



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS AGENDA

Tuesday, October 27, 2020
6:00 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 requests will be limited to 10 minutes per side. Questions from Board of Appeals members and the resulting answers will not infringe on time limit.

- [1.](#) VAR2020-00035; Sterling Manor Homes, LLC; 60 Cherry Street
- [2.](#) VAR2020-00036; NEA-BBQ, LLC; 660 Duluth Highway
- [3.](#) APPL2020-00001; Laura Biebuyck

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: BOARD OF APPEALS
AGENDA CATEGORY: NEW BUSINESS

Item: VAR2020-00035; Sterling Manor Homes, LLC; 60 Cherry Street

Department: Planning and Development

Date of Meeting: Tuesday, October 27, 2020

Presented By: Todd Hargrave

Department Recommendation: Approval

Summary: The applicant requests relief from Article 6 Section 601, Residential Minimum Architectural and Design Standards.

Attachments/Exhibits:

- Report
- Application
- Attachments

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

VARIANCE CASE NUMBER: VAR2020-00035

PROPERTY OWNER: STERLING MANOR HOMES, LLC

APPLICANT NAME: STERLING MANOR HOMES, LLC

PROPERTY IN QUESTION: 60 CHERRY STREET

PARCEL ID NUMBER: R5175002

PRESENT ZONING: RS150 (SINGLE-FAMILY RESIDENTIAL DISTRICT)

ORDINANCE SECTION AFFECTED: ZONING ORDINANCE, ARTICLE 6, ARCHITECTURAL AND DESIGN STANDARDS, SECTION 601, RESIDENTIAL MINIMUM ARCHITECTURAL AND DESIGN STANDARDS

VARIANCE TO ALLOW: BUILDING EXTERIOR MATERIALS

VARIANCE:

To authorize such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to special conditions and not to the intentional conduct of the requesting party, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship.

EXISTING OR NEW BUILDING: New Development

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

The applicant is proposing a new development located at 60 Cherry Street, and is requesting a variance from the Architectural and Design Standards of the Lawrenceville Zoning Ordinance. The proposal includes developing two new homes on two empty lots. The applicant proposes to build the homes with a Craftman style design. The applicant proposes a brick watertable on all four sides, brick accents with shake and shingle siding to the front façades on each

design. Article 6, Section 601, (A)(1)(a) specifically states that one-tenth accents of the front façade may be of a fiber or stucco product.

Article 6 Section 601(A)(1)(a) of the Zoning Ordinance requires that the front façade of a single-family residence shall be constructed of brick, and/or stone. Up to one-tenth accents of the front façade may be of a fiber cement or stucco product. Section 601(A)(1)(b) requires the sides and rear façade of a single-family residence shall be, at a minimum, one-third brick or stone. The balance shall be of fiber cement or stucco.

If developed as proposed, the property may not meet the intent of the single-family residential district. Given the aforementioned factors, the Planning and Development Department recommends **DENIAL** of this request.



LAWRENCEVILLE

GEORGIA

VARIANCE APPLICATION

Variance applications may only be accepted for height, area and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance.

Applicant: Sterling Manor Homes, LLC

Owner: Sterling Manor Homes, LLC

Address: PO Box 25

Address: PO Box 25

Hoschton, Georgia 30548-0025

Hoschton, Georgia 30548-0025

Telephone: 770-318-6854

Telephone: 770-318-6854

Contact person: W. Charles "Chuck" Ross, Esquire

Contact telephone: 770-962-0100

Email: chuck@wtp.legal

PROPERTY IN QUESTION

Street Address: 60 Cherry Street

Property identification number: (Tax parcel number) 5 / 175 / 002

Present zoning: RS150

Variance(s) requested:

Relief from Section 601(A)(1)(a) to allow for less than 90% brick or stone on the front facade and Section 601(A)(1)(b) to allow for less than one-third (1/3) brick or stone on the side and rear facades. This is needed for compliance with Section 601(A)(1)(d) which requires construction on lots within an existing subdivision to maintain compatibility with surrounding buildings and community features.

9/4/2020

Signature of applicant

Date

9/4/2020

Signature of property owner

Date

Scott Adams

9/4/2020

Printed name

Date

Scott Adams

9/4/2020

Printed name

Date

9/4/2020

Date

9/4/2020

Notary public



25 Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

September 4, 2020

Todd Hargrave
Planning Director
City of Lawrenceville
70 South Clayton Street
Lawrenceville, Georgia 3046-2200

RE: VARIANCE APPLICATION BY STERLING MANOR HOMES, LLC FOR PROPERTY
LOCATED AT 60 CHERRY STREET, LAWRENCEVILLE.

Dear Mr. Hargrave:

Powell & Edwards, Attorneys at Law, P.C. submit this Variance Application and Letter of Intent on behalf of Sterling Manor Homes, LLC (the "Applicant") to request variances from the Architectural and Design Standards of the Lawrenceville Zoning Ordinance in reference to two single family homes to be constructed upon two separate lots located at 60 Cherry Street and currently having Gwinnett County Tax ID Number of R5175 002.

Applicant previously was approved by the City to locate two homes upon the above referenced lots. As you are aware, the remaining lots in this neighborhood were developed and built upon decades ago. Applicant desires to build two homes at this location which, while obviously being much newer, will nonetheless blend in with the existing residences. This is in fact a requirement of Section 601(A)(1)(d) of Article 6 of the Lawrenceville Zoning Ordinance. With the exception of one brick home on the street, the other ten homes on the street are all full siding on block or brick foundations. There are a couple houses that feature a brick "water table" foundation treatment, but none even come close to the ninety percent brick or stone front façade requirement of the current ordinance.

Applicant proposes to finish the homes in the "Craftsman" style, essentially identical to the finishes approved by the City of Lawrenceville for the "Views" development. For demonstrative purposes, I have included several exhibits:

- Exhibit 1: Abbey Plan for Lot #1 with proposed finishes
- Exhibit 2: Aberdeen Plan for Lot #2 with proposed finishes
- Exhibit 3: Existing houses adjacent to proposed homes
- Exhibit 4: Houses recently approved by the City of Lawrenceville with the same finishes as proposed by Applicant.

