

VARIANCE(S):

V-2014-001

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: V-2014-001
REQUEST: REDUCTION OF FRONT LANDSCAPE STRIP
APPLICABLE SECTION: SECTION 1703.2.1 (A)
LOCATION: 3665 SWIFTWATER PARK DRIVE
DISTRICT/LAND LOT: 7-209-058
ZONING: C-2 (GENERAL COMMERCIAL DISTRICT)

APPLICANT: WAYNE RAFFIELD
4335 WOODWARD WAY
SUGAR HILL, GA 30518

OWNER: ATLANTA FLOORING
3665 SWIFTWATER PARK DRIVE
SUWANEE, GA 30024

CONTACT: WAYNE RAFFIELD
PHONE: 770-945-2883

RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ANALYSIS:

The applicant seeks a variance from Section 1703.2.1 of the City of Suwanee Zoning Ordinance to allow for the reduction of the required 15 foot front landscape strip. The subject parcel is 0.99 acres and is located at 3665 Swiftwater Park Dive and fronts Buford Highway. The parcel is currently vacant but was graded when the neighboring building that contains Atlanta Flooring was developed. The owner of the parcel is in the process of developing the parcel into another office/showroom/warehouse for Atlanta Flooring. The owner of the subject property also owns the properties to the east and west.

The applicant is in the planning stages of developing the 0.99 acre site. The site is proposed to contain a 43,408 square foot office/showroom/warehouse. Access to the site and building will be from an existing driveway on Swiftwater Park Drive. An additional driveway cut is being proposed to give the AAIMS Montessori School on the neighboring property separate access. This proposed driveway cut will give the school a one way entrance point that will help circulate vehicles during drop off and pick up times. The driveway will also separate vehicles going to the school and those going to the Atlanta Flooring buildings.

The proposed building will match the architectural style of the existing buildings on the neighboring properties. The Atlanta Flooring building was permitted and constructed in 2007. The AAIMS Montessori School was permitted in 2009 and finished construction in 2010. At the time both buildings were permitted, the required front landscape strip was 10 feet. Therefore, both buildings were built to the requirement. The Buffer, Landscape and Tree Preservation

ordinance was amended in 2009. Among the changes made to the article was increasing the minimum required front landscape strip from 10 feet to 15 feet.

The City of Suwanee encourages interconnectivity of neighboring properties, especially when the parking lots are adjacent to one another. The subject property is located between two already developed properties that have 10 foot front landscape strips. The applicant is requesting a variance to reduce the front landscape strip from 15 feet to 10 feet to match the neighboring properties and to provide a straight and uninterrupted drive aisle that will connect all three properties. The number and spacing of the trees within the landscape strip will be consistent with current standards. This variance would only affect the width of the strip in order to match the adjacent 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. 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. In addition, a variance may be granted when such conditions are not the result of any actions of the property owner.

In conclusion, reducing the front landscape strip will allow for interconnectivity between the three neighboring properties. This parcel is uniquely affected by the changes that occurred to the landscape regulations, because it is the last parcel of a unified development. Requiring the 15 foot landscape strip would impact the subject property uniquely because it is located between two parcels developed by the same owner with 10 foot wide front landscape strips.. Approval of this variance will not circumvent the intent of the ordinance and will allow for continuity within the commercial subdivision. As such, staff recommends **APPROVAL WITH CONDITIONS** of V-2014-001.

V-2014-001

Planning Department Recommendation:

Approval of a variance to reduce the width of the front landscape strip subject to the following conditions:

1. The front landscape strip shall be a minimum of 10 feet wide.

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. However, the City closely manages the size, location and number of signs. This is intended to ensure a quality aesthetic is established in the City.

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 appropriate conditions would not impair the public health, safety, comfort, morals, or welfare.

**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: Wayne Raffield
Address: 4335 Woodward Way
City: Sugar Hill
State: Ga.
Phone: 770-945-2883
E-mail address: Wayne.raffield@yahoo.com

OWNER INFORMATION

Name: Atlanta Flooring Bldg-2
Address: 3665 Swiftwater Park Dr.
City: Suwanee
State: Ga.
Phone: 770-476-8304

CONTACT PERSON: Wayne Raffield PHONE: 770-945-2883

ADDRESS OF PROPERTY 3665 Swiftwater Park Dr.

LAND DISTRICT 7 LAND LOT 209 PARCEL 058 LOT 4

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) _____

ZONING C-2

VARIANCE REQUESTED Reduction in landscape strip
(from 15' to 10')

NEED FOR VARIANCE This property is the last lot within
the subdivision of four lots.
The continuity will give a overall greater
appearance. The other three lots have 10'
landscape strips.

***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.



Wayne Raffield 1-16-2014
Signature of Applicant Date

Wayne Raffield Agent
Printed Name and Title
Notary Public

Suzanne Jones 1-16-14
Signature of Notary Public Date
My Comm. Expires
January 24, 2015

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.



