



LAWRENCEVILLE

GEORGIA

ARCHITECTURAL REVIEW BOARD AGENDA

Monday, August 17, 2020
5:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

New Business

Discussion on Variance issues will be limited to 10 minutes per side. Questions from Architectural Review Board members and the resulting answers will not infringe on time limit.

1. VAR2020-00031; Brenda Brown; 173 N. Perry Street
2. VAR2020-00032; Reyna's Espresso & Sweets LLC; 137 W. Crogan Street

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: ARCHITECTURAL REVIEW BOARD
AGENDA CATEGORY: NEW BUSINESS

Item: VAR2020-00031; Brenda Brown; 173 N. Perry Street

Department: Planning and Development

Date of Meeting: Monday, August 17, 2020

Applicant Request: Approve colors to repaint the store façade.

Presented By: Todd Hargrave

Summary: The applicant is requesting approval of new colors to refresh the storefront.

Attachments/Exhibits:

- VAR2020-00031 Application and Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
VARIANCE REPORT
ARCHITECTURAL REVIEW BOARD**

VARIANCE CASE NUMBER: VAR2020-00031

PROPERTY OWNER: ROBERT BROWN

APPLICANT NAME: BRENDA BROWN

PROPERTY IN QUESTION: 173 NORTH PERRY STREET

PARCEL ID NUMBER: R5146D037

PRESENT ZONING: BGC (CENTRAL GENERAL BUSINESS)

ORDINANCE SECTION AFFECTED: ZONING ORDINANCE, ARTICLE VI, ARCHITECTURAL AND DESIGN STANDARDS, SECTION 602, BUILDING AND SIGN STRUCTURE COLORS; ZONING ORDINANCE, ARTICLE VII, SIGNS, SECTION 702.7, WALL SIGNS

VARIANCE TO ALLOW: BUILDING FAÇADE MATERIALS AND COLORS, SIGNAGE, LIGHTING

VARIANCE:

The Board shall have the power to grant or deny variances and exceptions for existing and new buildings/premises located in the Downtown Entertainment District from the architectural requirements of the Downtown Entertainment District provided the maximum effort is made to comply with the intent of the design standards established in the architectural requirements of the Downtown Entertainment District. Blanket variances may be granted for existing buildings by the board pursuant to the approval of a specific site plan and elevation drawings.

EXISTING OR NEW BUILDING: Existing commercial brick building

ZONING RECOMMENDATION INCLUDING CONDITIONS AND SAFEGUARDS TO ENSURE CONFORMITY TO THE ZONING ORDINANCE:

The applicant is requesting a variance to allow a change to the front façade of the existing building 173 N. Perry Street, which currently consist of exterior architectural treatments of brick, glass and metal. The applicant is proposing to modify the existing façade with exterior

tile as an architectural feature at the main entry with the remainder of the façade being painted green with accents of black to update the current color and make the storefront more aesthetically pleasing. The proposal also includes modifying the wall signage with a mounted sign, galvanized metal artwork and lighting underneath with upward light.

Article VI, Section 602(A) states that the use of muted, subdued, or earth-tone colors for building design are encouraged. Staff records indicate that appeals to the Architectural Standards have been approved in the past, to allow changes to building colors. If painted as proposed, the property could meet the intent of the Downtown Entertainment District. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL** of this request.



LAWRENCEVILLE

WINNETT • METRO ATLANTA

VAR2020-00031

1.

ARCHITECTURAL REVIEW PROCESS

APPLICANT: Brenda Brown

PROPERTY OWNER: Robert E Brown

ADDRESS: 1417 Brown Ridgeland Lane
Lawrenceville, GA 30043

ADDRESS: 1417 Brown Ridge Lane
Lawrenceville, GA 30043

TELEPHONE NUMBER: 678-654-9661

TELEPHONE NUMBER: 770 380-2925

CONTACT PERSON: Brenda Brown

CONTACT PERSON PHONE NUMBER 678-654-9661

PROPERTY IN QUESTION

STREET ADDRESS: 173 North Perry Street Lawrenceville

PROPERTY IDENTIFICATION NUMBER: (TAX PARCEL NUMBER) R5 / 146D / 037

CODE SECTION OF REQUEST: _____
CODE SECTION OF REQUEST: _____

CODE SECTION OF REQUEST: _____
CODE SECTION OF REQUEST: _____

DISCUSSION OF VARIANCE REQUESTED: Paint exterior facade, update signage,
signage lighting

PROPOSED USE: _____

Brenda Brown 7-23-2020
SIGNATURE OF APPLICANT DATE

Robert E Brown 7-23-2020
SIGNATURE OF PROPERTY OWNER DATE

Brenda Brown
TYPED OR PRINTED NAME DATE

Robert E Brown
TYPED OR PRINTED NAME DATE

Karen Anderson 7/23/20
NOTARY PUBLIC DATE

Karen Anderson 7/23/20
NOTARY PUBLIC DATE

- If multiple owners for one project, each owner must file an application for each project. Multiple projects with one owner, must file separate applications, with separate fees.

Received 7.24.2020
Planning & Development

browns1417@hotmail.com

7/23/2020

Robert E and Brenda Brown
1417 Brown Ridge
Lawrenceville, Georgia
678-654-9661 (Brenda)

RE: 173 North Perry Street (also known as 175)
Exterior Improvements

To City of Lawrenceville
Architectural Review Board

To Whom it may concern,

My husband and I, owners of said property, are asking for approval to paint the exterior facade of 173 North Perry street where Lovin Florist is doing business. Also updating new signage/signage lighting with other possible enhancements listed below.

This letter contains:

- `Application
- `Legal Description of the property
- `Boundary survey
- `Color Chart and Materials
- `Payment for Application fee

Proposal:

#1 Green

- | | | |
|------------------|--------------------------|--------------------------------------|
| - BODY | Chip and Joanna | 1905 Green paint by Magnolia Homes |
| - TRIM | /Awning and support rods | Blackboard paint by Magnolia Homes |
| - SIGNAGE | | Bright Days yellow by Magnolia Homes |

#2 Softer Green

- | | | |
|------------------|-------------------------|--------------------------------------|
| - BODY | | Demo Day green by Magnolia Homes |
| - TRIM | /Awing and support rods | Graphite Benjamin Moore |
| - SIGNAGE | | Bright Days yellow by Magnolia Homes |

Received 7-24-2020
Planning & Development

Signage

Rectangle shaped back, painted **Bright Days MH** pale yellow/gold, that will fit within the upper portion top facade as to be seen above tree line. Enhanced with galvanize flowers and custom black plasma cut logo lettering. This falls within where the signage is presently.

Placement of two or three, black color, **lights** that will be seated on top of awning or above sign to enhance visibility.

Enhancements:

Subdued color coordinating patterned tile placed under side panel display windows to the left and right of the front door. This area is a small space approximately 40" X 34" it will bring a little more visual interest to the entry way. But might just paint the body color.

Existing **aluminum window and door frame** to be left as is or painted black, wanting to make that decision after body is painted.

An update is needed and would be greatly appreciated by the surrounding shop / restaurant owners along with Lovin Florist. I believe it will enhance his business by attracting more walk in customers. This is a traditional color choice that will bring a fresh new look and enhance the over all appearance along with the town square.