Specifically, the Applicant is requesting the following minor variances:

- Relief from Section 601(A)(1)(a) to allow for less than ninety-percent (90%) brick or stone on the front façade.
- Relief from Section 601(A)(1)(b) to allow for less than one-third (1/3) brick or stone on the side and rear facades.

These variances are necessary to maintain harmony and conformity among the existing homes in the neighborhood. As noted on the exhibits, all of the non-brick or non-stone exterior materials will be cementitious and thus long-lasting and fire-resistant. While we understand and support the intent of the Ordinance, clearly, in this particular situation, it will not have the desired result of architectural integration. Variances exist for this exact situation. With the requested variances, what is now a vacant eyesore, will transform to become a beautiful transition into the downtown area which represents the consistent theming of the City's architecture while blending harmoniously with the existing neighborhood.

We appreciate all of the assistance and guidance that you and your department have provided us during this process. The Applicant and its representative welcome the opportunity to meet with you and your staff to answer any questions or to address any concerns relating to the matters set forth in this Letter of Intent or in the Variance Application filed herewith. The Applicant respectfully requests your approval of this Application.

Respectfully submitted,

POWELL & EDWARDS,
ATTORNEYS AT LAW, P.C.



W. Charles "Chuck" Ross
Attorney for Applicant

Enclosures

EXHIBIT A



EXHIBIT B

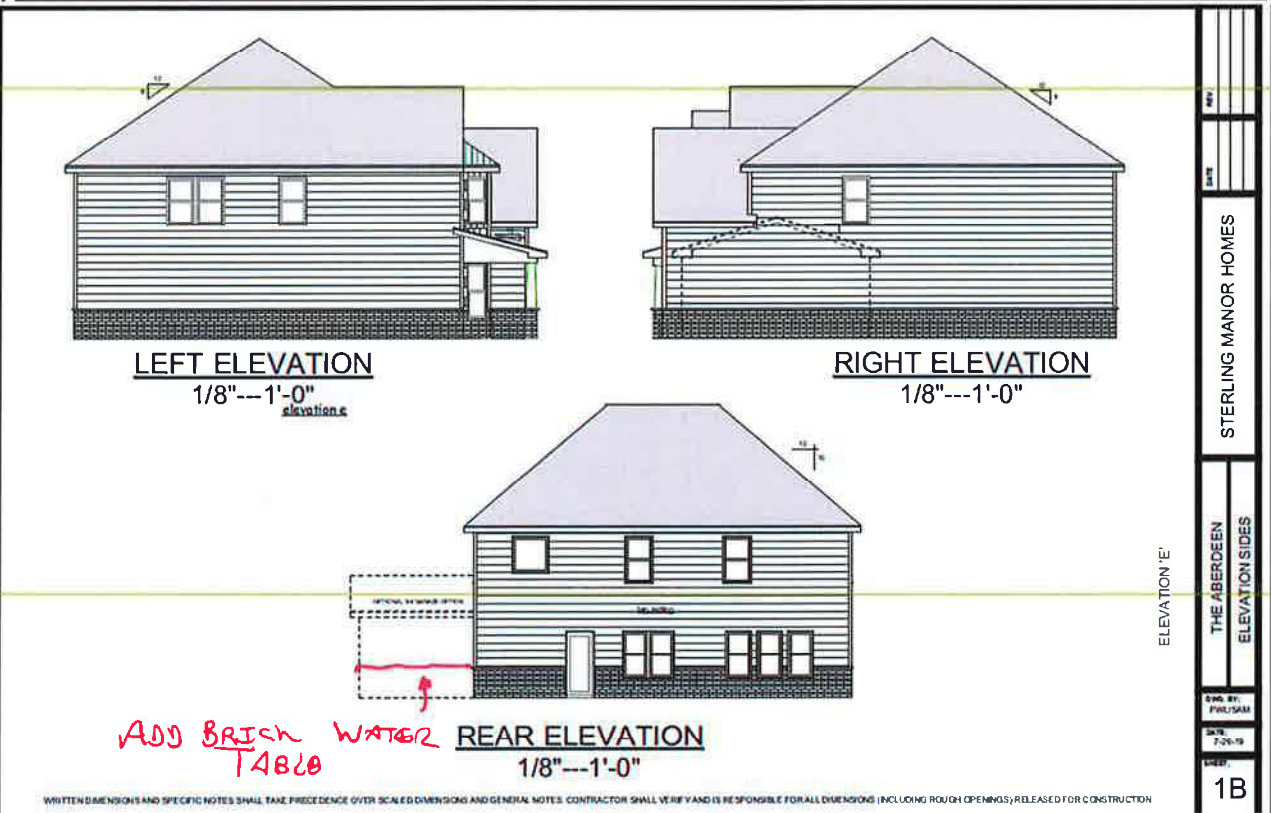
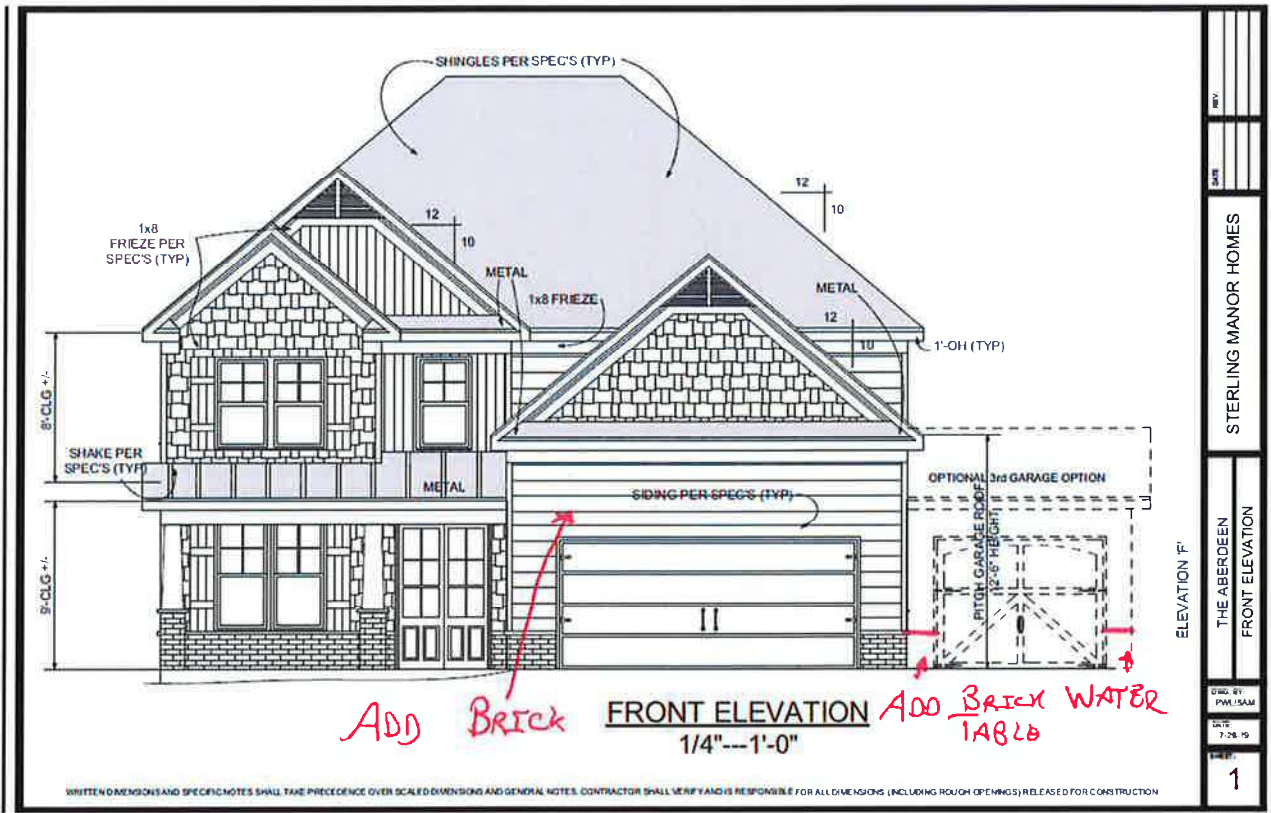