Donnie Phillips 1-16-14
Signature of Applicant Date

Donnie Phillips President
Printed Name and Title
Notary Public

Suzanne Jones 1-16-14
Signature of Notary Public Date
My Comm. Expires
January 24, 2015

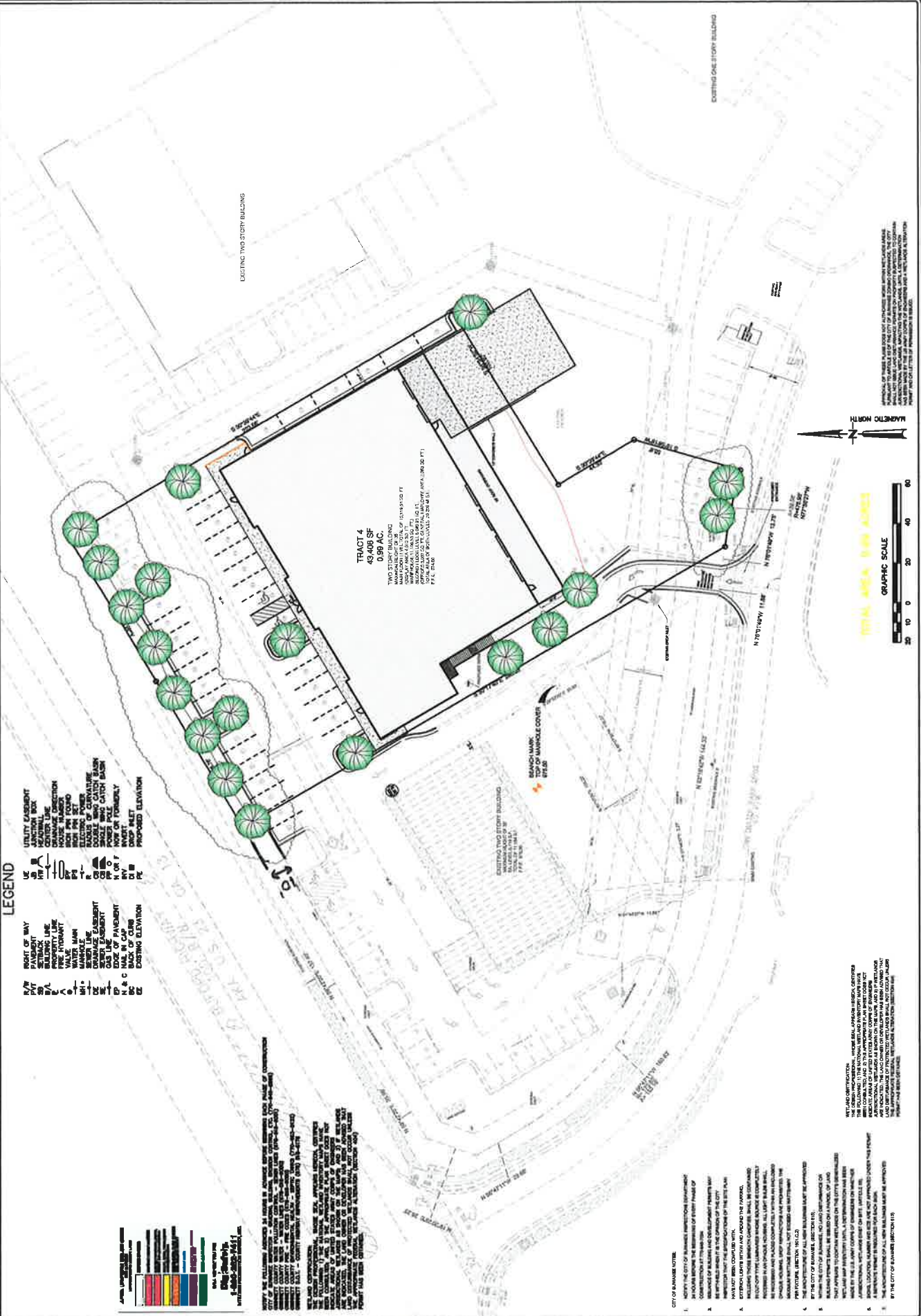
Notary Seal

DEPARTMENT OF PLANNING AND DEVELOPMENT USE ONLY

Case Number _____ Variance _____ Administrative _____
Date Rec'd _____ Rec'd By _____ Hearing Date _____
Amount Rec'd _____ Receipt _____

ACTION TAKEN _____

SIGNATURE _____ DATE: _____



LEGEND

Legend table with symbols for: UTILITY EASEMENT, MANHOLE BOX, CENTER LINE, HOUSE NUMBER, ELECTRIC POWER, DOUBLE HOOD CATCH BASIN, etc.

APPLICABLE CODES

Table of applicable codes: G.S. 44-6-10, G.S. 44-6-11, G.S. 44-6-12, etc., for various code titles.

THE FOLLOWING ADDRESS IS MADE IN ACCORDANCE WITH THE POLICE CODE TITLE OF COMMUNICATIONS... THE POLICE DEPARTMENT, 2005... THE POLICE DEPARTMENT, 2005...

W/LAND CERTIFICATION... THE POLICE DEPARTMENT, 2005... THE POLICE DEPARTMENT, 2005...