Thank you,

Brenda Brown

Received 7.24.2020
Planning & Development

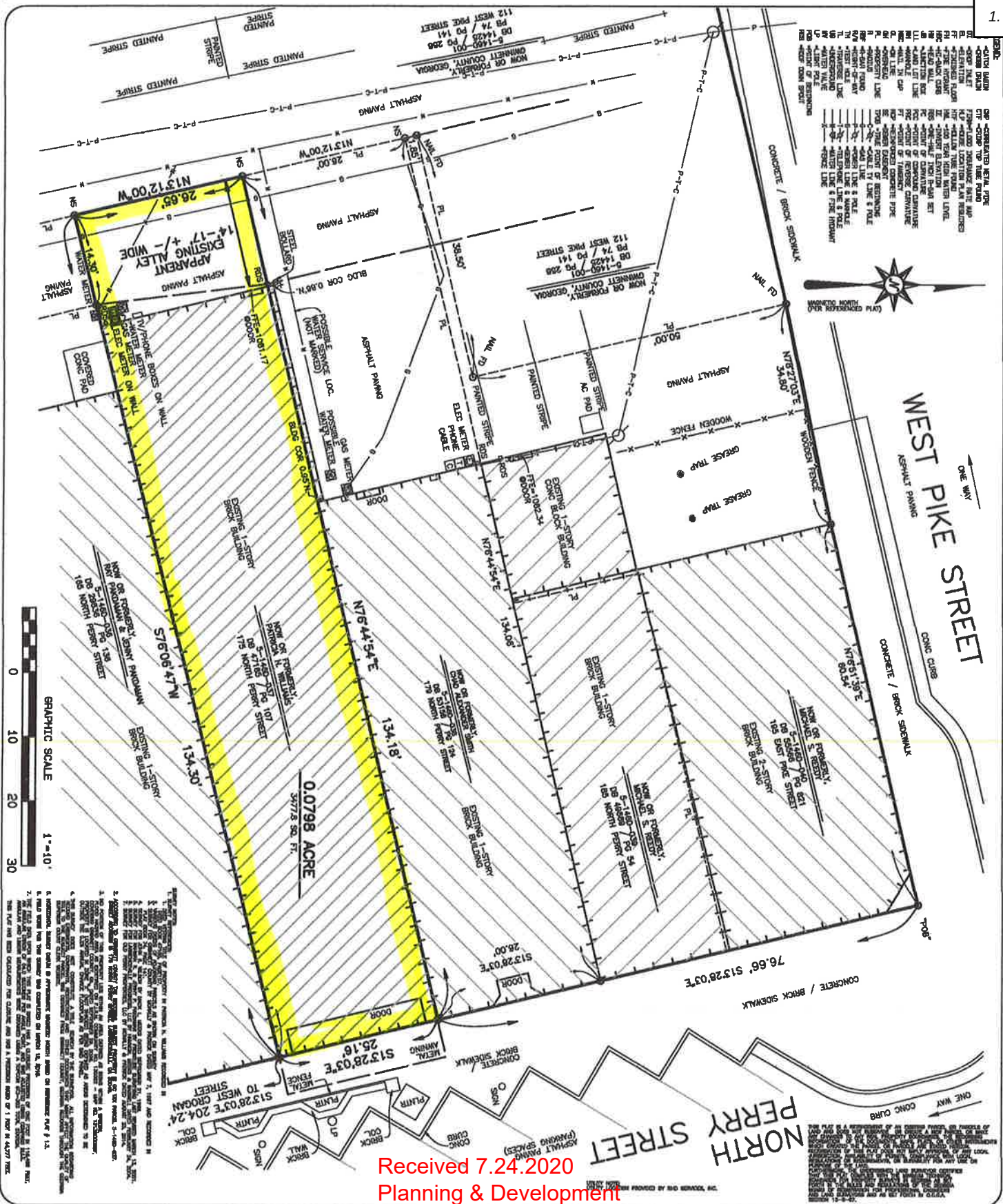
LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 146 of the 5th District of Gwinnett County, Georgia, being in the City of Lawrenceville, containing 0.0798 Acre, according to a plat of survey for Robert E. Brown by McNally & Patrick (Lloyd C. McNally, Jr., Georgia Registered Land Surveyor No. 2040), dated March 12, 2018, and more particularly described according to said plat as follows:

TO LOCATE THE POINT OF BEGINNING, begin at the point of intersection of the south right of way line of West Pike Street with the west right of way line of North Perry Street, and run thence along the west right of way line of North Perry Street, South 13 degrees 28 minutes 03 seconds East a distance of 76.66 feet to a point, which is the TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence along the west right of way line of North Perry Street, South 13 degrees 28 minutes 03 seconds East a distance of 25.16 feet to a point; run thence South 76 degrees 06 minutes 47 seconds West a distance of 134.30 feet to a point marked by a nail set; run thence North 13 degrees 12 minutes 00 seconds West a distance of 26.65 feet to a point marked by a nail set; run thence North 76 degrees 44 minutes 54 seconds East 134.18 feet to a point on the west right of way line of North Perry Street, which is the true place or point of beginning; said property having a one-story brick building located thereon and being known as 175 North Perry Street, according to the present system of numbering in the City of Lawrenceville, Georgia.

The above described property is further identified as Tax Parcel No. R5146D037, according to the records of the Tax Assessor, Gwinnett County, Georgia.

Received 7.24.2020
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Planning & Development

SURVEY FOR:
ROBERT E. BROWN
WINNETT COUNTY TAX PARCEL 5-148D-037
175 SOUTH PERRY STREET
LAND LOT 148 OF THE 5TH DISTRICT
CITY OF LAWRENCEVILLE
WINNETT COUNTY, GEORGIA - 0.0798 ACRE

[illegible]



#1 Green 173 Perry
1905 Green- MH: **BODY**
Blackboard-MH: **TRIM**
Bright Days yellow- MH: **SIGNAGE**

