

VARIANCE(S):

V-2016-003

**CITY OF SUWANEE
VARIANCE ANALYSIS**

CASE NUMBER: V-2016-003
REQUEST: ACCESSORY STRUCTURE EXCEEDING
MAXIMUM SQUARE FOOTAGE
APPLICABLE SECTION: SECTION 500A.1.C
LOCATION: 97 TIMBERLOST TRAIL
DISTRICT/LAND LOT: 7-192-017
ZONING: R-140 SINGLE FAMILY RESIDENTIAL
DISTRICT

APPLICANT/OWNER: MARY TRUAX
560 PINE ROCK TRAIL
SUGAR HILL, GA 30518

OWNER: PAMELA D. JONES
97 TIMBERLOST TRAIL
SUWANEE, GA 30024

CONTACT: SCOTT TRUAX
PHONE: 678-873-4152

RECOMMENDATION: APPROVAL WITH CONDITIONS

ANALYSIS:

The applicant seeks a variance from Section 500A.1.C of the City of Suwanee Zoning Ordinance to allow for an accessory building exceeding the maximum permitted square footage. The subject property is located at 97 Timberlost Trail and is zoned R-140. The subject property is roughly 2.69 acres in size. The site is currently occupied by a primary residence totaling approximately 4,500 square feet and an accessory structure of about 1,624 square feet.

The applicant is proposing a 530 square foot addition to the accessory building. The addition would bring the total square footage of the accessory structure to 2,287 square feet. The maximum permitted size for an accessory building in the R-140 zoning district is 800 square feet. A variance was obtained in 2002 that allowed the existing garage to be constructed larger than the 800 square foot maximum. The proposed addition would require another variance.

The subject property is located in an area of Suwanee characterized by single family residences located on large lots. The neighboring properties along Timberlost Trail are also single family homes zoned R-140. To the rear of the property is a large lot (12.9 acres) zoned R-140 with a home facing Smithtown Road. Timberlost Trail and the nearby Leaf Lake Lane are streets with some of the largest single family lots in the city. Most single residential lots in the City are much smaller.

Like many of the other neighborhoods that are zoned R-140, Suwanee's largest lot residential zoning district, the lots on Timberlost Trail are much larger than normal residential lots. The average lot size on this street is 3.64 acres, much larger than the minimum lot size of ¾ acre for the zoning district. These large residential lots can accommodate larger accessory structures than a typical suburban lot without negative visual impacts on other nearby residential lots. The City regulates the size of accessory structures to protect homeowners from the possible negative impacts of a large accessory building on adjacent properties. In this case, the closest home on a neighboring property is located roughly 110 feet from the proposed accessory building, so there should not be a negative impact.

The larger accessory structure would be consistent with the character of the surrounding area and would not undermine the intent of the Zoning Ordinance. Timberlost Trail has 19 adjacent single family lots. Of those 19 lots 5 include an accessory structure larger than the 800 square foot maximum. The lot directly to the east of the subject property contains an accessory structure larger than 800 square feet and the large lot to the rear (south) of the subject property includes an accessory structure that is larger than the accessory structure proposed for the subject property.

Accessory structures should be clearly subordinate to the primary structure on the property and constructed of materials consistent with the primary structure. The primary structure on the property is a two story house around 4,500 square feet. The house on the subject property would clearly be the primary structure on the property even with a larger accessory building.

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 conclusion, while there does not appear to be a hardship, the lot is much larger than a typical residential lot in Suwanee. Exceeding the maximum permitted accessory square footage is unlikely to negatively impact neighboring properties. Larger accessory structures are compatible with the character of the area. Therefore, it is unlikely approval of this variance would cause a substantial detriment to the public good or undermine the intent of the zoning ordinance. As such, staff recommends **APPROVAL WITH CONDITIONS** of V-2016-003.

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Planning Department Recommendation:

Staff recommends approval of the request for an accessory structure in excess of 800 square feet, subject to the following conditions:

1. The accessory building shall be a maximum of 2,300 square feet in size.
2. The architecture of the accessory building shall be substantially consistent with the architectural design with exhibit "C". Materials of the accessory structure shall be consistent with the existing residence.
3. The accessory building shall be located approximately as shown on Exhibit "C".