EXHIBIT C



EXHIBIT D





DEMONSTRATION QUESTIONNAIRE

Demonstrate the special conditions and circumstances that exist which are peculiar to the land, structure, or building for which the variance is being requested:

With the exception of the proposed two houses, the existing neighborhood was developed decades ago and only one out of the ten houses surrounding the proposed development would satisfy the current Architectural Design Standards which are being imposed upon the proposed houses.

Demonstrate that these special conditions are unique to this property:

The Lawrenceville Zoning Ordinance which contains the subject Architectural Design Standards was enacted after the completion of the existing homes in this neighborhood.

Demonstrate that these special condition or circumstances are not the result from actions of the applicant:

The special conditions are solely the result of standards that are in conflict with the conformity of the existing houses in the neighborhood.

Demonstrate that the variance requested is the minimum variance that will make possible the reasonable use of land, structure or building:

The Applicant has provided designs that are consistent with some of the most recent and desired homes approved in Lawrenceville. Any requirement for more brick and stone façade treatments would be in conflict with the other homes in the neighborhood which are for the most part clad exclusively with siding.

Demonstrate that the request is in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare:

The intent of the ordinance is to ensure quality built homes that are harmonious with the overall architecture of the City. However, in this case, due to the fact that almost the entire neighborhood is in conflict with the design required by the ordinance, failure to grant the requested variance would be injurious to the neighborhood and the public welfare. Further, the proposed designs are 100% consistent with recent approvals by the City for similar homes located in the new downtown housing developments.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in land Lots 146 and 175 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, being Lots 32 and 33 of the S. Corbin Home Place, per plat recorded in Plat Book D, Page 16, Gwinnett County, Georgia records, and being more particularly described as follows:

BEGINNING at a point formed by the intersection of the Westerly right-of-way of Cherry Street (apparent 30' right-of-way) and the Northerly right-of-way of East Pike Street (apparent 30' right-of-way), said point being the TRUE POINT OF BEGINNING.

THENCE from said Point of Beginning as thus established and continuing along said Northerly right-of-way of East Pike Street (apparent 30' right-of-way), South 62 degrees 21 minutes 58 seconds West for a distance of 60.00 feet to a point; THENCE South 84 degrees 37 minutes 18 seconds West for a distance of 120.00 feet to a ½" rebar found; THENCE leaving said right-of-way of East Pike Street, North 05 degrees 36 minutes 34 seconds West for a distance of 100.05 feet to a ½" rebar found; THENCE North 06 degrees 46 minutes 32 seconds West for a distance of 69.30 feet to a 1" open top pipe; THENCE North 83 degrees 32 minutes 58 seconds East for a distance of 169.52 feet to a point on the Westerly right-of-way of Cherry Street; THENCE along said right-of-way, South 08 degrees 29 minutes 14 seconds East for a distance of 150.00 feet to a point located at the intersection of the Westerly right-of-way of Cherry Street and the Northerly right-of-way of East Pike Street, said point being THE TRUE POINT OF BEGINNING, said all as shown on that "Minor Subdivision Plat for Sterling Manor Homes, LLC" dated June 18, 2017, prepared by Land Development Surveyors, Inc.