Custom
Text



Received 7.24.2020
Planning & Development



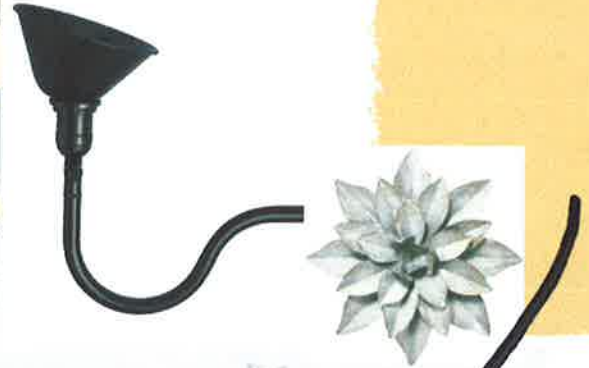
Tile

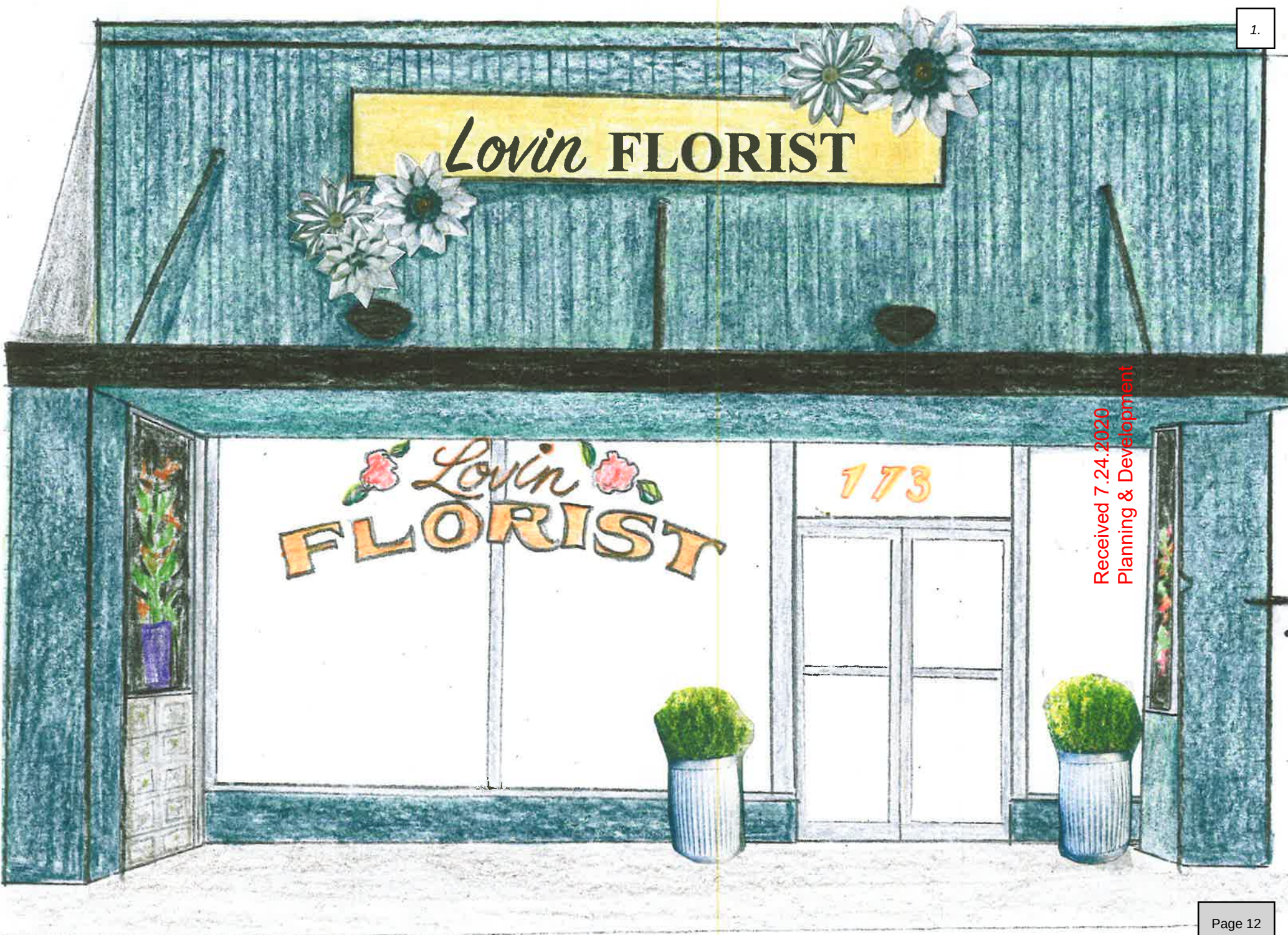


MAGNOLIA PRESS

Custom
text

#2 Softer Green 173 Perry
Demo Day green- MH: BODY
Graphite: Benjamin Moore 1. IM
Bright Days yellow- MH: S. AGE







LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: ARCHITECTURAL REVIEW BOARD
AGENDA CATEGORY: NEW BUSINESS

Item: VAR2020-00032; Reyna's Espresso & Sweets LLC

Department: Planning and Development

Date of Meeting: Monday, August 17, 2020

Applicant Request: Approve new storefront design.

Presented By: Todd Hargrave

Summary: The applicant is requesting approval of new storefront design.

Attachments/Exhibits:

- VAR2020-00032 Application and Attachments

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
VARIANCE REPORT
ARCHITECTURAL REVIEW BOARD**

VARIANCE CASE NUMBER: VAR2020-00032

PROPERTY OWNER: OCP LAWRENCEVILLE, LLC

APPLICANT NAME: REYNA'S ESPRESSO & SWEETS LLC

PROPERTY IN QUESTION: 137 WEST CROGAN STREET

PARCEL ID NUMBER: R5146A102

PRESENT ZONING: BGC (CENTRAL GENERAL BUSINESS)

ORDINANCE SECTION AFFECTED: ZONING ORDINANCE, ARTICLE VI, ARCHITECTURAL AND DESIGN STANDARDS, SECTION 602, NON-RESIDENTIAL MINIMUM ARCHITECTURAL AND DESIGN STANDARDS; ZONING ORDINANCE, ARTICLE VII, SIGNS, SECTION 702.7, WALL SIGNS

VARIANCE TO ALLOW: BUILDING FAÇADE MATERIALS AND COLORS, PATIO ADDITION, PROJECTING SIGN

VARIANCE:

The Board shall have the power to grant or deny variances and exceptions for existing and new buildings/premises located in the Downtown Entertainment District from the architectural requirements of the Downtown Entertainment District provided the maximum effort is made to comply with the intent of the design standards established in the architectural requirements of the Downtown Entertainment District. Blanket variances may be granted for existing buildings by the board pursuant to the approval of a specific site plan and elevation drawings.

EXISTING OR NEW BUILDING: Existing commercial brick building

ZONING RECOMMENDATION INCLUDING CONDITIONS AND SAFEGUARDS TO ENSURE CONFORMITY TO THE ZONING ORDINANCE:

The applicant is proposing to remodel the property located at 137 W. Crogan St, and is requesting a variance to allow a change to the front, side and rear façade of the existing

building; which currently consist of exterior architectural treatments of brick and a single front entry of glass, metal and wood. The proposal includes painting the existing side brick façade an off-white color, replace the front entry and cover with a glass/metal/wood combined entry, a service window and a steel/glass awning. The applicant also proposes to install a projecting sign onto the front building façade (which will have to meet the requirements of Article 7 of the Zoning Ordinance), a roofed and gated outdoor patio with a building entryway and pass-thru window to the side building façade, and a walk-in cooler at the rear of the building. The patio would have architectural features of stucco, wood and metal. The remaining outdoor seating area to the rear of the patio would also be fenced in with steel fencing and would have a gate per the Code of Ordinances. The walk-in cooler would have architectural features of stucco and wood.

Article VI, Section 602.1 requires that stucco can be used as an accent only for exterior wall design. The walk-in cooler and the patio half-wall would be covered in stucco, however, past ARB approvals may suggest that the proposed improvements may be appropriate. Article VII, Section 702.7 of the Zoning Ordinance requires that projecting signs within the Nine-Block Courthouse Square be subject to the review and approval of the Architectural Review Board. Other buildings in the general vicinity with similar signage suggest that the proposed sign may be appropriate.