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 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: MARY CAROLINE TRUAX
Address: 560 PINE ROCK TRAIL
City: SUGAR HILL
State: GEORGIA
Phone: 678-371-8552
E-mail address: scott@csolutionsofga.com / ctdonita@yahoo.com

OWNER INFORMATION

Name PAMELA D. JONES
Address 97 TIMBERLOST TRAIL
City: SUWANEE
State GA
Phone: 770-945-6800

CONTACT PERSON: SCOTT TRUAX

PHONE: 678-873-4152

ADDRESS OF PROPERTY 97 TIMBERLOST TRAIL, SUWANEE GA 30024

LAND DISTRICT 7th LAND LOT 192 PARCEL 792047 LOT 192

SUBDIVISION OR PROJECT NAME (IF APPLICABLE) N/A

ZONING R-140

VARIANCE REQUESTED ACCESSORY BUILDING IN EXCESS
OF 800 SQUARE FEET.

NEED FOR VARIANCE SEE ATTACHED EXHIBIT A

***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.**

97 Timberlost Trail
Accessory Building Variance Request

September 16, 2016

Dear Planning & Zoning Commission,

My wife Caroline and I in the process of purchasing the home located at 97 Timberlost Trail in Suwanee. Our attraction to this home are the large wooded lots surrounding the property (Exhibit B) thus creating a rural feel while allowing us to keep our three children in the North Gwinnett school district. As with most home purchases we plan some renovations which include enlarging the existing garage by approximately 500 square feet (20' x 25'). As such, we request a variance from Section 501 City of Suwanee Zoning Ordinance which limits the size of accessory buildings.

We are proposing to add a two story structure measuring +/- 500 square feet designed to store our family's recreational vehicles, i.e. boats, dirt bikes, jet skis, etc. In addition, a portion of the existing structure will be renovated to tie the two structures together. We have hired Morton Gruber Architects to design the structure to ensure that our addition/renovation maintains the existing architectural standard (Exhibit C). We have also had the property surveyed by On Point Surveying & Mapping, Inc. to ensure the proposed addition falls within the 5' property setbacks (Exhibit D).

The proposed addition/renovation will be located in the far rear corner of the property which is barely visible from the street and should pose no impact on the neighborhood (Exhibit F). In addition, the perimeter of the property is heavily wooded and the new addition will not impact the adjacent neighbors (Exhibit G).

Given the size of the adjoining lots and the character of the area we believe this variance request will impose little, if any impact on the neighborhood and respectfully request approval. Thank you for your consideration.

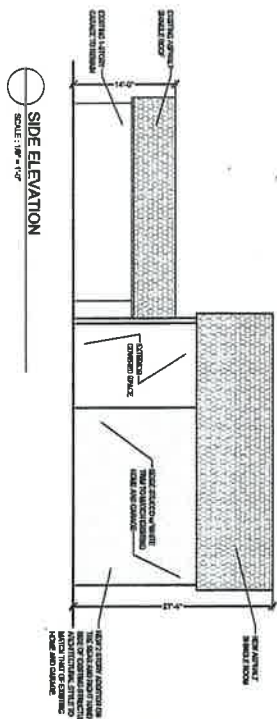
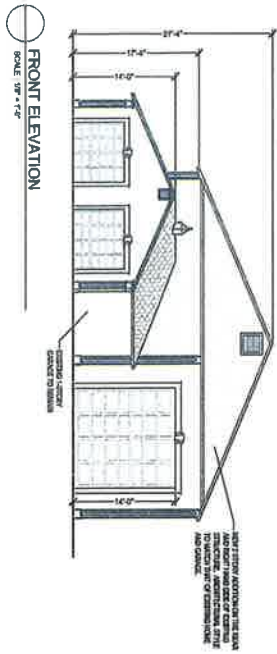
Sincerely,