- 1. CONFIRM THAT THE PROPOSED IMPROVEMENTS... 2. THE PROPOSED IMPROVEMENTS... 3. THE PROPOSED IMPROVEMENTS... 4. THE PROPOSED IMPROVEMENTS...



TOTAL AREA 6.49 ACRES
GRAPHIC SCALE

NOTICE: THIS PLAN AND THE INFORMATION CONTAINED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY. THE CITY OF ATLANTA AND THE COUNTY OF GWINNETT DO NOT WARRANT THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION FOR HIS OR HER OWN USE.



EXHIBIT A V-2014-001

Location Map

Legend

- V-2014-001
- Major Road

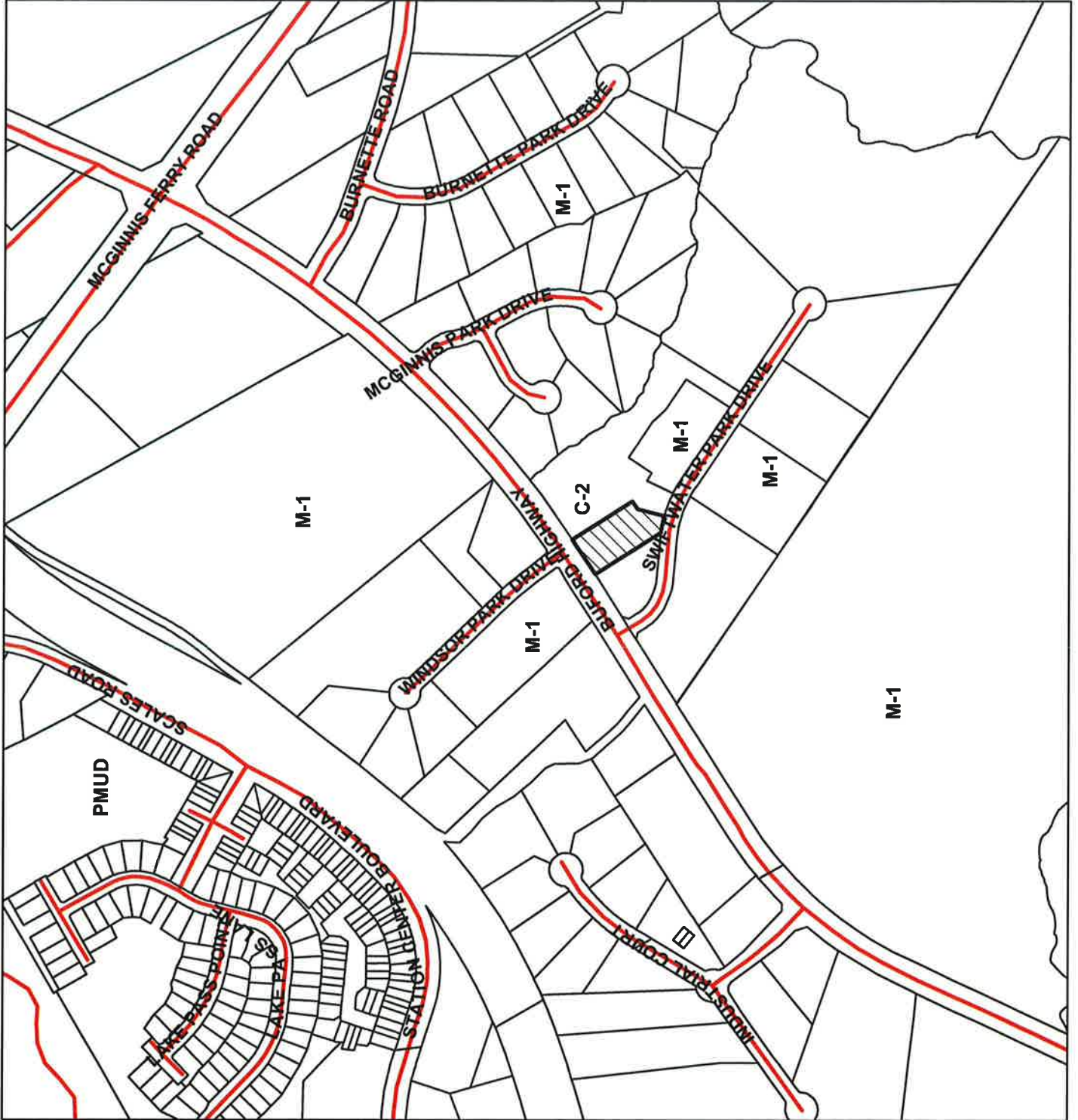
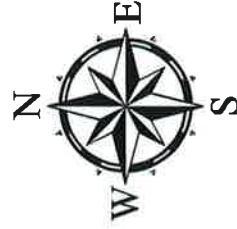



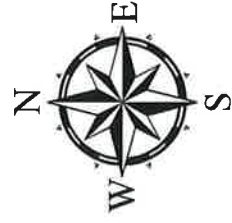


EXHIBIT B V-2014-001

Aerial Map

Legend

	V-2014-001
	Major Road



Note: Aerial Picture from 2010