[illegible]

LEGEND

IPF	■	IRON PIN FOUND
IPS	■	1/2" REBAR PIN SET
LL	—	LAND LOT
LLL	—	LAND LOT LINE
PL	—	PROPERTY LINE
CL	—	CENTERLINE
BL	—	BUILDING LINE
R/W	—	RIGHT-OF-WAY
SSE	—	SANITARY SEWER EASEMENT
DE	—	DRAINAGE EASEMENT
MH	●	MANHOLE
CB	○	CATCH BASIN
JB	○	JUNCTION BOX
HW	—	HEADWALL
DI	—	DROP INLET
PP	—	POWER/UTILITY POLE
FH	—	FIRE HYDRANT
IE	—	INVERT ELEVATION
FPE	—	FINISHED FLOOR ELEVATION
BOC	—	BACK OF CURB
EP	—	EDGE OF PAVEMENT
—S—	—	SANITARY SEWER LINE/PIPE
—SS—	—	STORM SEWER LINE/PIPE
—X—X—	—	FENCE LINE
.....	—	FLOOD HAZARD ZONE LINE
N/F	—	NOW OR FORMERLY

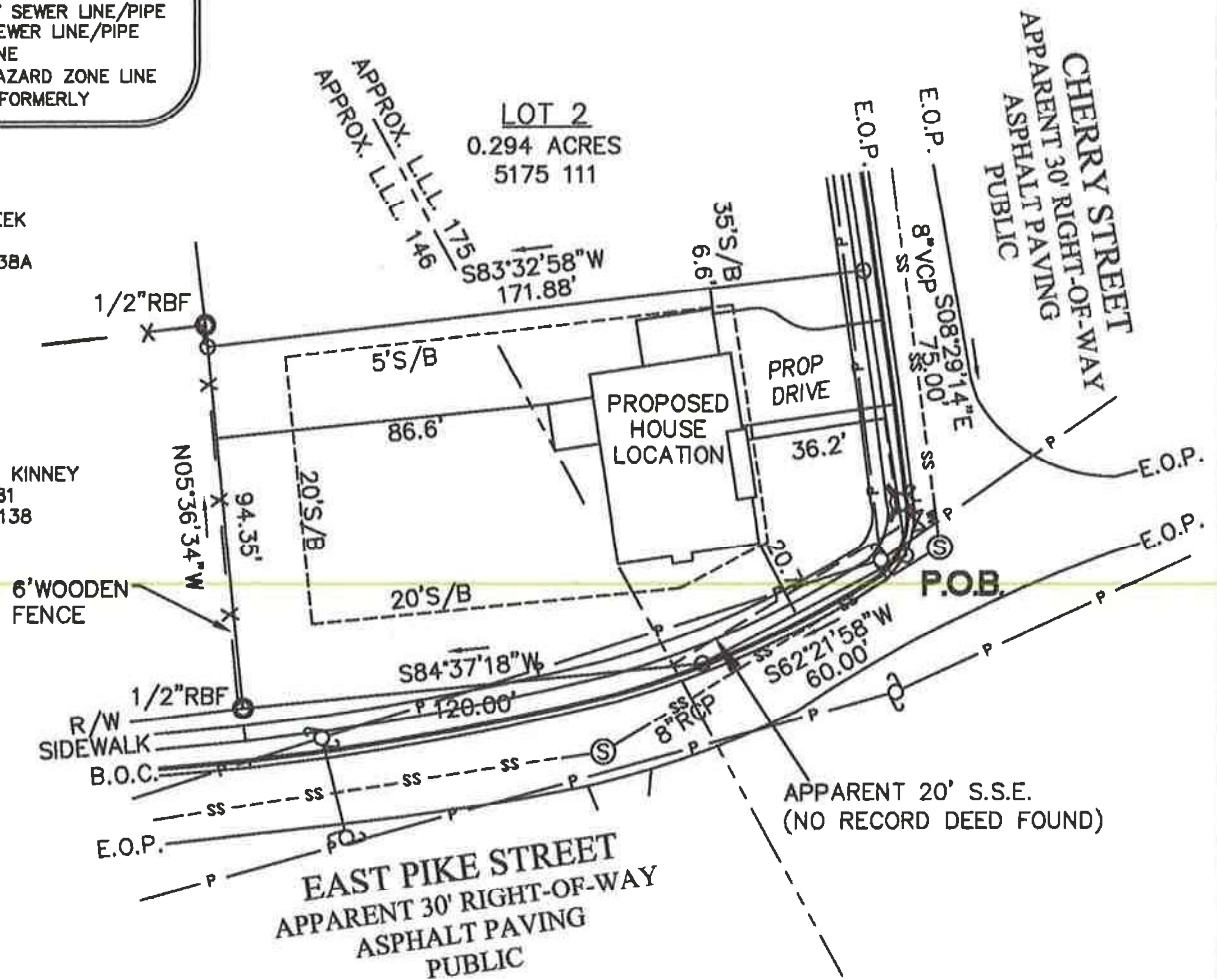
48 CHERRY STREET
CHERRY STREET
UNIT 1
BLOCK A
LOT 1
0.369 ACRES
TAX PARCEL 5175 002

PLAN TYPE

"ABBY"

N/F
JASON WYNN CHEEK
DB.42713 PG.001
TAX ID# 5146B 138A

N/F
CHARLES DAVID KINNEY
DB.47642 PG.481
TAX ID#5146B-138



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

HOUSE LOCATION PLAN FOR:

STERLING MANOR HOMES

CITY OF LAWRENCEVILLE

LAND DEVELOPMENT
SURVEYORS, INC.

P.O. BOX 2050
Dacula, GA. 30019
(770) 662-8209
LDSURVEY @ BELL-SOUTH.NET
COA LSF#000832

Date: 8/20/20 LAND LOT 146 & 175 DISTRICT 5TH

County: GWINNETT, GA. Scale: 1"=50'

Sheet No.