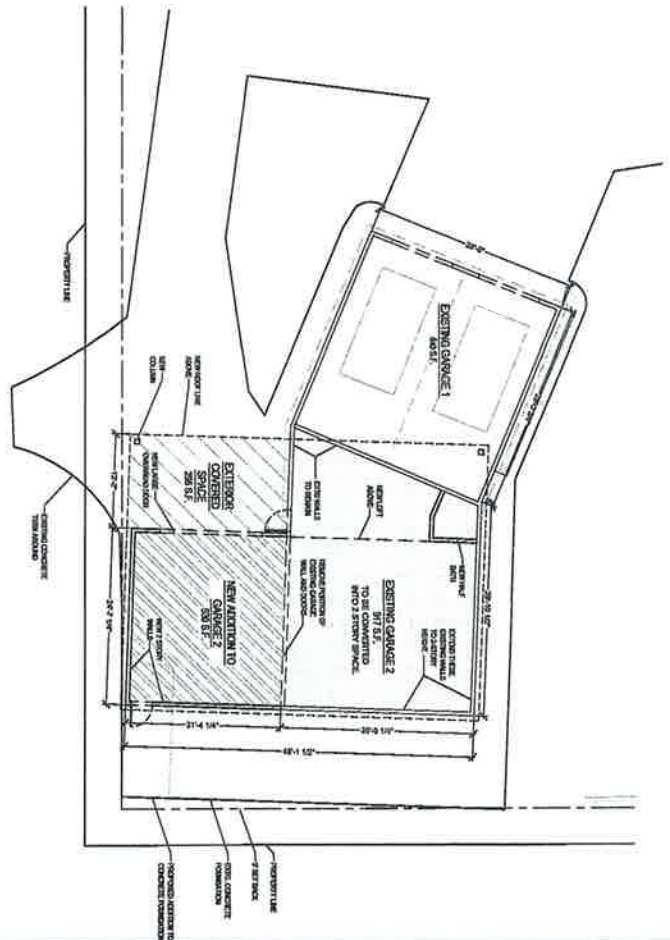
Scott H. Truax

U.2016.003

V. 2016.003



NEW WORK PLAN
SCALE: 1/8" = 1'-0"



