

**VARIANCE REQUEST:**

**V-2013-003**

**CITY OF SUWANEE  
VARIANCE ANALYSIS**

**CASE NUMBER:** V-2013-003  
**REQUEST:** INCREASE HEIGHT OF DECORATIVE FENCE  
**APPLICABLE SECTION:** SECTION 610  
**LOCATION:** 300 SATELLITE BOULEVARD  
**DISTRICT/LAND LOT:** 7-194-029  
**ZONING:** M-1  
**DEVELOPMENT:** SECURITY FENCE

**APPLICANT:** LEE ANNE SMITH  
3925 DOLLAR CIRCLE  
SUWANEE, GA 30024

**OWNER:** QUALITY TECHNOLOGY SERVICES  
300 SATELLITE BLVD  
SUWANEE, GA 30024

**CONTACT:** LEE ANNE SMITH                      PHONE: 404-452-1693

**RECOMMENDATION:**     **APPROVAL WITH CONDITIONS**

**ANALYSIS:**

The applicant seeks a variance from Section 610 of the City of Suwanee Zoning Ordinance to allow for the installation of an 8 foot tall decorative security fence along the front property line which abuts the Satellite Blvd right-of-way. The subject property is zoned M-1 (Light Industry District). It is located on Satellite Boulevard across from Annandale Lane.

The business located in the subject building is making modifications to the entrance and parking areas of the site. As part of the planned renovation, the business is requesting a variance so that an 8 foot fence can be installed along the front property line. The fence would have a decorative design but the intent of the fence is for added security. The City of Suwanee Zoning Ordinance does not allow for fences in excess of 4 feet in height in yards abutting a public street (front yard setback area). As such a variance is necessary in order to install an 8-foot tall fence.

The fence is proposed to be 8-foot tall decorative steel picket-style fence. The proposed fence is consistent with the decorative security fence that is located on the adjacent property at 120 Satellite Boulevard. The fence at 120 Satellite Boulevard was granted a variance in 2006 (V-2006-004). Added security was the driving factor for the applicant to apply for a variance in that case as well. 305 Satellite Boulevard which is across the street but in unincorporated Gwinnett County also has the same style fence along its front property line. All of these businesses with the security fences are data centers. Data centers are intended to be secure and reliable facilities.

The subject property is located within an industrial corridor and is surrounded by similar industrial uses all zoned M-1. Approval of the variance should not impact nearby properties.

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.

The proposed use has special security requirements. Because of the sensitive nature of the proposed use and the location of the facility in an industrial corridor staff recommends **APPROVAL WITH CONDITIONS.**

Planning Department  
Recommended Conditions  
V-2013-003

Approval of a variance to allow for a six to eight foot tall fence within the yard abutting a public street subject to the following conditions:

1. The fence shall be located approximately as shown on the plan labeled Exhibit "A".
2. The material and style of the fence shall be consistent with the product identified in Exhibit "B".

## 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, 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?**

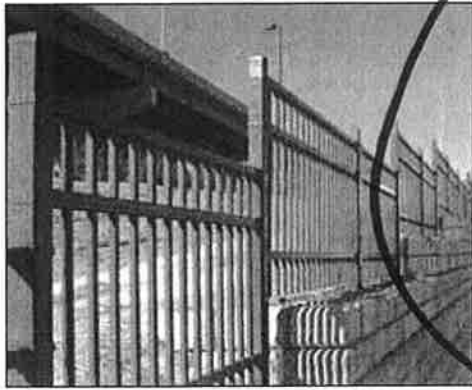
Approval of this variance, with the attached stipulations, would not impair the public health, safety, comfort, morals, or welfare.



Exhibit 'B'

# MONTAGE II

## INDUSTRIAL WELDED STEEL ORNAMENTAL FENCE



### THE ORNAMENTAL IRON STANDARD

As the world's leader in ornamental fencing Ameristar Fence Products continues to deliver value added products that outperform industry standards. Montage II is the preferred choice among owners, architects, and contractors for industrial ornamental fence.

#### STRENGTH

Montage II is manufactured using a proven fusion welding technology. The welded design of Montage II bonds the industrial pickets at each rail intersection delivering unmatched strength.