Staff records indicate that appeals to the Architectural Standards have been approved in the past, allowing similar modifications. If remodeled as proposed, the property could meet the intent of the Downtown Entertainment District. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL** of this request.



LAWRENCEVILLE

2.

VAR2020-0032
Received 7.27.2020
Planning & Development

ARCHITECTURAL REVIEW PROCESS

APPLICANT: Reyna's Espresso & Sweets LLC PROPERTY OWNER: OCP Lawrenceville, LLC

ADDRESS: 137 W. Crogan Street ADDRESS: PO Box 881
Lawrenceville, GA 30046 Scottdale, GA 30079

TELEPHONE NUMBER: 470-733-9457 TELEPHONE NUMBER: 404-964-7202

CONTACT PERSON: Richard Garcia

CONTACT PERSON PHONE NUMBER 470-733-9457

PROPERTY IN QUESTION

STREET ADDRESS: 137 W. Crogan Street, Lawrenceville, GA 30046

PROPERTY IDENTIFICATION NUMBER: (TAX PARCEL NUMBER) R514 / 6A / 102

CODE SECTION OF REQUEST: _____ CODE SECTION OF REQUEST: _____

CODE SECTION OF REQUEST: _____ CODE SECTION OF REQUEST: _____

DISCRIPTION OF VARIANCE REQUESTED: Approval for exterior changes and patio addition

PROPOSED USE: Reyna's is a unique concept that serves coffee, food and cocktails

[Signature] 7/24/2020
 SIGNATURE OF APPLICANT DATE
 Richard Garcia 7/24/2020

[Signature] 7/24/2020
 SIGNATURE OF PROPERTY OWNER DATE
 B. Fisher Paty 7/24/2020

TYPED OR PRINTED NAME DATE
ANGELINA M. HORT 7/24/2020
 NOTARY PUBLIC GEORGIA DATE
 04-21-2021

TYPED OR PRINTED NAME DATE
Brittney Rankins 7/24/2020
 NOTARY PUBLIC DATE

- If multiple landowners for one project, each owner must file an application form, however only one fee. Multiple projects with one owner must file separate applications, with separate fees.

Brittney Rankins
 NOTARY PUBLIC
 Gwinnett County, GEORGIA
 My Commission Expires 06/23/2024

VAR2020-0032

Received 7.27.2020

Planning & Development

Letter of Intent for 137 W. Crogan Street, Lawrenceville, GA 30046

Dear Members of the Architectural Review Board,

We are very excited that we have leased this building to open Reyna's Espresso & Sweets which is a unique concept serving coffee, food and cocktails. To ensure that we are successful, we would like to make some upgrades to the exterior of this building. We would also like to add an adjacent patio area to enhance the functionality and design, and contribute favorably to the Downtown Lawrenceville streetscape. Thank you for your consideration.

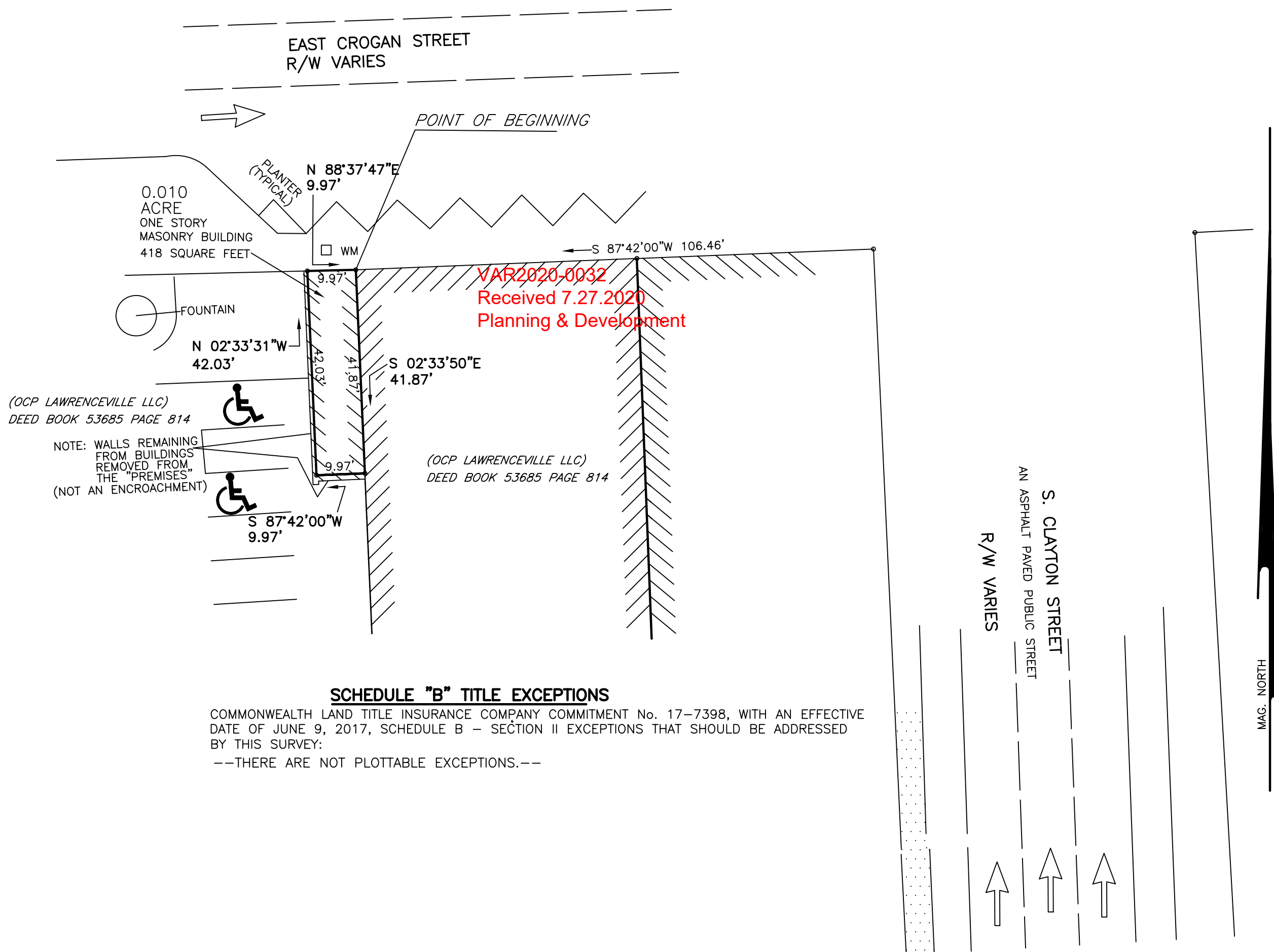
Best Regards,

Richard Garcia

A circular seal for a Georgia Registered Land Surveyor. The outer ring contains the text "GEORGIA" at the top and "REGISTERED" at the bottom. Inside this is another ring with "LAND SURVEYOR" at the bottom. The center of the seal contains the text "No. 1803" and "WILLIAM C. SMITH". There are two small stars on the left and right sides of the inner ring.