SCOPE OF WORK PLAN AND ELEVATIONS

A1

TRUAX FAMILY GARAGE ADDITION
97 TIMBER LOST TRAIL
SUWANEE, GA. 30024

DATE
9-14-2016

REVISION



V. 2016.003

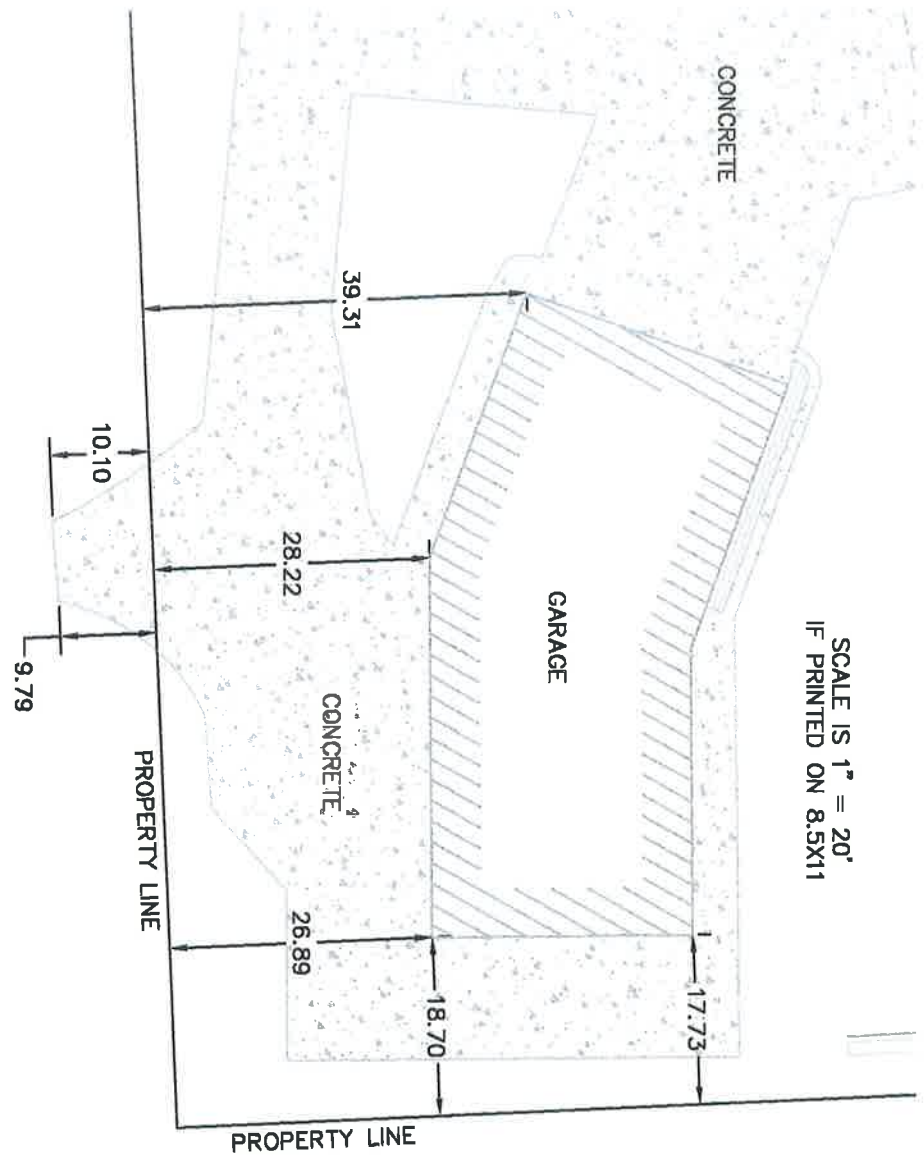


Exhibit E



Exhibit A

V-2016-003

Legend

-  V-2016-003
-  Streets

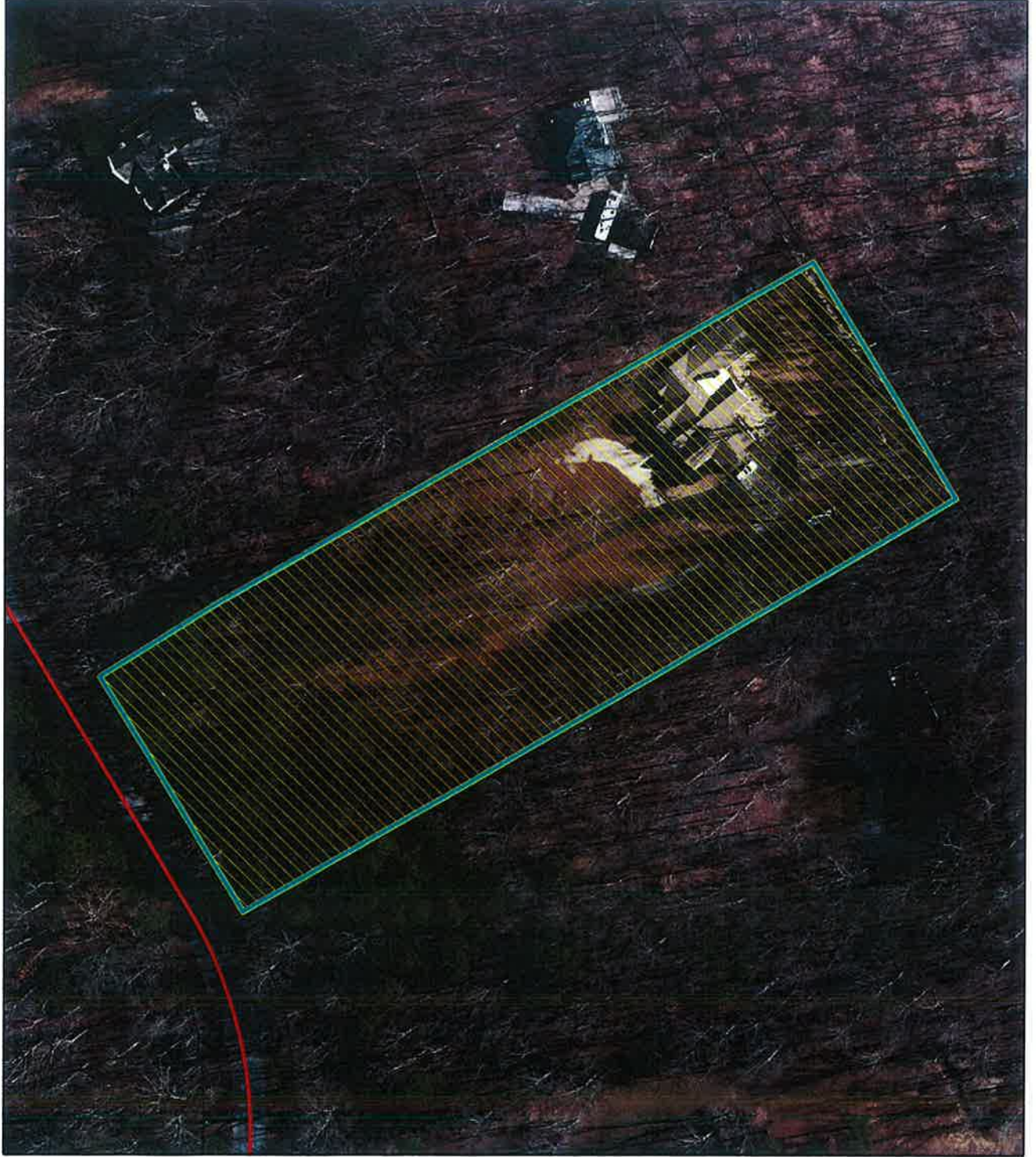


Exhibit B

V-2016-003

- Legend**
- V-2016-003
 - Streets
 - City Limits
 - ZONING**
 - C1
 - C2
 - C2A
 - C3
 - GCA
 - IRD
 - M1
 - OI
 - OTCD
 - PMUD
 - R-75
 - R-85
 - R100
 - R140
 - RM6
 - RM8