#### APPEAL

Montage II is available in multiple styles and heights to match any project requirement. The 1" steel picket design of Montage II delivers a versatile appeal by combining security with aesthetics.

#### DESIGN

The Montage II ATF (all terrain fence) design can traverse over a 50% grade change. Ameristar's E-Coat coating process protects Montage II from weathering, guaranteeing long lasting beauty and structural integrity providing a 20 year warranty.



We take great pride in manufacturing "Made in the USA" products. Ameristar is located in Tulsa, Oklahoma and is American owned and operated.

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#### Applications:

- State Facilities
- Municipal Facilities
- Airports
- Water Treatment & Storage
- Public Housing Authorities
- Parks & Recreation
- Stadiums & Event Centers
- Schools & Universities
- Hospitals

Covered by or for use with one or more of the following U.S. patents: 6.811.145, 7.071.439, 7.159.853, 7.282.659, 7.396.002, 7.621.510



# AMERISTAR<sup>®</sup> FENCE PRODUCTS

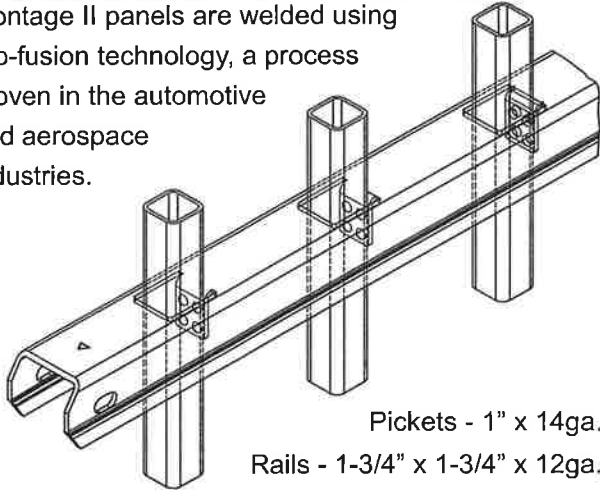
Exhibit 'B'

# MONTAGE II

## INDUSTRIAL WELDED STEEL ORNAMENTAL FENCE

### PANELS

Montage II panels are welded using pro-fusion technology, a process proven in the automotive and aerospace industries.



Pickets - 1" x 14ga.  
Rails - 1-3/4" x 1-3/4" x 12ga.

### POSTS

Posts are manufactured of high tensile steel and are galvanized inside and out for superior corrosion protection. Industrial strength posts are recommended for Montage II: 2-1/2" Sq. x 12ga. & 3" Sq. x 12ga.

### BRACKETS

Montage II brackets are designed of high strength stainless steel and accompanied with tamper-proof fasteners. Ameristar's bracketed design allows the contractor to have a flawless installation and helps maintain the integrity of the coating by not welding the panels to the posts.

### GATES

Ameristar understands the importance of balancing perimeter security with the highest quality entry control gates. Montage II has a wide variety of Swing, Slide, and Cantilever Gates to match any entry.



Montage II is produced using up to 96% post-industrial recycled steel.

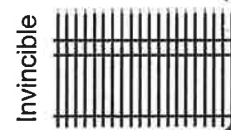
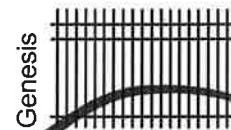
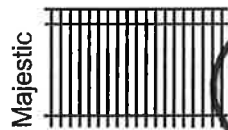
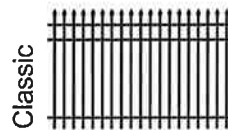
### WARRANTY

Montage II is produced in a state-of-the-art manufacturing facility using the highest quality materials and processes. Ameristar has over 25 years of experience and research in coating and processing of ornamental fence products allowing Montage II to support a 20 year warranty.

### COATING

Ameristar has always challenged the industry by developing and producing products with superior coatings. Montage II was developed using E-Coat technology which deposits coatings throughout the entire product, thus eliminating any risk of corrosion where typical powders will not adhere.