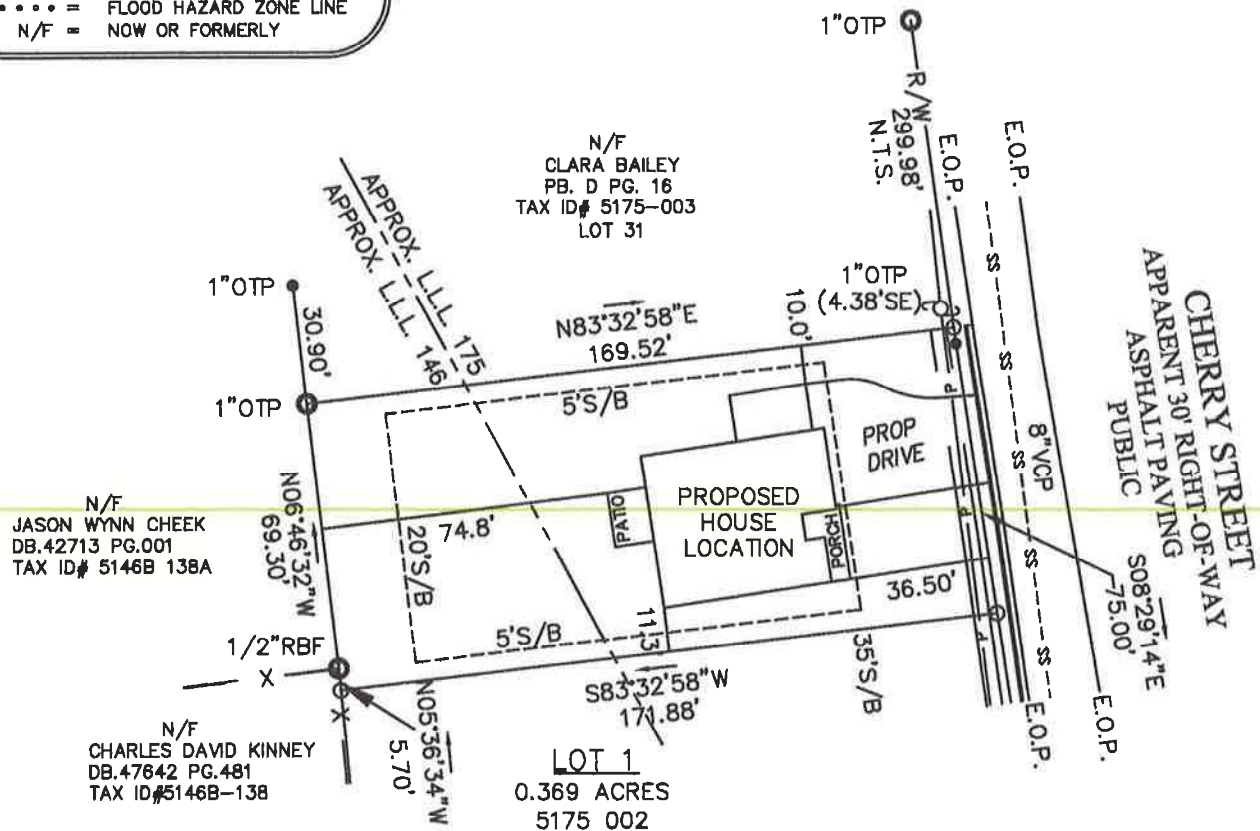
Proj. Manager: Drawn By: MSF Checked By: LJJ

Job Number: 17177 File Number: 1-HLP.dwg

1 of 1

IPF == IRON PIN FOUND
 IPS == 1/2" REBAR PIN SET
 LL == LAND LOT
 LLL == LAND LOT LINE
 P == PROPERTY LINE
 C == CENTERLINE
 B == BUILDING LINE
 R/W == RIGHT-OF-WAY
 SSE == SANITARY SEWER EASEMENT
 DE == DRAINAGE EASEMENT
 M == MANHOLE
 CB == CATCH BASIN
 JB == JUNCTION BOX
 HW == HEADWALL
 DI == DROP INLET
 PP == POWER/UTILITY POLE
 FH == FIRE HYDRANT
 IE == INVERT ELEVATION
 FFE == FINISHED FLOOR ELEVATION
 BOC == BACK OF CURB
 EP == EDGE OF PAVEMENT
 S == SANITARY SEWER LINE/PIPE
 SS == STORM SEWER LINE/PIPE
 F == FENCE LINE
 FHZ == FLOOD HAZARD ZONE LINE
 N/F == NOW OR FORMERLY

PLAN TYPE
"ABERDEEN"



GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

HOUSE LOCATION PLAN FOR:

STERLING MANOR HOMES

CITY OF LAWRENCEVILLE

LAND DEVELOPMENT
SURVEYORS, INC.

P.O. BOX 2080
Dacula, GA 30019
(770) 882-8208
LDSURVEY@Bellsouth.net
OAA LSP#000832

Date: 8/20/20		LAND LOT 146 & 175		DISTRICT 5TH	
County: GWINNETT, GA.		Scale: 1"=50'		Sheet No.	
Proj. Manager:		Drawn By: MSF		Checked By: LJJ	
Job Number: 17177		File Number: 2-HLP.dwg		1 of 1	

CASE # XPL 2020-00003**FLOOD HAZARD NOTE**

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13135C0089F, DATED SEPTEMBER 29, 2006.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

EQUIPMENT USED:

A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TKO GNSS ROVER, CONNECTED TO THE GPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,347 & AN ANGULAR ERROR OF 06" SECOND PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 6/15/2020.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 202,075 FEET, AND CONTAINS A TOTAL OF 0.663+/- ACRES.

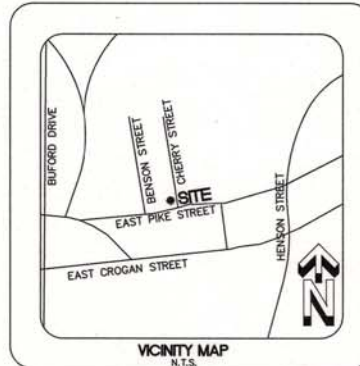
REFERENCES:

- 1) DEED BOOK 55652, PAGE 1.
- 2) PLAT BOOK D, PAGE 16.
- 3) OTHER AS DENOTED ON PLAT.

ACREAGE CHART

LOT 1 = 0.369 ACRES
16,086 SQ. FT.
LOT 2 = 0.294 ACRES
12,798 SQ. FT.
TOTAL = 0.663 ACRES
28,884 SQ. FT.
(INCLUDES EASEMENTS WITHIN)

EXEMPTION PLAT DATA	
GENERAL	
ZONING	RS150
DEVELOPMENT TYPE	RESIDENTIAL
PROJECT DATA	
NUMBER OF LOTS	2
ACREAGE	0.663
SANITARY SERVICE	SEWER X SEPTIC
RELATED CASES	
TYPE	
CASE #	
APPROVAL DATE	

**CERTIFICATION OF CITY ENGINEER**

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY ENGINEER AND IS APPROVED, SUBJECT TO THE INSTALLATION OF STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS.

