



LAWRENCEVILLE

GEORGIA

ARCHITECTURAL REVIEW BOARD AGENDA

Monday, February 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.](#) VAR2020-00025; Hacienda Bar and Grill; 252 W. Pike Street

Final Adjournment



LAWRENCEVILLE

GEORGIA

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

Item: VAR2020-00025; Hacienda Bar and Grill; 252 W. Pike Street

Department: Planning and Development

Date of Meeting: Monday, February 17, 2020

Fiscal Impact: None

Presented By: Todd Hargrave

Action Requested: Consideration of Design

Summary: The applicant is requesting the approval of colors for the facades and architectural design of the existing building.

Attachments/Exhibits:

VAR2020-00025 Application
VAR2020-00025 Attachments
VAR2020-00025 Report

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

VARIANCE CASE NUMBER: VAR2020-00025

PROPERTY OWNER: 252 W PIKE STREET INVESTMENT LLC GARCIA CELERINO GARCIA

APPLICANT NAME: HACIENDA BAR AND GRILL

PROPERTY IN QUESTION: 252 WEST PIKE STREET

PARCEL ID NUMBER: R5146D007

PRESENT ZONING: BGC (CENTRAL GENERAL BUSINESS DISTRICT)

ORDINANCE SECTION AFFECTED: 8.7 and 8.8

VARIANCE TO ALLOW: Façade design, colors, and materials

VARIANCE:

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

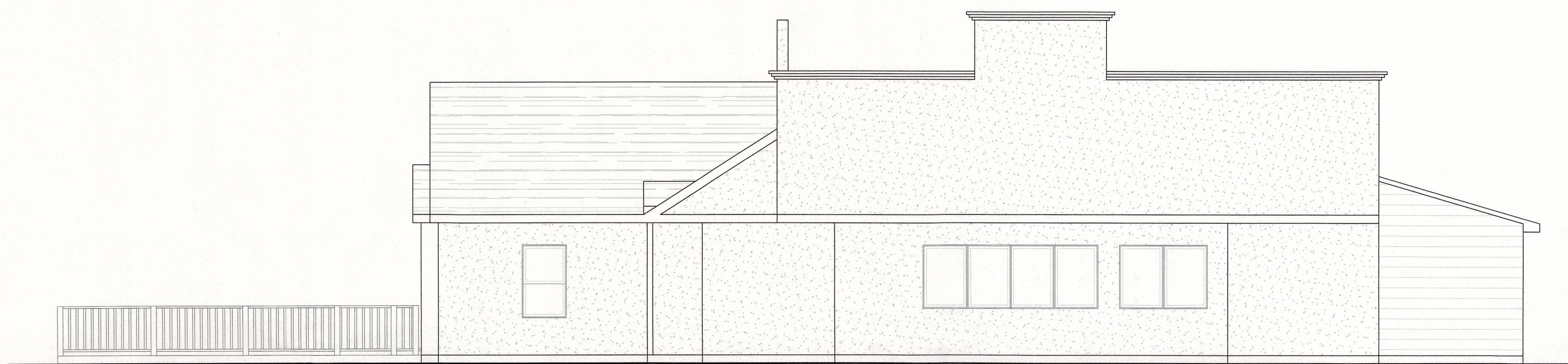
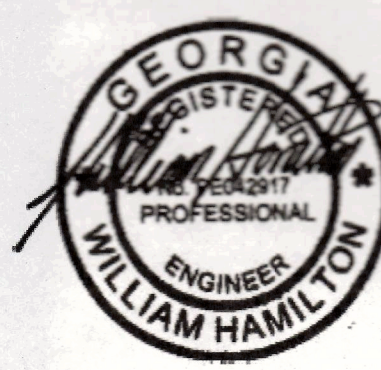
EXISTING OR NEW BUILDING: Existing commercial concrete building.

