

Memorandum

To: City of Dacula Mayor and City Council
From: Hayes Taylor, City Planner
Date: December 7, 2023
Subject: Variance Case: 2023-CD-VAR-03
Existing Zoning: R-1200 Single-Family Residential District
Applicant: Bruno Franco
3790 Longlake Dr
Duluth, GA 30097
Owner: Bruno Franco
2862 Hill Circle
Dacula, Georgia 30019
Location: LL - 309, 5th District

Existing Land Use and Zoning:

The subject property, located at 2862 Hill Cir, is approximately 1.29 acres more or less and zoned R-1200 (Single-Family Residential District). The subject site currently contains a residential dwelling and is adjacent to single-family residential properties on all sides.

Variance Request and Summary:

Residential properties on septic systems require a minimum of 30,000 square foot (Article IX, Section 901 of the Zoning Resolution) lot for a single-family dwelling. The subject property totals 56,192.4 square feet. The applicant requests a Council variance to subdivide the subject property into two (2) 27,787 square foot lots. If the variance request is approved, the applicant will construct an additional dwelling. Staff notes the size of the subject lot is consistent with adjacent lots and no additional variances are required for building permit issuance.

Considering the above, staff supports the request to subdivide the lot for the proposed additional dwelling, as the proposed residence is not expected to introduce any adverse impacts.

Recommendation:

Based upon the variance application, the request to reduce the minimum lot size requirement for a residential structure on a septic system is recommended for approval with the following conditions.

1. The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance. The façades of the dwelling unit shall resemble the surrounding dwellings with the front façade constructed of brick, stone, or stucco with accents of fiber shake, board and batten, or fiber cement siding. The sides and rear shall be constructed of brick, stone, stucco, concrete fiber, or similar material.
2. The minimum heated floor area shall be 1,600 square feet for a one-story unit and 1,800 square feet for a two-story unit.
3. All yards (front, side, rear) shall be sodded.
4. A Gwinnett County Environmental Health septic permit shall be required prior to building permit issuance.
5. The residential dwelling shall not exceed the maximum number of bedrooms permitted by the Gwinnett County Environmental Health septic permit.