



LAWRENCEVILLE

GEORGIA

ZONING BOARD OF APPEALS

CASE NUMBER: VAR2026-00021

Variance Requests:	Allow 3.4-foot encroachment into the required 10-foot rear setback for the proposed cooler addition; Allow 1.3-foot encroachment into the required 10-foot side setback by the existing building; Allow 19-foot encroachment into the required 50-foot front setback along Born Street; Allow 0.5-foot encroachment into the required 50-foot front setback along North Clayton Street.
Applicant Name:	Greg Hall, Landworks Architecture Design on behalf of Blue Rooster Bake Shop & Eatery
Development Type:	BG (General Business District)
Ordinance:	Development Regulations & Zoning Ordinance
Code Section:	Zoning Ordinance, Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards
Subdivision:	N/A
Property Address:	385 North Clayton Street, Lawrenceville, Georgia 30046
Parcel #:	R5146B145

ZONING ORDINANCE:

Article 1, Section 102.11 BG General Business District, Subsection B. Lot Development Standards read as follows:

102.11 BG General Business District

A. Purpose

This district is intended to provide for a wide range of retail and service establishments.

B. Lot Development Standards

Use	Lot Area Min.	Lot Width Min.	Front Setback	Min. Side Setback	Min. Rear Setback	Impervious Surface Coverage	Max. Height
Principal	None	None	50 ft.	10 ft.	10 ft.	95%	35 ft.

VARIANCE REQUESTS:

The applicant, Landworks Architecture & Design, on behalf of Blue Rooster Bake Shop & Eatery, is requesting variances from City of Lawrenceville Zoning Ordinance Code Section 102.13, BG General Business District, to permit encroachments into the required rear, side, and front setbacks in conjunction with the adaptive reuse and renovation of the existing approximately 4,000-square-foot commercial building located at 385 North Clayton Street.

The proposed project will convert the existing building to bakery and restaurant use and includes interior renovations, outdoor patio seating, site improvements, and the installation of outdoor walk-in coolers at the rear of the building. The property is an existing commercial site with frontage on both Born Street and North Clayton Street, resulting in double-frontage conditions and multiple required front setbacks.

The applicant is requesting the following variances:

- Allow 3.4-foot encroachment into the required 10-foot rear setback for the proposed cooler addition;
- Allow 1.3-foot encroachment into the required 10-foot side setback by the existing building;



- Allow 19-foot encroachment into the required 50-foot front setback along Born Street by the existing building;
- Allow 0.5-foot encroachment into the required 50-foot front setback along North Clayton Street by the existing building.

The applicant states that the hardship is related to the size and configuration of the site, the double-frontage condition of the property, and the existing building's encroachments into the required building setbacks. The applicant further states that there is limited room for expansion other than toward the rear of the property. According to the applicant's letter of intent, incorporating the coolers into the existing building footprint would reduce the available area for the proposed kitchen and/or dining area, which would significantly reduce the scope of business and limit the proposed services and offerings to the community.

EXISTING SITE CONDITIONS:

The subject property is located at 385 North Clayton Street and is currently developed with an existing structure and associated parking. The parcel fronts on multiple roadways and functions as a double-frontage commercial site. The redevelopment proposal includes substantial modifications to the site to accommodate a Blue Rooster Bake Shop & Eatery restaurant with an exterior patio.

STAFF ANALYSIS

REAR SETBACK VARIANCE – PROPOSED WALK-IN COOLERS

The applicant is requesting a 3.4-foot encroachment into the required 10-foot rear setback to accommodate approximately 60 square feet of outdoor walk-in cooler space. Based on the submitted Site Plan, the proposed coolers are located along the rear of the existing building in the vicinity of existing mechanical equipment and are approximately 5 feet deep perpendicular to the rear property line.

Staff finds that the requested rear setback relief is related to the physical configuration and existing development of the property. The existing building occupies much of the available building envelope, while the property's



double-frontage condition results in significant setback requirements along multiple sides of the property.

The proposed coolers are directly associated with the proposed restaurant and bakery use and provide necessary refrigerated storage for both components of the business. The applicant states that incorporating the coolers within the existing building would reduce the available kitchen and/or dining area. Staff recognizes that the proposed kitchen is intended to serve both the restaurant and bakery operations and that reducing the kitchen area could affect the functionality and overall scope of the proposed use.

The proposed cooler addition is also relatively limited in size and is located at the rear of the property, where accessory structures and service functions are generally more appropriate from a land-use perspective. The requested encroachment would preserve the majority of the required 10-foot rear setback.

Staff finds that the requested relief is reasonable given the site-specific constraints and the limited size and location of the proposed cooler addition. The variance can be accommodated without substantially changing the established commercial character of the property, subject to appropriate conditions regarding drainage, screening, access, and future expansion.