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

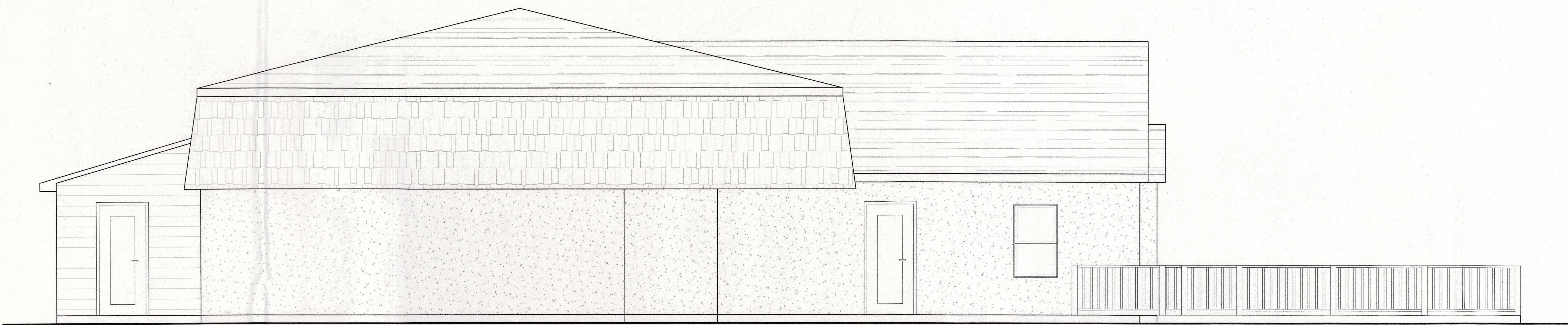
The applicant is proposing to remodel the existing structure located at 252 West Pike Street, and continue to use the associated driveways and parking. The applicant is requesting a variance to allow a change to the front façade of the existing building, which currently consists of exterior architectural treatments of stucco and finished wood. The applicant submitted two sets of plans; plan A (A.9 in attachments) proposes an open patio, plan B (A.7 in attachments) the second proposes a covered patio with a clay tile roof. According to the submitted materials, the existing roof would be modified with metal sheets, per the plan shingles would remain on the left side elevation. The plans show that the rear elevation would continue to have block and wood siding. The applicant is also requesting approval to paint the restaurant with City approved colors; Roycroft Copper Red for window frames and arches and Birdseye Maple for walls.

Article VIII, section 8.7 Minimum Architectural Standards require all BGC zoning districts, metal is not an approved material for facades, however, metal roofs above 3/12 pitch must be standing seam. Section 8.8, Building and Sign

Structure Colors state that muted, subdued, or earth tone colors are encouraged while the use of novelty and primary colors are to be avoided. Colors are intended to enhance the architecture of the project, not to attract attention to specific features or elements such as roof or parapet lines and signs.



7 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



8 EXISTING LEFT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"

REMODEL @:
252 W Pike St
Lawrenceville, GA 30046

PROJECT MANAGER
CHRIS GARCIA
770.480.8714

DRAWN BY:
JASON ALBERT
678.390.4655

DOCUMENT PHASE:

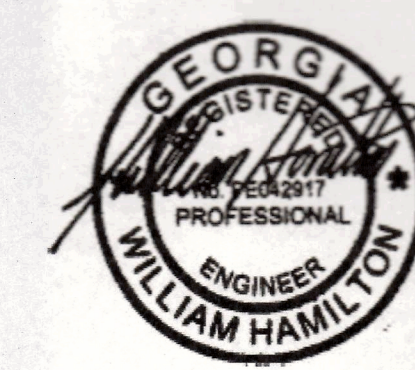
RELEASED FOR
CONSTRUCTION

JANUARY 19, 2020

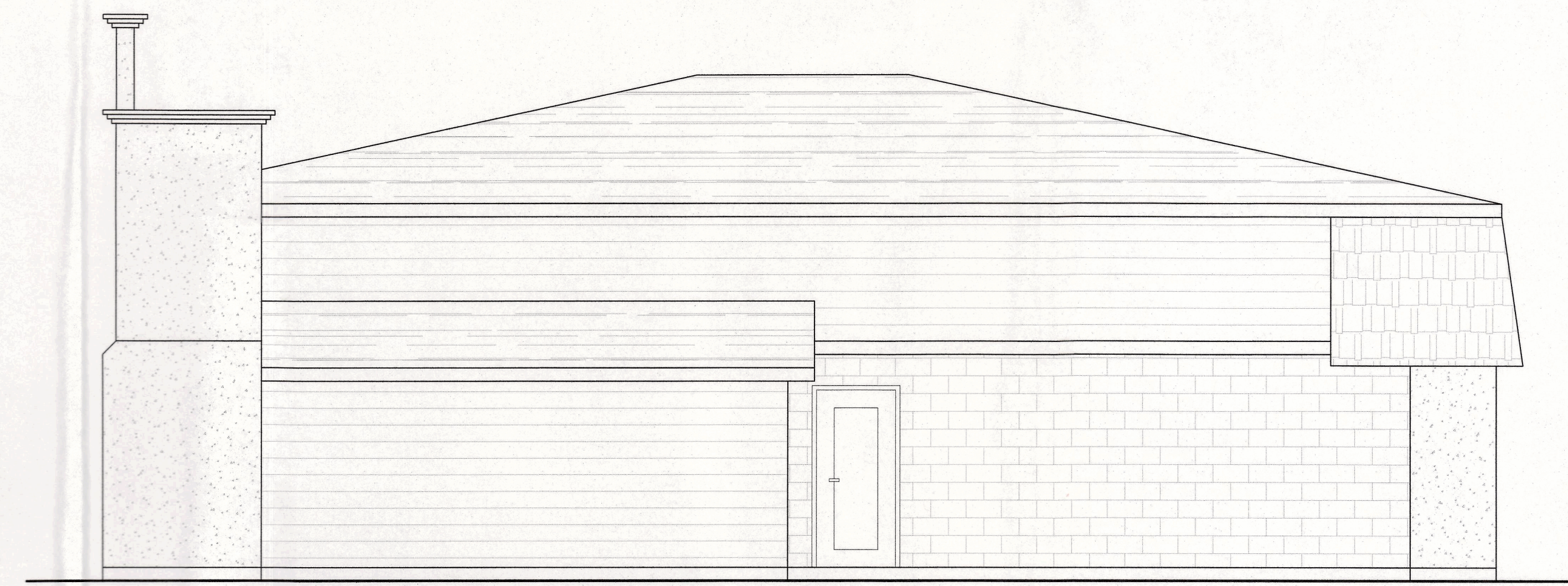
SHEET TITLE:

EXISTING
RIGHT & LEFT SIDE
ELEVATIONS

A.6



9 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



10 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1' - 0"

REMODEL @:
252 W Pike St
Lawrenceville, GA 30046

PROJECT MANAGER
CHRIS GARCIA
770.480.8714

DRAWN BY:
JASON ALBERT
678.390.4655

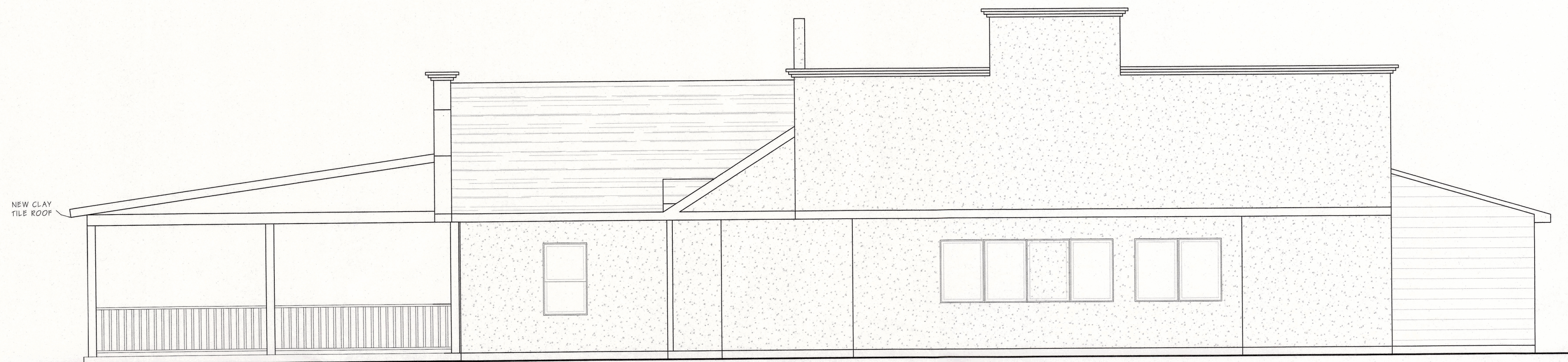
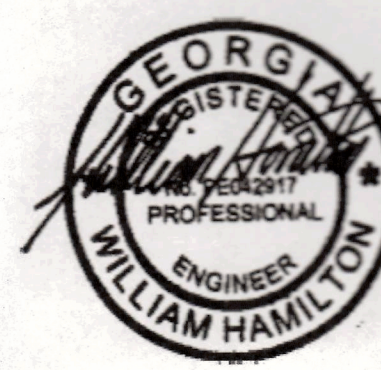
DOCUMENT PHASE:

RELEASED FOR
CONSTRUCTION

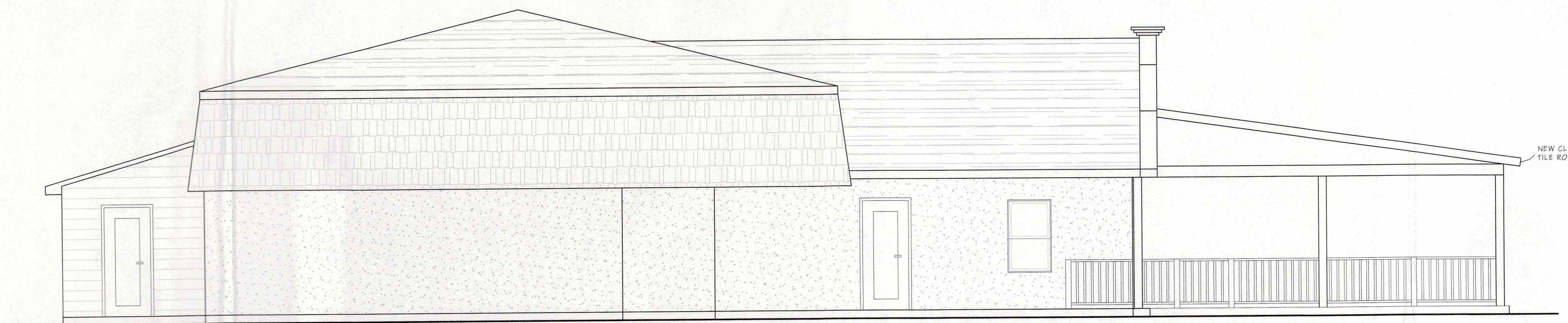
JANUARY 19, 2020

SHEET TITLE:
PROPOSED
FRONT & REAR
ELEVATIONS W/
NEW ROOF

A.7



11 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



12 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"

REMODEL @:
252 W Pike St
Lawrenceville, GA 30046

PROJECT MANAGER
CHRIS GARCIA
770.480.8714

DRAWN BY:
JASON ALBERT
678.390.4655

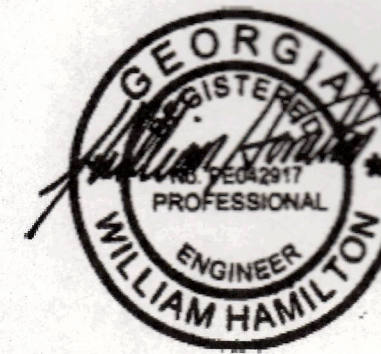
DOCUMENT PHASE:

RELEASED FOR
CONSTRUCTION

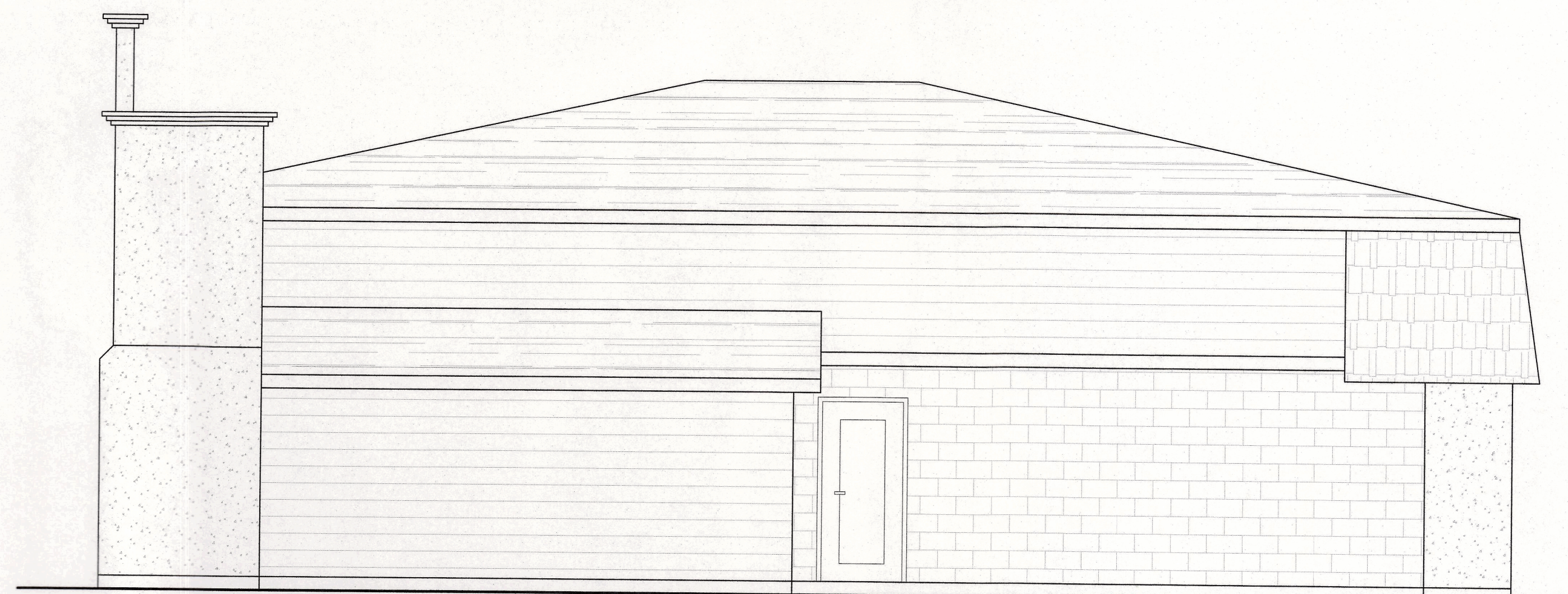
JANUARY 19, 2020

SHEET TITLE:
PROPOSED
RIGHT & LEFT SIDE
ELEVATIONS W/
NEW ROOF

A.8



9 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



10 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1' - 0"

