



LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION

<input type="checkbox"/> ADMINISTRATIVE	<input checked="" type="checkbox"/> BOARD OF APPEALS	<input type="checkbox"/> CITY COUNCIL
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GENERAL INFORMATION

Unless otherwise provided for in the City of Lawrenceville Zoning Ordinance and Development Regulations, the Board of Appeals (BOA) and City Council has the authority to grant variances from the requirements of the Zoning Ordinance and Development Regulations, and The Code of City of Lawrenceville in accordance with the standards and procedures as set forth in the Zoning Ordinance, Article 9 Administration and Enforcement, and the Development Regulations, Article III Amendment to Drainage Regulations of 1989, Article VIII Floodplain Management Ordinance, Article XVIII Model Floodplain Management/Flood Damage Prevention Ordinance and Article XIX Model Stream Buffer Protection Ordinance.

The Director of the Planning and Development Department shall have the power to grant a variance (except for density and use) from the development standards of the Zoning Ordinance where, in their opinion, the intent of the Zoning Ordinance can be achieved and equal performance obtained by granting a variance. The authority to grant such a variance shall be limited from the following requirements: 1. Front Yard or Yard adjacent to a public street – variance not to exceed ten (10) feet; 2. Side Yard – variance not to exceed five (5) feet; 3. Rear Yard – variance not to exceed ten (10) feet.

APPLICANT INFORMATION

APPLICANT NAME: David Caraway - Britt, Peters, and Associates

EMAIL: dcaraway@brittpeters.com PHONE: 864-404-5614

STREET ADDRESS: 101 Falls Park Drive SUITE: Suite 601

CITY: Greenville STATE: SC ZIP CODE: 29601

SIGNATURE OF APPLICANT: *David Caraway* DATE: 9-25-23

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: McDaniel Enterprises

EMAIL: Barbara.1855@yahoo.com PHONE: 770-391-9392

STREET ADDRESS: 1855 Brandon Hall Drive SUITE:

CITY: Atlanta STATE: GA ZIP CODE: 30350

SIGNATURE OF PROPERTY OWNER: *Barbara McDaniel* DATE: 9/12/2023

Secretary McDaniel Enterprises Inc **SITE INFORMATION**

VARIANCE DESCRIPTION: Triangular parcel does not have "rear" yard. Variance requested to allow construction of trash enclosure in "side" yard.

STREET ADDRESS: 615 W Pike Street SUITE/UNIT #:

CITY: Lawrenceville STATE: GA ZIP CODE: 30046

PIN: 7009 005 LOT NO.: 9 BLOCK NO.:



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ZONING INFORMATION

The act or process of partitioning a city, town, or borough into zones reserved for different purposes (such as residence or business).

ZONING CLASSIFICATION: **BG - General Business**

ZONING CASE:

PRINCIPAL USE: **Commercial banking facility**

SECONDARY USE (AS APPLICABLE):

STANDARDS FOR GRANTING A VARIANCE

A variance shall not be granted unless evidence is presented supporting conclusions that the variance meet the following criteria:

a. Arises from a condition that is unique and peculiar to the building, land, and structures involved.

Triangular shaped parcel is bordered on three sides by roads. There is no "rear" yard for accessory building placement required by the ordinance.

b. Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance or Development Regulations literally enforced.

Without a variance the site cannot accommodate trash enclosure for dumpster containment.

c. The condition requiring the requested relief not ordinarily found in properties of the same zoning classification as the subject property.

Triangular shaped parcel has three "fronts" and does not have a side meeting the definition of "rear".

d. The condition is created by the regulations of the Zoning Ordinance or Development Regulations and not by action or actions of the property owner or the applicant.

Per Lawrenceville Planning Department this triangular shaped parcel does not have a side meeting the definition of "rear".

e. The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood.

Proposed trash enclosure construction will match the existing primary structure and will screen dumpsters from adjacent property. Adjacent properties will not be negatively impacted.

f. The variance granted the minimum variance that will make possible the reasonable use of the building, land or structures.

We are within the dimensional requirements of the variance. The reason for the variance is because no rear property line exists due to parcel shape.

g. Does the variance desired meet the general spirit and intent of Zoning Ordinance or Development Regulations and/or the purpose and intent of the City of Lawrenceville 2040 Comprehensive Plan?

The general spirit and intent of the Zoning Ordinance is met in that dumpsters that would otherwise be exposed and visible from adjacent parcels and public ROW will now be enclosed and screened from view.