DATED THIS 21 DAY OF August 2020

[Signature]
FOR THE CITY OF LAWRENCEVILLE, GA.

CERTIFICATION OF PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE SUBDIVISION, PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND USE PLAN, AND THE CITY OF LAWRENCEVILLE SUBDIVISION AND ZONING REGULATIONS.

DATED THIS 21 DAY OF August 2020

[Signature]
(PLANNING DIRECTOR)

CERTIFICATION OF CITY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY AND IS APPROVED, SUBJECT TO THE INSTALLATION OF STREETS, UTILITIES, AND OTHER IMPROVEMENTS IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS.

DATED THIS 23 DAY OF August 2020

[Signature]
(FOR THE CITY OF LAWRENCEVILLE, GA.)

LEGEND	
NTS	= NOT TO SCALE
IPS	= 1/2" REBAR PIN SET
LLL	= LAND LOT LINE
P.L.	= PROPERTY LINE
RBF	= REBAR FOUND
F.S.B.	= FRONT SETBACK
S.S.B.	= SIDE SETBACK
R.S.B.	= REAR SETBACK
R/W	= RIGHT-OF-WAY
SSE	= SANITARY SEWER EASEMENT
MH	= MANHOLE
FH	= FIRE HYDRANT
FEE	= FIRST FLOOR ELEVATION
S	= SANITARY SEWER LINE/PIPE
---	= FENCE LINE
N/F	= NOW OR FORMERLY
WM	= WATER METER
OTF	= OPEN TOP PIPE
E.O.P.	= EDGE OF PAVEMENT
R	= RECORD DEED DISTANCE

CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.

CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. CITY OF LAWRENCEVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

HLP-HOUSE LOCATION PLAN

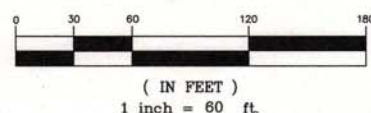
A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLP". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE GWINNETT COUNTY DEVELOPMENT REGULATIONS OR CONTACT THE GWINNETT COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT FOR FURTHER INFORMATION.

RESIDENTIAL DRAINAGE PLAN (RDP):**RESIDENTIAL DRAINAGE STUDY (RDS):**

AN APPROVED RESIDENTIAL DRAINAGE PLAN (RDP) IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP". AN APPROVED HOLD AND RELEASE AFFIDAVIT IS REQUIRED ON THOSE LOTS LABELED "RDP" OR RESIDENTIAL DRAINAGE STUDY (RDS). AN ELEVATION CERTIFICATE IS REQUIRED ON LOTS LABELED "RDP-E" OR RDS-E."

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GRAPHIC SCALE

PERMANENT STRUCTURES AND TREES NOT ALLOWED IN SANITARY SEWER EASEMENTS ACCORDING TO CURRENT GWINNETT COUNTY POLICY.

GENERAL NOTES

- 1) SETBACK INFORMATION: RS-150 PARCEL(S) # 5175 002
FRONT YARD: 35 FEET(MINOR)
REAR YARD: 40 FEET
MAXIMUM BUILDING HEIGHT: 35'
SIDE YARD: 10 FEET
- 2) ALL PROPERTY CORNERS MARKED BY A 1/2 INCH REBAR PIN SET WITH CAP UNLESS DENOTED ON PLAT OTHERWISE.
- 3) THERE ARE NO WETLANDS ON THIS SITE.
- 4) THERE ARE NO STATE WATERS BUFFERS ON THIS SITE.
- 5) PROPERTY SHOWN HEREON IS BASED ON A RETRACEMENT SURVEY BY LAND DEVELOPMENT SURVEYORS, INC., DATED 12/26/17.
- 6) SITE BEARINGS AND ELEVATIONS BASED NAVD 88 OBTAINED BY MEANS OF A LOCAL GPS NETWORK.
- 7) UTILITIES SHALL BE LOCATED UNDERGROUND (UD0210-50.14, 210-80.14, 210-90.9, 210-100.6, 210-225.11, AND 220-30.3)
- 8) ALL LOTS TO BE SERVED BY GWINNETT COUNTY GRAVITY SEWER.
- 9) WATER PROVIDED BY CITY OF LAWRENCEVILLE.
- 10) ALL LOTS TO HAVE CURBSIDE TRASH PICKUP.
- 11) THERE ARE NO EXISTING STRUCTURES LOCATED ON SUBJECT PROPERTY.

OWNER'S ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS HEREIN EXPRESSED.

[Signature]
OWNER

SURVEYOR'S ACKNOWLEDGEMENT

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON, AND IS TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF LAWRENCEVILLE.

LEE JAY JOHNSON
REGISTERED LAND SURVEYOR NO. 2846

BOARD OF APPEALS CASE # VAR2020-00030 DATED 8/28/20

LOT 1
ENCROACHMENT INTO THE FRONT S/B ON PIKE STREET BY 15 FEET
ENCROACHMENT INTO THE SIDE S/B BY 5 FEET
ENCROACHMENT INTO THE REAR S/B BY 20 FEET
REDUCE LOT WIDTH TO 75 FEET

LOT 2
ENCROACHMENT INTO THE SIDE S/B BY 5 FEET
ENCROACHMENT INTO THE REAR S/B BY 20 FEET
REDUCE LOT WIDTH TO 75 FEET

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

LEE JAY JOHNSON GA RLS # 2846

8/11/20 ADDRESS CITY COMMENTS
7/14/20 ADDRESS CITY COMMENTS

MINOR SUBDIVISION PLAT FOR:

STERLING MANOR HOMES, LLC

60 CHERRY STREET
FORMERLY LOT 32 & 33, S. CORBIN HOME PLACE S/D
CITY OF LAWRENCEVILLE

**LAND DEVELOPMENT SURVEYORS, INC.**

P.O. BOX 2050
Dacula, GA, 30019
(770) 682-8206
LDSURVEY@BELLSOUTH.NET
COA LSF#000832

Date: 6/18/17 Land Lot: 146 & 175 District: 5th

County: GWINNETT, Ga. Scale: 1"=60'

Field By: TJ & SF Drawn By: MSF Checked By: LJW

Job Number: 17177 File Number: 17177.dwg

Sheet No.