WILLIAM C SMITH: GEORGIA REGISTERED LAND SURVEYOR No. 18033 DATE: 7-27-2017

DATE OF LAST FIELD SURVEY WORK: 7-26-2017



COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT No. 17-7398, WITH AN EFFECTIVE DATE OF JUNE 9, 2017, SCHEDULE B – SECTION II EXCEPTIONS THAT SHOULD BE ADDRESSED BY THIS SURVEY:

--THERE ARE NOT PLOTTABLE EXCEPTIONS.--

All that tract or parcel of land lying and being in The City of Lawrenceville in Land Lot 146, 5th District, Gwinnett County, Georgia containing 0.010 acre, known as 186 East Crogan Street (R/W varies) and being more particularly described as follows:

BEGINNING at a point on the South right-of-way of East Crogan Street, which point is South 87° degrees 42 minutes 00 seconds West a Distance of 106.46 feet from the intersection of the South right-of-way of East Crogan Street and the West right-of-way of South Clayton Street (R/W varies);

THENCE South 02 degrees 33 minutes 50 seconds East for a distance of 41.87 feet leaving the South right-of-way of East Crogan Street to a point;

THENCE South 87 degrees 42 minutes 00 seconds West for a distance of 9.97 feet to a point;

THENCE North 02 degrees 33 minutes 31 seconds West for a distance of 42.03 feet to a point on the South right-of-way of East Crogan Street;

THENCE North 88 degrees 37 minutes 47 seconds East for a distance of 9.97 feet along the South right-of-way of East Crogan street to The Point of Beginning.

THIS PROPERTY IS ZONED "BGC",
CENTRAL GENERAL BUSINESS DISTRICT
AS PER THE CITY OF LAWRENCEVILLE
PLANNING AND ZONING

SET BACKS ARE AS FOLLOWS:

FRONT: 0 FEET.
SIDE: 0 FEET.
REAR: 0 FEET.
MAXIMUM HEIGHT: 40 FEET.
ON THE "PREMISES".

SURVEY FOR
OCP LAWRENCEVILLE, LLC, &
COMMONWEALTH LAND TITLE INSURANCE COMPANY
PROPERTY IN THE CITY OF LAWRENCEVILLE
IN LAND LOT 146, 5th DISTRICT
GWINNETT COUNTY, GEORGIA
STREET ADDRESS: 186 EAST CROGAN STREET
LAWRENCEVILLE, GA.

FIELD TRAVERSE:
CLOSURE; ONE FOOT IN 20,000 FEET
USING A LIETZ SET 3.
ANGULAR ERROR; 0°00'01"PER ANGLE
POINT USING A LIETZ SET 3.
ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
LAND SURVEYOR FIRM No. LSF1000133
2 SOUTH AVENUE, CARTERSVILLE, GA. 30120
PHONE 770-382-0457
REGISTERED LAND SURVEYOR No. 1803

R/W — RIGHT OF WAY	R — RADIUS	LP — LIGHT POLE
IPP — IRON PIN PLACED	- X - X — FENCE	
IPF — IRON PIN FOUND	— LAND LOT LINE	
CM — CONCRETE MARKER	⊕ — CENTER LINE	
PK — PK NAIL PLACED	— POWER LINE	
PKF — PK NAIL FOUND	PP — POWER POLE	
CH — CHORD	TR — ELECTRICAL TRANSFORMER	
L OR A — LENGTH OF CURVE	SSMH — SANITARY MANHOLE	
WM — WATER METER	GM — GAS METER	
AC — AIR CONDITIONER		
GT — GREASE TRAP		
 CONCRETE	6 NUMBER OF PARKING SPACES (IN A BLOCK OF SPACES)	
	OHP — OVERHEAD POWER LINE	



PLAT CLOSURE;
ONE FOOT IN
41,000 FEET.
JULY 26, 2017

JULY 26, 2017

0 4 20
2 10
SCALE 1"=20'
FILE 6455-2

VAR2020-0032

Received 7.27.2020

Planning & Development

Legal Description for 137 W. Crogan Street, Lawrenceville, GA 30046

All that tract or parcel of land lying and being in the City of Lawrenceville in Land Lot 146, 5th District, Gwinnett County, Georgia, containing 0.010 acres, known as 186 East Crogan Street (R/W varies) and being more particularly described as follows:

BEGINNING at a point on the South right-of-way of East Crogan Street, which point is South 87 degrees 42 minutes 00 seconds West a Distance of 106.46 feet from the intersection of the South right-of-way of East Crogan Street and the West right-of-way of South Clayton Street (R/W varies); Thence South 02 degrees 33 minutes 50 seconds East a distance of 41.87 feet, leaving the South right-of-way of East Crogan Street to a point; THENCE South 87 degrees 42 minutes 00 seconds West a distance of 9.97 feet to a point; THENCE North 02 degrees 33 minutes 31 seconds West a distance of 42.03 feet to a point on the South right-of-way of East Crogan Street; Thence North 88 degrees 37 minutes 47 seconds East a distance of 9.97 feet along the South right-of-way of East Crogan street to the POINT OF BEGINNING.



I-RAYS FIL
12
W. CROGAN S

137

THE BENCH
JEWELER

Hours
Tuesday to Saturday
11 am to 8 pm

678-878-4055

Notice to the Public
The Bench Jeweler is a family-owned and operated business. We are committed to providing the highest quality jewelry and watch services to our customers. We are currently undergoing a renovation of our storefront and interior. We apologize for any inconvenience this may cause. We will be back to normal service as soon as possible. Thank you for your patience and understanding. The Bench Jeweler