REMODEL @:
252 W Pike St
Lawrenceville, GA 30046

PROJECT MANAGER
CHRIS GARCIA
770.480.8714

DRAWN BY:
JASON ALBERT
678.990.4655

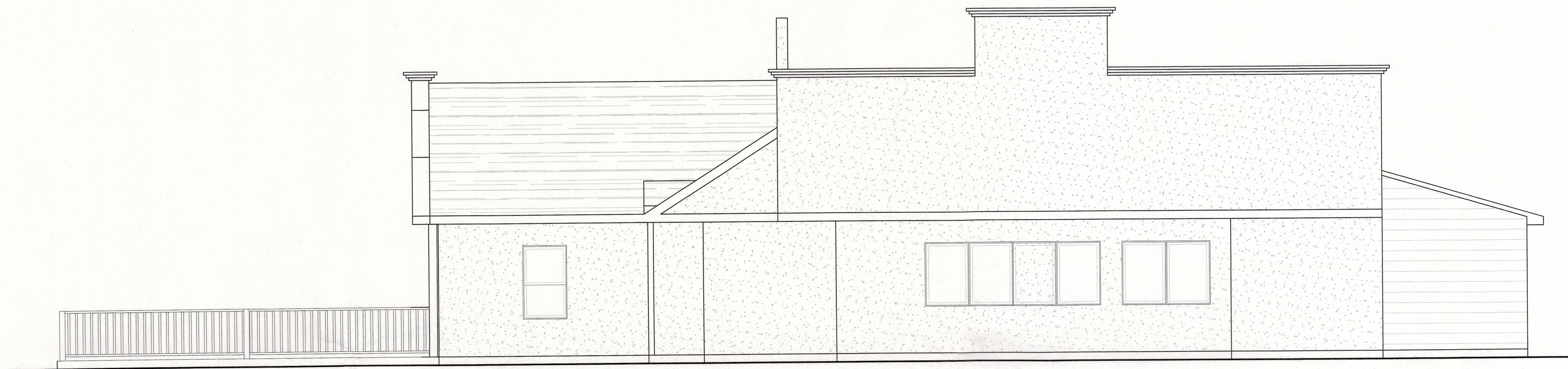
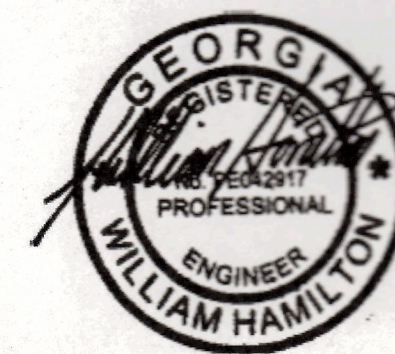
DOCUMENT PHASE:

RELEASED FOR
CONSTRUCTION

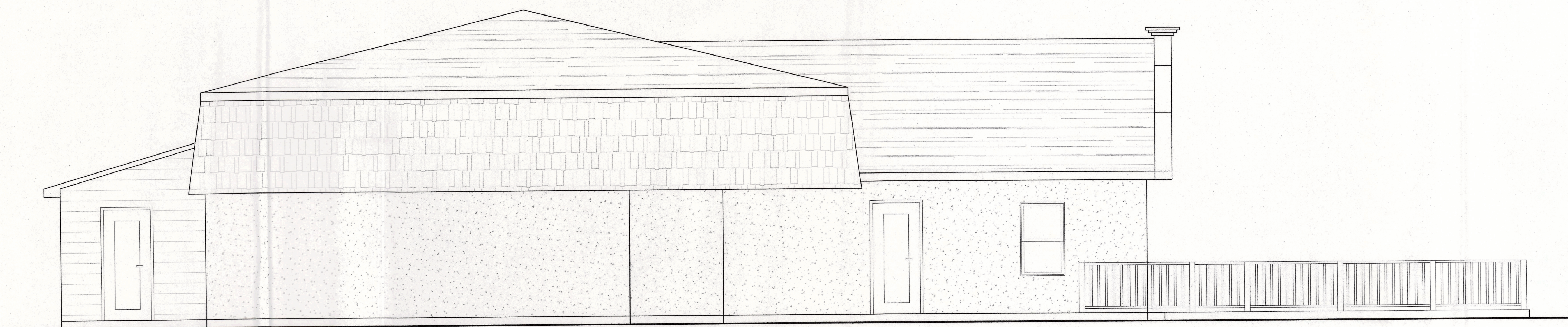
JANUARY 19, 2020

SHEET TITLE:
PROPOSED
FRONT & REAR
ELEVATIONS W/ OUT
NEW ROOF

A.9



11 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



12 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"

REMODEL @:
252 W Pike St
Lawrenceville, GA 30046

PROJECT MANAGER
CHRIS GARCIA
770.480.8714

DRAWN BY:
JASON ALBERT
678.390.4695

DOCUMENT PHASE:

RELEASED FOR
CONSTRUCTION

JANUARY 19, 2020

SHEET TITLE:
PROPOSED
RIGHT & LEFT SIDE
ELEVATIONS W/ OUT
NEW ROOF

A.10



2839
Boycroft
Copper
Red



237 AURORA
Brown



2834
BIRDS EYE
MAPLE