1 of 1

VAR-2020-00035



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: BOARD OF APPEALS
AGENDA CATEGORY: NEW BUSINESS

Item: VAR2020-00036; NEA-BBQ, LLC; 660 Duluth Highway

Department: Planning and Development

Date of Meeting: Tuesday, October 27, 2020

Presented By: Todd Hargrave

Department Recommendation: Denial

Summary: The applicant requests relief from Article 6 Section 602, Non-Residential Minimum Architectural and Design Standards to allow metal as the main façade material.

Attachments/Exhibits:

- Report
- Application
- Attachments



LAWRENCEVILLE

GEORGIA

VARIANCE APPLICATION

Variance applications may only be accepted for height, area and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance.

Applicant: Sonny's BBQ

Owner: NEA-BBQ, LLC

Address: 5078 Bristol Industrial Way
Ste 200
Buford, GA 30518

Address: 5078 Bristol Industrial Way
Ste 200
Buford, GA 30518

Telephone: 678-449-7257

Telephone: 678-449-7257

Contact person: Ron Donley

Contact telephone: 678-449-7257

Email: RRDDonley@gmail.com

PROPERTY IN QUESTION

Street Address: 660 Duluth Hwy, Lawrenceville, GA

Property identification number: (Tax parcel number) R170091071

Present zoning: HSB

Variance(s) requested:

Replace Existing Cypress Wood on Front of Building
that has discolored & weeping & replace it with "Nichea" Fiber
cement Boards that look like the Cypress did when it was new &
approved by the Board in 2016. (Photos & Samples Attached)

Signature of applicant

Date

Signature of property owner

Date

Printed name

Date

Printed name

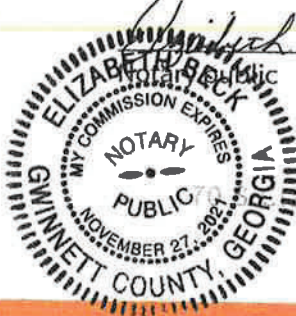
Date

Signature of Notary Public

Date

Signature of Notary Public

Date



170091071 • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org



LAWRENCEVILLE

GEORGIA

ANNOUNCEMENT LETTER

RE: Attached Legal Description

Dear Sir or Madam:

PLEASE BE ADVISED THAT SONNY'S BBQ HAS APPLIED FOR A VARIANCE
(V--_) TO REQUEST Replacing wood on front of Building that is Looking Bad

The Lawrenceville Board of Zoning Appeals will hold a public hearing at 6:00 p.m. on Monday, 11/15/2011 in order to discuss and act upon this variance request. The meeting will be held in the Assembly Room of City Hall, which is located at 70 South Clayton Street, Lawrenceville, Georgia.

If you would like to comment on the variance request, please plan to attend these meetings. The public is allowed to speak during both the Board of Appeals public hearing. If you plan to speak in opposition to this request, please be advised that in accordance with Chapter 36-67A-3(c) of the Code of Georgia, if you have made, within the two years immediately preceding the filing of this variance request, campaign contributions aggregating \$250.00 or more to a local government official who will consider this application, you must contact the Planning & Development Department to obtain the appropriate Campaign Contributions Disclosure Form. This disclosure requirement must be filed at least five calendar days prior to the Board of Appeals Public Hearing.

Sincerely,

Enclosure

**Encl. Copy of Application
Letter of Intent
Legal Description
Site plan**

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org





EXHIBIT "A"**DESCRIPTION OF PREMISES**

- I. **Street Address:** 660 Duluth Highway
Lawrenceville, GA 30045
- II. **Name and Address of Landlord if Lease Arrangement Is Applicable:**
- Store Master Funding III, LLC
8377 E. Hartford Drive, Suite 100
Scottsdale, Arizona 85255
- III. **Legal Description:**

All that tract or parcel of land lying and being in Land Lot 9 of the 7th District of Gwinnett County, Georgia, containing 2.774 acres, and being more particularly described as follows:

To find the True Point of Beginning, commence at the intersection of the northern right-of-way line of Hurricane Shoals Road Extension (70-foot right-of-way) and the western right-of-way line of Duluth Highway-State Route 120 (variable right-of-way), if said right-of-ways were extended to form a point; run thence South 57 degrees 38 minutes 47 seconds West a distance of 94.08 feet to a 1-inch open top pipe set on the northern right-of-way line of Hurricane Shoals Road Extension, said point being the TRUE POINT OF BEGINNING; thence continue along said right-of-way line of Hurricane Shoals Road Extension the following courses and distances: South 57 degrees 38 minutes 47 seconds West a distance of 133.47 feet to a 1-inch open top pipe set; thence along the arc of a curve to the left, said arc having a radius of 430.14 feet and an arc length of 293.92 feet and being subtended by a chord bearing South 38 degrees 04 seconds 17 seconds West, a chord distance of 288.23 feet to a 1-inch open top pipe set; thence South 18 degrees 29 minutes 47 seconds West, a distance of 257.17 feet to a 1-inch open top pipe set; thence leaving said right-of-way line, run North 09 degrees 11 minutes 07 seconds West, a distance of 417.33 feet to a 1/2-inch open top pipe found; thence run North 81 degrees 10 minutes 19 seconds East, a distance of 71.47 feet to a 1/2-inch rebar found; thence run North 03 degrees 49 minutes 31 seconds East, a distance of 197.51 feet to a 1-inch open top pipe set; thence run South 68 degrees 37 minutes 47 seconds East, a distance of 171.53 feet to a 1-inch open top pipe set; thence run North 11 degrees 21 minutes 40 seconds East, a distance of 203.37 feet to a 1-inch open top pipe set on said western right-of-way line of Duluth Highway; thence run along said western right-of-way line, along the arc of a curve to the right, (said arc having a radius of 924.83 feet and an arc length of 189.67 feet and being subtended by a chord bearing South 58 degrees 01 minutes 03 seconds East, a chord distance of 189.34 feet) to a point; run thence along the arc of a curve to the right (said arc having a radius of 70.00 feet and an arc length of 134.12 feet, and being subtended by a chord bearing South 02 degrees 45 minutes 20 seconds West, a chord distance of 114.53 feet) to a 1-inch open top pipe; said point being the TRUE POINT OF BEGINNING.