PERMIT PARKING ONLY
TOW-WAY ZONE
MAXIMUM FINE \$500.00

VAN
ACCESSIBLE



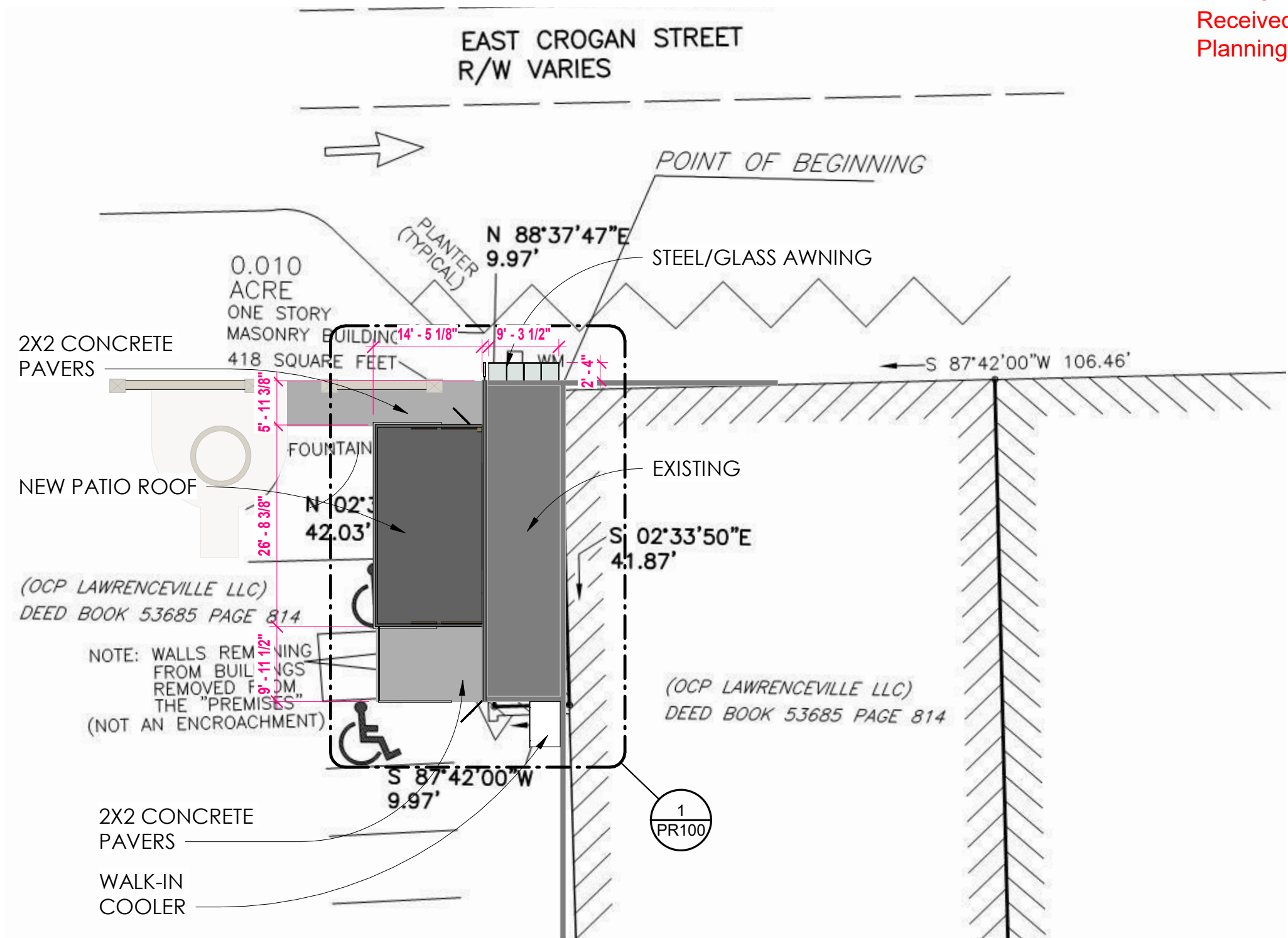
Renders

12" = 1'-0"



