



LAWRENCEVILLE

Planning & Development

VARIANCE APPLICATION

ADMINISTRATIVE

BOARD OF APPEALS

CITY COUNCIL

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: NEVIL & MARGARET WILSON

EMAIL: mbmatthews7@gmail.com

PHONE: 781.249.3236

STREET ADDRESS: 278 NEW HOPE ROAD

SUITE:

CITY: LAWRENCEVILLE

STATE: GA

ZIP CODE: 30046

SIGNATURE OF APPLICANT:

Margaret Wilson DATE: 02/01/24

PROPERTY OWNER INFORMATION (as applicable)

PROPERTY OWNER NAME: NEVIL & MARGARET WILSON

EMAIL: mbmatthews7@gmail.com

PHONE: 781.249.3236

STREET ADDRESS: 278 NEW HOPE ROAD

SUITE:

CITY: LAWRENCEVILLE

STATE: GA

ZIP CODE: 30046

SIGNATURE OF PROPERTY OWNER:

Margaret Wilson DATE: 02/01/24

SITE INFORMATION

VARIANCE DESCRIPTION:

Reduction of lot area from 15,000 sf to 12,692 sf (15.4% reduction)

STREET ADDRESS: 278 NEW HOPE ROAD

SUITE/UNIT #:

CITY: LAWRENCEVILLE

STATE: GA

ZIP CODE: 30046

PIN: 5174 060

LOT NO.: TRACT 2

BLOCK NO.:



LAWRENCEVILLE

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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: RS-150

ZONING CASE:

PRINCIPAL USE: SINGLE FAMILY RESIDENTIAL

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.*

The proposed lot configuration results in a proposed lot size that is less than a 20 % reduction of the required RS-150 zoning district and is consistent with surrounding lot sizes.

- 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.*

Proposed lot configuration does not allow for 15,000 s.f.

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

Lot configuration of the proposed lot does not allow for the required 15,000 s.f.

- 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.*

Surrounding parcels adjacent to the proposed tract have less 15,000 s.f.

- 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.*

Approval of the requested variance will allow a tract that exceeds the square footage of the majority of the adjacent tracts, accordingly conforming to the character of the surrounding area.

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

The requested variance for a 15.4 % reduction of the lot size is the minimum needed to create the proposed lot. The proposed lot complies with all other requirements of a RS-150 lot.

- 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?*

It is the applicant's opinion that the requested variance meets the intent of the zoning ordinance relative to a single family residential lot within the RS-150 zoning district.