### STYLES



Item No. 9790 / Effective: 10/2011

AMERISTAR FENCE PRODUCTS  
1555 N. MINGO Rd.  
TULSA, OK 74116



**AMERISTAR**<sup>®</sup>  
**FENCE PRODUCTS**

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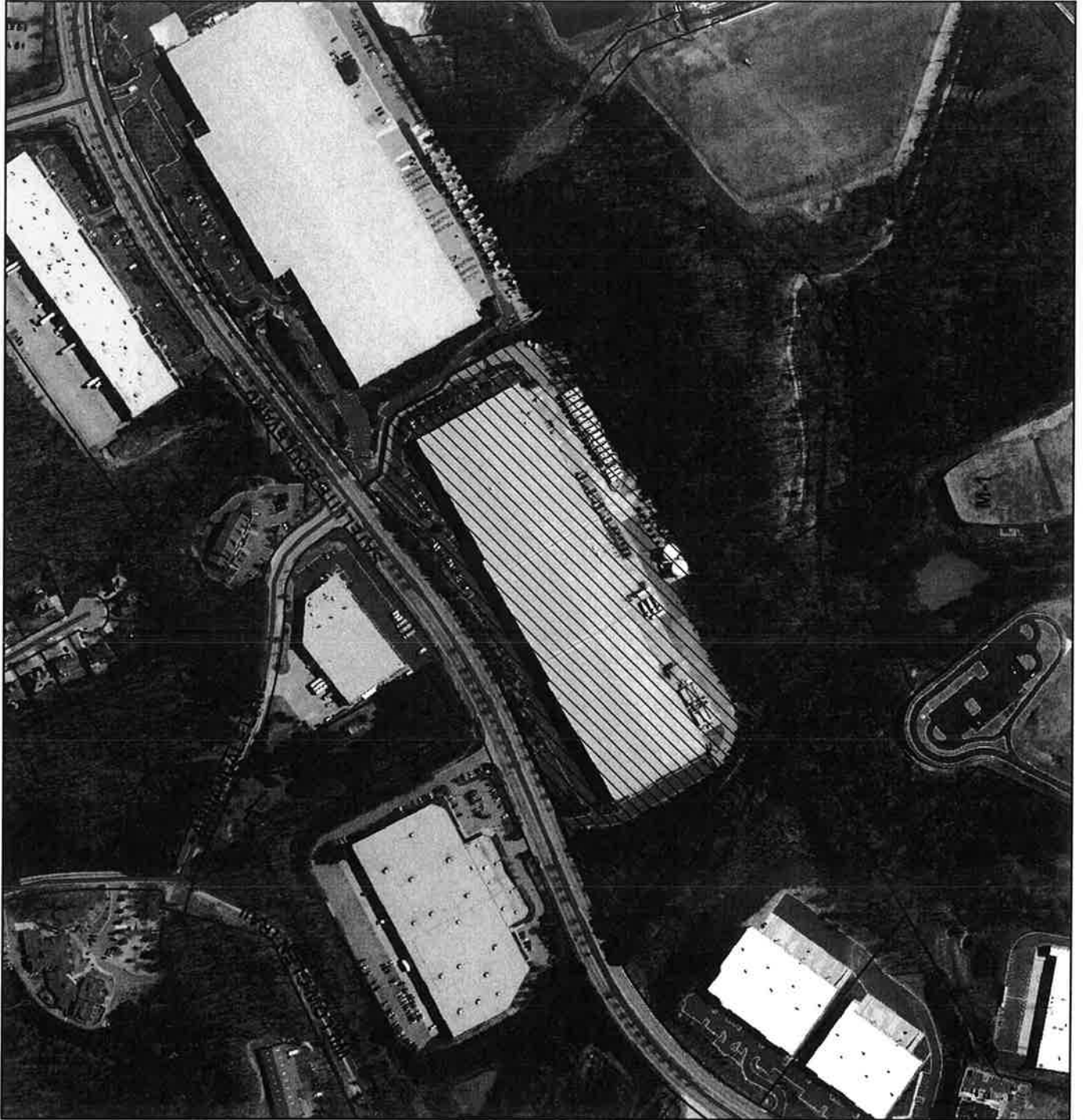
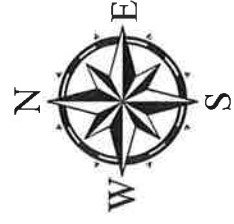




# EXHIBIT C V-2013-003

Aerial Map

	V-2013-003
	Major Road







# EXHIBIT D V-2013-003

Location Map

**Legend**

 V-2013-003

 Major Road