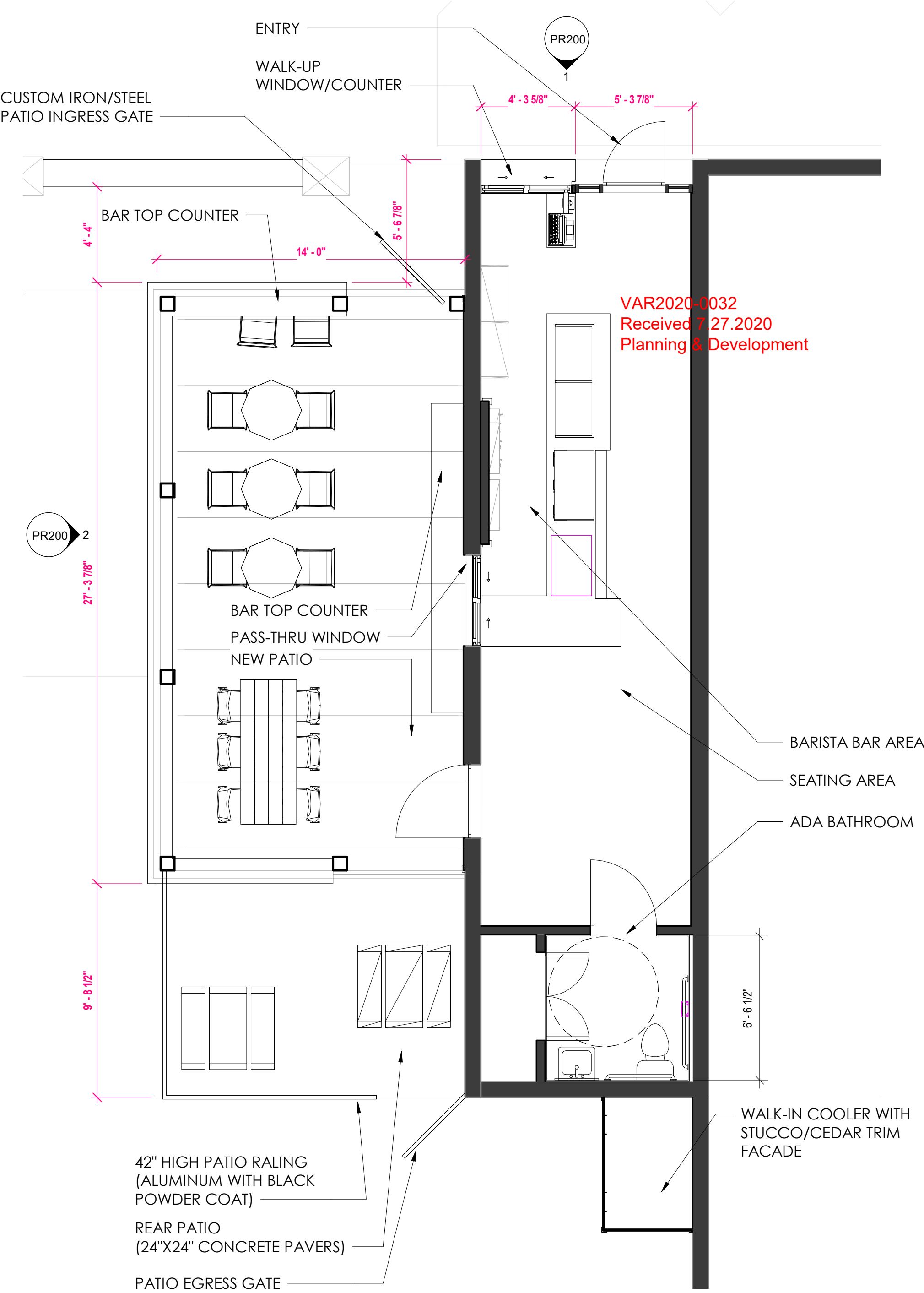
Renders

VAR2020-0032
Received 7.27.2020
Planning & Development



Site Plan

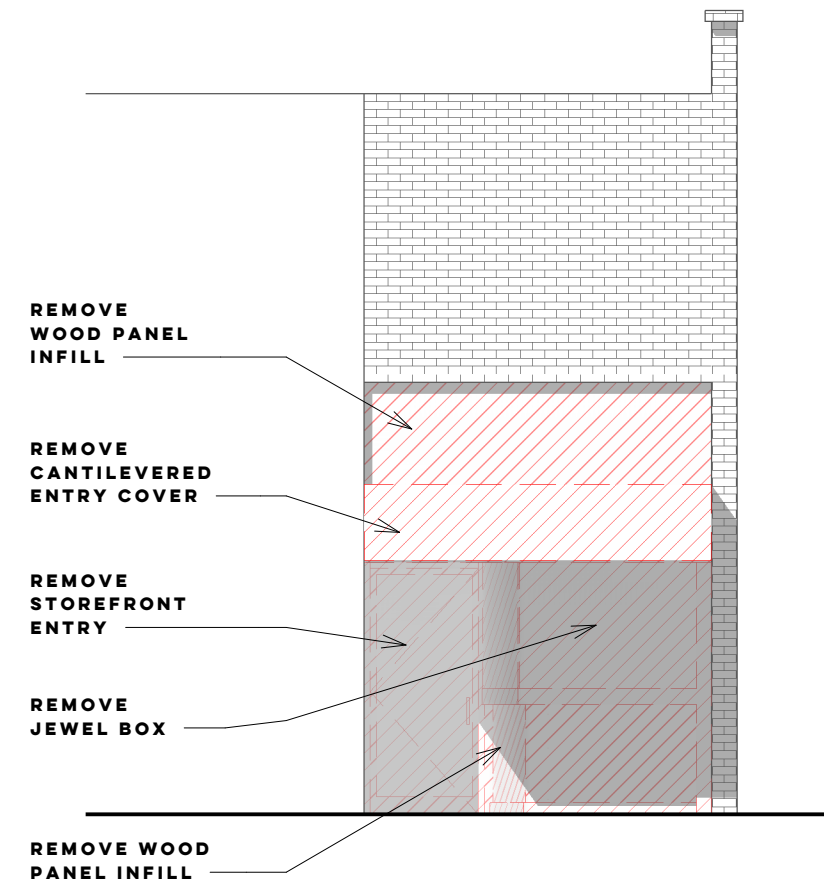
1/16" = 1'-0"



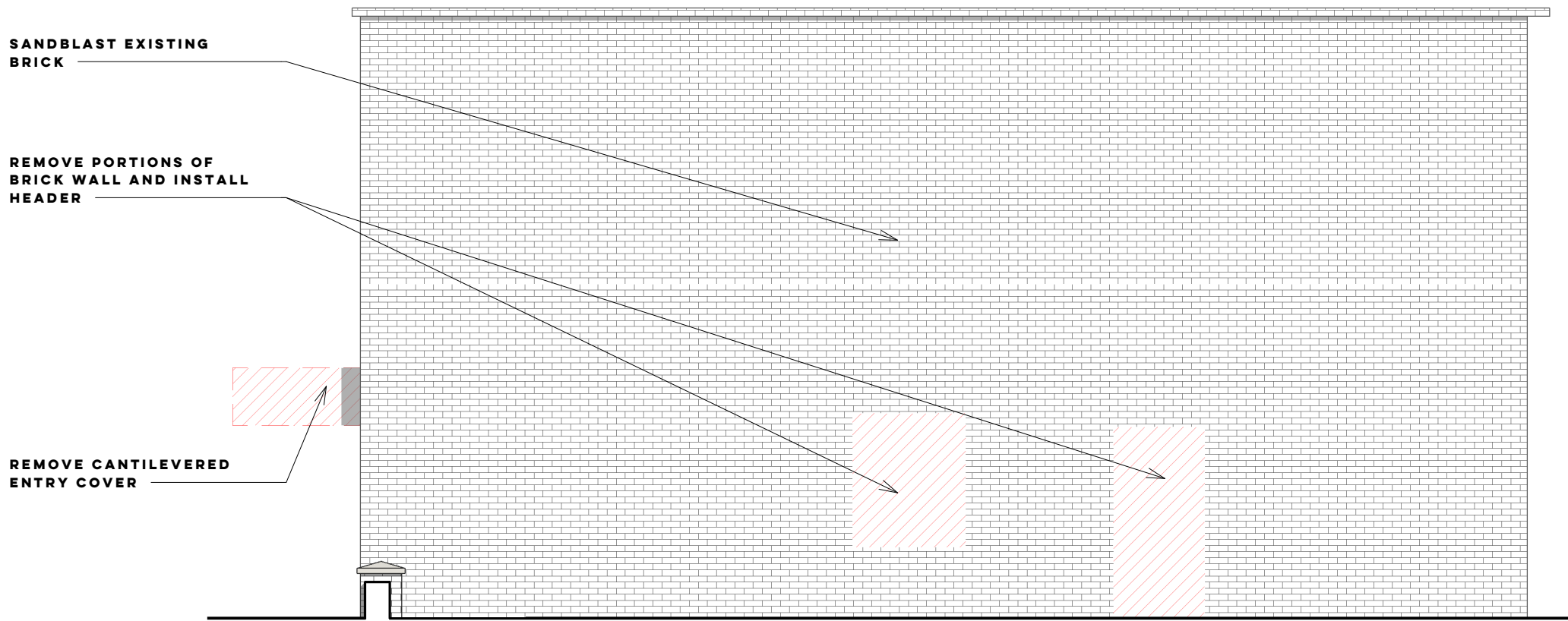
Ground Floor

1/4" = 1'-0"

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① Demo Elevation - Front
3/16" = 1'-0"



② Demo Elevation - Side
3/16" = 1'-0"

