



LAWRENCEVILLE

GEORGIA

VARIANCE

CASE NUMBER: VAR2023-00111

<i>Appeal Description:</i>	Allow a dumpster to be located within the side yard.
<i>Applicant Name:</i>	David Caraway – Britt, Peters, and Associates
<i>Development Type:</i>	BG – General Business District
<i>Ordinance:</i>	Zoning Ordinance
<i>Code Section:</i>	Article 2. Supplementary Regulations, Section 200.3 Supplemental Use Standards Subsection 200.3.1.A.4. Accessory Buildings and Structures
<i>Subdivision:</i>	None
<i>Property Address:</i>	615 West Pike Street
<i>Parcel #:</i>	R7009 005

Zoning Ordinance:

Zoning Ordinance, Article 2 Supplementary Regulations, Section 200.3. Supplemental Use Standards, Subsection 200.3.1. A.4. Accessory Buildings and Structures reads as follows:



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200.3.1 Accessory Buildings and Structures

- A. Limited to one Accessory Building or Structure per zoning lot, provided that each of the following conditions is met:
1. A Principal Permitted Use has already been permitted and constructed on the zoning lot;
 2. It has a maximum height of 18 feet;
 3. No Accessory Building or Structure can cover more than 400 square feet, and shall be limited to one Accessory Building/Structure on the same zoning lot. Accessory building/structure over 400 square feet shall require the approval of a Special Use Permit.
 4. It is located in the Rear Yard; and
 5. The Accessory Building or Structure shall be constructed from a wood frame with wood siding, including hardy plank style siding, masonry, stucco, or some combination thereof and shall be constructed to match the primary structure in percentage and type of materials.
 6. A permit for the Accessory Building or Structure is required.

Variance Request:

The applicant requests a Variance to allow a dumpster to be located within the side yard for an existing Bank of America branch. The proposed accessory building will function as an enclosure for the existing dumpster currently located on site.

The applicant's letter of intent states that the triangular-shaped parcel is bordered on three sides by the roads and there is no rear yard for accessory building placement.



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Reading and Adoption

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Rory Johnson</i>	<i>Chairman</i>		
<i>Richard Hall</i>	<i>Vice Chairman</i>		
<i>Cory Acuff</i>	<i>Board Member</i>		
<i>Joseph Wise</i>	<i>Board Member</i>		
<i>Steven Twombly</i>	<i>Board Member</i>		

<i>Date of Action:</i>	
<i>Motion:</i>	
<i>Mover:</i>	
<i>Seconder:</i>	
<i>Vote Carried:</i>	
<i>Action Taken:</i>	
<i>Action Certified By:</i>	
<i>Title:</i>	
<i>Date:</i>	