- IV. **Description of Protected Area:** N/A

If there is no description above, the parties acknowledge there is no Protected Area.

ZONED: HSB



Dining, Waiting and Exterior Renovation

Architect
Howard S. Baker & Associates
1073 Milstead Avenue
Conyers, GA 30012
Phone: 770-760-1122
Contact: Howard Baker
howard@hsbassoc.com

[illegible]

REV DATA POINT	
	ELEVATION NUMBER
	SHEET NUMBER
	DETAIL SECTION OR GRID PLAN NUMBER
	WALL SECTION NUMBER
	BUILDING SECTION LETTER
	SHEET NUMBER
	DETAIL NUMBER
	DETAIL
	ROOM NAME
	ROOM NUMBER
	PUSH NUMBER
	MATERIAL NUMBER
	REVISION NUMBER
	DOOR NUMBER (EQUIPMENT NUMBER ON SHEET A3)
	WINDOW NUMBER
	NOTE NUMBER

[illegible][illegible]

SYMBOLS / LEGEND

SHEET	DESCRIPTION
A-1	Cover Sheet
A-2	Foundation Plan & Details
A-3	Floor Plan
A-4	Reflected Ceiling Plan
A-5	Roof/Framing Plan & Details
A-6	Exterior Elevations
A-6.1	Exterior Elevations
A-7	Wall Sections & Details
A-8	Finish Plan & Schedules
A-8.1	Interior Elevations
A-8.2	Interior Elevations
A-8.3	Interior Elevations
A-9	Furniture Plan & Schedule
A-10	MFP Plan

[illegible]

REV DATA POINT	
	ELEVATION NUMBER
	SHEET NUMBER
	DETAIL SECTION OR GRID PLAN NUMBER
	WALL SECTION NUMBER
	BUILDING SECTION LETTER
	SHEET NUMBER
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	DOOR NUMBER (EQUIPMENT NUMBER ON SHEET A3)
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	NOTE NUMBER

[illegible][illegible]



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: BOARD OF APPEALS
AGENDA CATEGORY: NEW BUSINESS

Item: APPL2020-00001; Laura Biebuyck
Department: Planning and Development
Date of Meeting: Tuesday, October 27, 2020
Fiscal Impact: None
Presented By: Todd Hargrave
Action Requested: Consideration

Summary: Applicant wishes to appeal the Pouring Alcohol Decision.

Attachments/Exhibits:

To whom it may concern,

I am writing to ask that you reconsider my servers permit denial for alcohol. I am currently living in a program (Step by Step) in addition to doing the drug court program. I am working full time at Sonny's BBQ in Lawrenceville as expo. I am doing everything in my power to work the programs to the best of my ability and get my life together.

Granting me this permit would allow me to not only take on more responsibility at work but it also would allow me to make more money.

I pay \$720.00 for my house fees and \$200.00 for my drug court fees each month.

After paying what I am responsible for I am not left with much. I'd really love to be able to help my children financially or be able to afford transportation so I may be able to spend more time with them. i also enjoy the experience of serving. I love to interact with the customers which I'm unable to really do with the position I have now. Attached are letters of recommendation from drug court and Sonny's BBQ.

Thank you for your time.

Laura Biebuyck

Gwinnett Judicial Circuit

Accountability Court Programs

Drug, DUI, Mental Health, and Veteran's Court Program



3.

Priscilla Daniels
Director
770.822.8558

Kristy Hardin
Deputy Director
770.822.7577

Renee Norris
Case Manager
Drug Court
770.822.7578

August 27, 2020

To Whom It May Concern.

Kayley Caponi
Case Manager
Drug Court
770.822.8286

I am writing in regards to drug court participant Laura Biebuyck. She entered the Gwinnett County Drug Treatment Accountability Court on January 31, 2020.

Robin Stephens
Case Manager
DUI Court
770.822.8589

She is currently in Phase 2 of a 5 phase program which last 21 months. She is scheduled to promote to Phase 3 on December 19, 2020. Laura has passed every drug screen successfully. She appears to be committed to her sobriety and is very engaged in the program. Furthermore, she has gone above and beyond to help newer participants become acclimated to the intense requirements of the program.

Chris Sconiers
Case Manager
Mental Health Court
Veteran's Treatment Court
770.822.8047

I would really appreciate it if you would grant her the appeal for her servers permit. She has come an insanely long way in the few months we have had her in our program and she is a pleasure to work with. I feel she has earned the consideration.

If you need any further information from me, please do not hesitate to contact me.

Sgt. A. Fleming
Deputy R. Leggs
Deputy D. Saunders
Deputy T. Maloy
Surveillance
770.619.6500

Renee Norris, Case Manager
Accountability Court Programs

Angie Elliott
Lab Manager
770.822.8690

Pat Hutto
Assistant Lab Manager
770.822.8692

Gwinnett Justice and
Administration Center
75 Langley Drive
Lawrenceville, GA 30046
www.treatmentcourt.com
Fax: 770.822.8559



8 September, 2020

To whom it may concern:

Sonny's BBQ at 660 Duluth Hwy, Lawrenceville, Georgia, was fortunate enough to hire Laura Biebuyck on March 18th of this year. While we had hoped to utilize her as a server but we have been unable to do so due to her lack of a permit to serve alcohol.

Laura has worked exceptionally hard for us as an expediter, traying and running food to tables. She has shown a good understanding of restaurant operations and has been very helpful to the staff, managers and, most importantly, to our guests.

Laura's work ethic and knowledge of the job puts her in position to move up with our company, but she is being held back by her lack of a permit. Hopefully you will see fit to give this nice young woman the opportunity to move on with her life and to earn her way into a better position with our company.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Stan McPhail", written over a horizontal line.

Stan McPhail

General Manager

Sonny's BBQ, Lawrenceville

770-822-3330