABINET RESOURCES OWNER: CAPITALVIEW ASSOCIATES, LLC. 390 WELCHWOOD ROAD KENNESAW, GA 30144 TEL: 770.427.1000	<b>MDA</b> MDA ARCHITECTURE 1000 W. BROADWAY ATLANTA, GA 30309 TEL: 404.525.1000	<b>PREPARED BY:</b> ARCHITECT DATE: 10/15/2018	<b>SCALE:</b> AS SHOWN	<b>DATE:</b> 10/15/2018	<b>PROJECT:</b> CABINET RESOURCES OWNER: CAPITALVIEW ASSOCIATES, LLC. 390 WELCHWOOD ROAD KENNESAW, GA 30144 TEL: 770.427.1000

V-2008-010 Exhibit "A"

City of Suwanee



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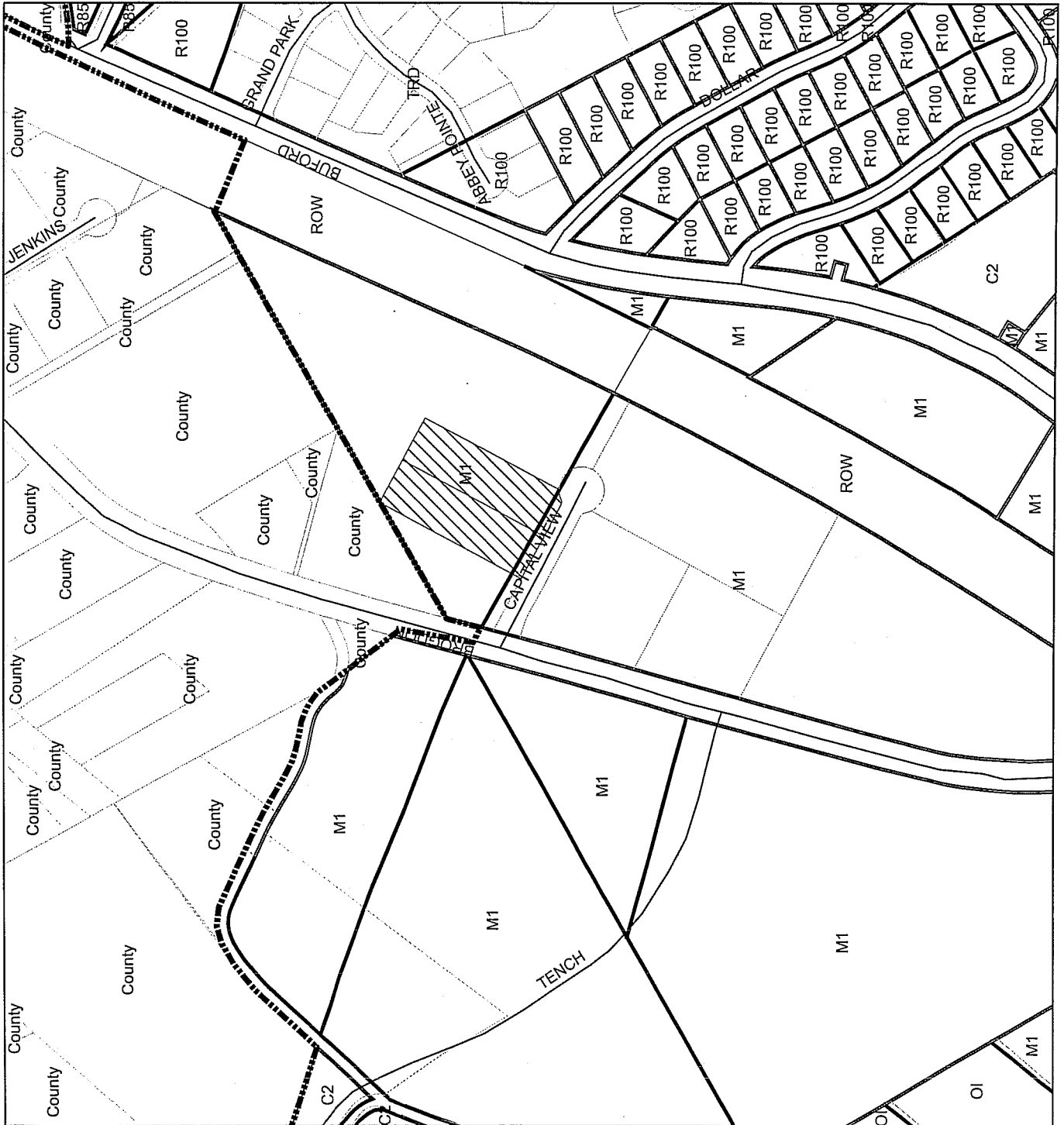
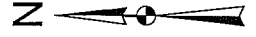
Location Map

Legend

Streets

City Limits

V-2008-010



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