SIDE SETBACK VARIANCE – EXISTING BUILDING

The applicant is requesting a 1.3-foot encroachment into the required 10-foot side setback. According to the Letter of Intent, this encroachment exists, and no changes are proposed to the footprint of the existing building as part of this request.

Staff finds that the request is intended to recognize existing conditions rather than facilitate a new expansion of the building. Requiring the applicant to modify or remove a portion of an existing commercial structure solely to bring the structure into compliance with the current setback requirement would impose a significant practical burden on the redevelopment of the property.

The proposed project represents an adaptive reuse of the existing building and will result in investment and improvements to an established commercial site. Staff therefore finds that the relatively minor 1.3-foot encroachment may be recognized through the variance process without creating a substantial adverse impact on surrounding properties.



Approval should be limited to the existing building footprint and should not authorize any additional expansion into the side setback.

BORN STREET FRONT SETBACK VARIANCE – EXISTING BUILDING

The applicant is requesting a 19-foot encroachment into the required 50-foot front setback along Born Street. The applicant has indicated that this condition exists and that no change to the footprint of the existing building is proposed.

Staff recognize that the application of a 50-foot front setback along Born Street, combined with the required front setback along North Clayton Street, significantly limits the buildable area of this double-frontage commercial parcel.

The existing building is an established structure, and its location predates the proposed redevelopment. The requested variance would allow the applicant to continue utilizing the existing structure without requiring relocation or substantial reconstruction solely to address an existing dimensional nonconformity.

Staff finds that recognizing the existing building location is reasonable in this instance because the variance does not facilitate a new encroachment or increase the existing encroachment. The proposed redevelopment will instead improve the appearance, functionality, and economic use of an existing commercial property.

Staff recommends that approval be limited to the existing building footprint and that the variance not be interpreted as authorization for future expansion into the Born Street front setback.

NORTH CLAYTON STREET FRONT SETBACK VARIANCE – EXISTING BUILDING

The applicant is requesting a 0.5-foot encroachment into the required 50-foot front setback along North Clayton Street. As with the Born Street request, the applicant has stated that this encroachment exists and no changes to the building footprint are proposed.

The requested relief is minimal in magnitude. Staff finds that requiring modification of an existing building to eliminate a 0.5-foot encroachment would be disproportionate to the practical benefit obtained from strict enforcement of the setback requirement in this circumstance.



Given the existing condition, the double-frontage nature of the property, and the fact that no additional encroachment is proposed, staff finds that the requested variance is reasonable and will not materially affect the intent of the front setback requirement.

STAFF RECOMMENDATION

Based upon the submitted plans, applicant narrative, and review of the applicable provisions of the City of Lawrenceville Zoning Ordinance, the Department of Planning and Development recommends **APPROVAL WITH CONDITIONS** of the requested variances, subject to the following conditions:

- 1. Site Plan and Variance Limitations.** The development shall substantially conform to the submitted Site Plan dated July 10, 2026 and associated variance exhibits, subject to final review and approval by the Director of the Planning and Development Department. The approved side and front setback variances shall recognize the existing building footprint only and shall not authorize any additional expansion into the required setbacks. Any proposed awnings or canopies shall comply with applicable setback requirements unless specifically approved through this variance.
- 2. Architectural design and screening.** The proposed cooler addition shall be architecturally integrated with and complement the existing building in terms of exterior materials, colors, roofline, architectural detailing, and overall design. Exterior colors and finishes shall be coordinated throughout the building and addition, with final architectural elevations, colors, and material samples subject to review and approval by the Director of Planning and Development.
- 3. Compliance with Applicable Regulations.** Except as specifically modified by the approved variances, the development shall comply with all other applicable provisions of the City of Lawrenceville Zoning Ordinance and all applicable buildings, fire, accessibility, stormwater, and site development requirements.



LAWRENCEVILLE

GEORGIA

Reading and Adoption

Name	Title	Attendance	Vote
Cory Acuff	Chairman		
Sharon Nash	Vice Chairman		
Joseph Wise	Board Member		
Leafus Thomas III	Board Member		
Steven Twombly	Board Member		
Date of Action:	Monday, September 21, 2026		
Motion:	Recommend APPROVAL with CONDITIONS allowing: • Allow 3.4-foot encroachment into the required 10-foot rear setback for the proposed cooler addition; • Allow 1.3-foot encroachment into the required 10-foot side setback by the existing building; • Allow 19-foot encroachment into the required 50-foot front setback along Born Street; • Allow 0.5-foot encroachment into the required 50-foot front setback along North Clayton Street.		
Mover:			
Seconder:			
Vote Carried:			
Action Taken:			
Action Certified By:	Todd Hargrave		
Title:	Director, Planning and Development Department		
Date:	Monday, September 21, 2026		