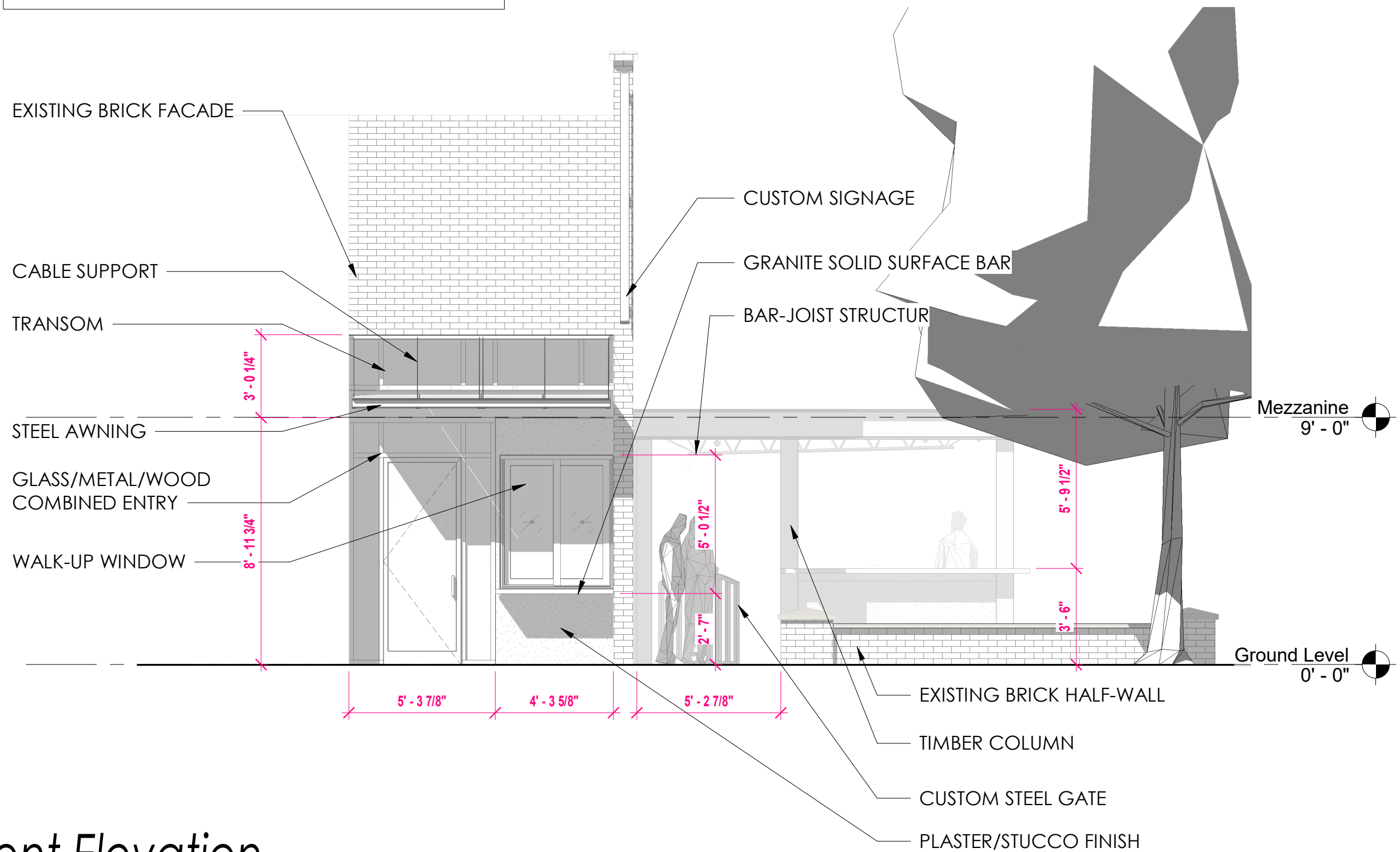
SET NOT ISSUED FOR CONSTRUCTION

SET STRICTLY FOR CONCEPT USE ONLY

7/27/2020 4:36:11 PM

**ALL EXPOSED STEEL TO BE PAINTED "ROYCROFT PEWTER SW 2848"
**ALL STOREFRONT TO BE A RUBBED BRONZE FINISH
**ALL WOOD TO BE ROUGH-CUT CEDAR (SEALED)
**ALL STUCCO/PLASTER TO BE "INDIAN BUFF"
**ALL SOLID SURFACES TO BE A WHITE GRANITE

VAR2020-0032
Received 7.27.2020
Planning & Development



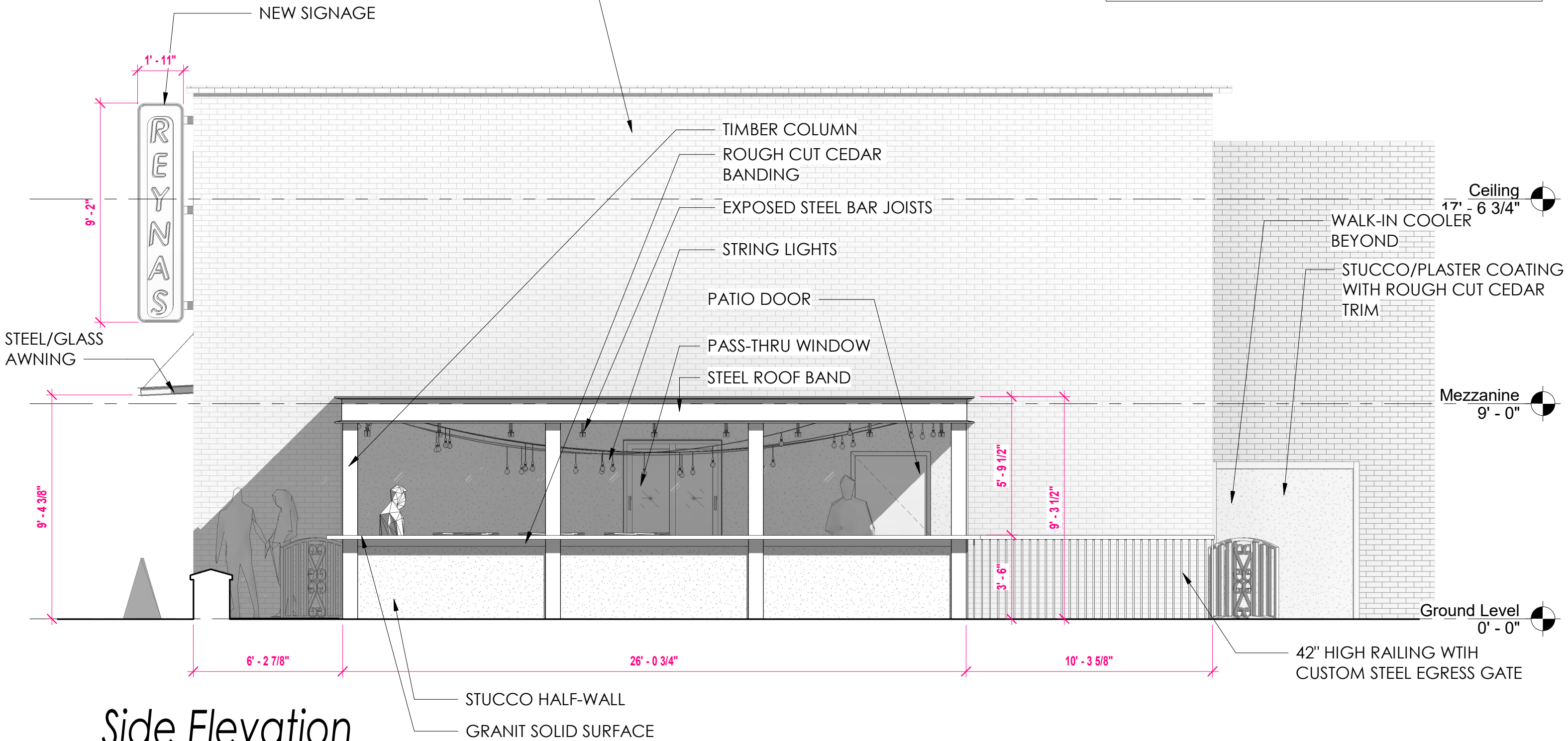
Front Elevation

1/4" = 1'-0"

SAND-BLAST EXISTING BRICK. IF CONDITIONS OF MATERIAL SO
REQUIRES, APPLY "INDIAN BUFF" COLOR ELASTOMERIC
COATING PER LAWRENCEVILLE APPROVAL.

VAR2020-0032
Received 7.27.2020
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**ALL EXPOSED STEEL TO BE PAINTED "ROYCROFT PEWTER SW 2848"
**2ND STOREFRONT TO BE A RUBBED BRONZE FINISH
**ALL WOOD TO BE ROUGH-CUT CEDAR (SEALED)
**ALL STUCCO/PLASTER TO BE "INDIAN BUFF"
**ALL SOLID SURFACES TO BE A WHITE GRANITE



Side Elevation

1/4" = 1'-0"