



# LAWRENCEVILLE

## GEORGIA

### **VARIANCE**

**CASE NUMBER: VAR2024-00117**

<b><i>Appeal Description:</i></b>	Allow a reduction in the minimum lot area from 15,000 sf. to 12,692 sf.
<b><i>Applicant Name:</i></b>	Nevil & Margaret Wilson
<b><i>Development Type:</i></b>	RS-150 (Single-Family Residential District)
<b><i>Ordinance:</i></b>	Zoning Ordinance
<b><i>Code Section:</i></b>	Article 1, Section 102.3 RS-150 Single-Family Residential District, Subsection B. Lot Development Standards
<b><i>Recommendation:</i></b>	<b>APPROVAL</b>
<b><i>Subdivision:</i></b>	N/A
<b><i>Property Address:</i></b>	278 New Hope Road
<b><i>Parcel #:</i></b>	R5174 060



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**Variance Request:**

Tract 1-

The applicant requests a Variance to allow the existing encroachment into the front setback of the requirements of the Zoning Ordinance, Article 1, Districts, Section 102.3 RS-150 Single-Family Residential District, Subsection B. Lot Development Standards

Tract 2-

The applicant requests a Variance to allow the reduction of the Minimum Lot Area from 15,000 square feet to 12,692 square feet, as proposed on the survey provided; of the requirements of the Zoning Ordinance, Article 1, Districts, Section 102.3 RS-150 Single-Family Residential District, Subsection B. Lot Development Standards.

Regulations read as follows:

**Zoning Ordinance:**

Zoning Ordinance, Article 1, Section 102.3 RS-150 Single Family Residential District, Subsection B. Lot Development Standards:

**B. Lot Development Standards**

Use	Lot Area	Lot Width Min.	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Max. Lot Coverage	Max. Building Height
Principal	15,000 sq. ft.	85 ft.	35 ft.	10 ft. each yard	40 ft.	Single story- 2,000 sq. ft Two story- 2,400 sq. ft.	30%	35 ft.
Accessory* One/lot max	-	-	-	5 ft.	5 ft.	*	-	18 ft.

\* 400 square feet maximum. Accessory structures are prohibited in the front yards. Utilities shall be underground.

The purpose of a Variance request is to provide a property owner relief from certain provisions of a zoning ordinance when, because of the physical



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surroundings, shape, or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to make more money.

The site is developed with one lot totaling 0.6693 acres (29,156 square feet), consisting of a one-story brick and frame dwelling, driveways, and accessory structures. As proposed, the applicant intends to subdivide an existing lot of record into two lots: Tract 1 (16, 464 sq. ft.) and Tract 2 (12,692 sq. ft.), and demolish the existing detached garage that would be in the proposed new property line. The Minimum Lot Area for the RS-150 zoning classification is 15,000 square feet. The reduction in the minimum standard may be due to the existing conditions (e.g. structures) which presents a set of challenges relating to the overall design of the new lots. The reduction in the minimum standards would result in an approximately fifteen percent (15%) reduction or 2,308 square feet. The applicant is reminded that future development of the property will require compliance with municipal and county rules and regulations.

Therefore, the requested Variance allowing a reduction in the Minimum Lot Area would be within a level of tolerance that is acceptable to the Department. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL** for the requested Variance.

### ***P&D RECOMMENDED CONDITIONS***

#### ***VAR2024-00117\_03182024***

1. The site shall be developed in accordance with the “Exemption Plat” prepared for Nevil Wilson and Margaret Wilson, prepared by McNally & Patrick, dated January 4, 2024. Subject to the review and approval of the Director of the Planning and Development Department.
2. Tract 1- the existing dwelling built in 1955 may encroach into the front setback by 15 feet. In case of demolition and rebuild, the new



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construction shall meet the current development standards of the Zoning Ordinance.

3. Tract 2- Allow a reduction in the Minimum Lot Area from 15,000 square feet to 12,692 square feet.



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### *Reading and Adoption*

<i>Name</i>	<i>Title</i>	<i>Attendance</i>	<i>Vote</i>
<i>Darion Ward</i>	<i>Chairman</i>		
<i>Sheila Huff</i>	<i>Vice Chairman</i>		
<i>Bruce Hardy</i>	<i>Board Member</i>		
<i>Jim Nash</i>	<i>Board Member</i>		
<i>Stephanie Henriksen</i>	<i>Board Member</i>		

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