



LAWRENCEVILLE

GEORGIA

ARCHITECTURAL REVIEW BOARD AGENDA

Monday, July 22, 2019
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.](#) ARB2019-00002, Kurt Schuler, 221 West Crogan Street

Final Adjournment



LAWRENCEVILLE

GEORGIA

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

Item: ARB2019-00002, Kurt Schuler, 221 West Crogan Street
Department: Planning and Development
Date of Meeting: Monday, July 22, 2019
Presented By: Todd Hargrave
Action Requested: Consideration

Summary: The applicant is request relief from the Minimum Architectural Standards.

Attachments/Exhibits:

Application
Report
Attachments

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

VARIANCE CASE NUMBER: ARB2019-00002

PROPERTY OWNER: Randy Powell

APPLICANT NAME: Kurt Schuler

PROPERTY IN QUESTION: 221 West Crogan St

PARCEL ID NUMBER: 5146D027

PRESENT ZONING: BGC (Central General Business District)

ORDINANCE SECTION AFFECTED: 7.18(B) Existing Building (2) Overlay District

OVERLAY DISTRICT SUB-AREA: Courthouse Square

VARIANCE TO ALLOW: A change in the façade of the existing building

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 stone building.

LAND USE PLAN: Downtown

OVERLAY DISTRICT: Downtown Overlay District

ADJACENT PROPERTY:

- A. **ZONING:** BGC
- B. **USE:** Central General Business Uses and Zoning

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

The applicant is proposing to redevelop the property located 221 West Crogan Street, while incorporating the existing commercial building into the plans. This request is the result of fire damage to the existing structure. The applicant is requesting a variance to allow a change to the front (south) façade by removing an existing stucco wall currently covering a portion of the southern elevation, and the installation of new parapets along the front and side elevations. Additionally, the request includes the removal of an existing doorway, siding and a window from the front façade, with the intention of installing a new wall and stucco (see attached). In addition, the applicant assumes a stone wall exist beneath the existing stucco. Therefore, the removal of the existing stucco wall from a portion of the front façade may result in an additional variance request.

Article VII, Section 7.18(B)(2) of the Zoning Ordinance Architectural Standards requires that a change to the façade of an existing building be brought into compliance with architectural requirements of the Downtown Overlay District.





BULLSEYE INDOOR RANGE & GUN SHOP

REHABILITATION OF GUN RANGE DUE TO FIRE DAMAGE 221 WEST CROGAN STREET LAWRENCEVILLE, GA 30046

Rincon + Murner
Architects
3630 Garrards Crossing
Roswell, GA 30075
tel 770 309 5973

Bullseye Indoor Range & Gun Shop
221 West Crogan Street
Lawrenceville, GA 30046

No.	Description	Date

Sheet Name COVER SHEET	
Project Number 19020	Issue Date 07/01/19
Sheet # CS	
Comments Issued For Arch Bd Review	

APB

CONTACTS

DESIGNER-OF-RECORD ARCHITECT CONTACT STREET CITY / STATE PHONE E-MAIL	RINCON + MURNER ARCHITECTS AL MURNER, AIA 3630 GARRARDS CROSSING ROSWELL, GA 30075 770-309-5973 AMURNER@ATT.NET
CONTRACTOR CONTACT STREET CITY / STATE PHONE	BLUSKY KURT SCHULER 5965 PEACHTREE CORNERS RD EAST NORCROSS, GA 30071 770-530-5151

INDEX OF DRAWINGS

CS	COVER SHEET
A-1	SITE PHOTOS AND SURVEY
A-2	EXISTING/ DEMOLITION PLAN
A-3	EXISTING ELEVATIONS
A-4	PROPOSED FLOOR PLAN
A-5	PROPOSED ELEVATIONS
A-6	OPTIONAL PROPOSED SOUTH ELEVATION

SCOPE OF WORK

The Scope of Work will include the rehabilitation of an existing indoor gun range due to fire damage. The existing exterior 14-inch thick stone walls will remain with new cast-in-place concrete walls constructed to the inside of the stone walls to carry the load of the new roof trusses. The existing gabled roof will be replaced with a low slope shed roof to eliminate side drainage into the existing adjacent brick wall. A new parapet will be constructed on the west facade to cover the new shed roof.

DESIGN CRITERIA

OCCUPANCY CLASSIFICATION	CONSTRUCTION CLASSIFICATION
Occupancy Group: <u>Business Group B</u>	Type of Construction: <u>V-B</u>
Occupancy Separation: <u>Existing 2-Hr Btwn Range & Shop</u>	Sprinklered: <u>No</u>
INTERIOR FINISH FLOOR AREA AND OCCUPANT LOAD	Fire Alarm: <u>Yes, Existing</u>
Gun Shop Ground Floor: <u>3,223 sq ft / 32 Occupants</u>	FLOOR LOCATION
Gun Range: <u>4,521 sq ft</u>	Total Number of Stories: <u>Two at Gun Shop, One at Range</u>
Occupied Area of Range: <u>600 sq ft / 40 Occupants</u>	Building Height: <u>Existing</u>
Total Area of Ground Floor: <u>7,744 sq ft</u>	DESIGN LOADS
Total Area of Repair: <u>4,521 sq ft (Gun Range)</u>	Min. Floor Live Load (psf): <u>40 psf</u>

In accordance with the GA Uniform Codes Act and the action taken by the GA Dept of Community Affairs Board, the following GA State Minimum Standard Codes are effective as of January 1, 2018:

International Building Code, 2012 Edition with 2014, 2015, 2017 and 2018 Amendments
National Electric Code, 2017 Edition
International Fuel Gas Code, 2012 Edition with 2014 and 2015 Amendments
International Mechanical Code, 2012 Edition with 2014 and 2015 Amendments
International Plumbing Code, 2012 Edition with 2014 and 2015 Amendments and IPC Appendix F
International Residential Code for One and Two Family Dwellings, 2012 Edition with 2014, 2015 and 2018 Amendments and IRC Appendix F
International Energy Conservation Code, 2009 Edition with 2011 and 2012 Amendments
International Existing Building Code, 2012 Edition with 2015 Amendments
Gwinnett County Construction Code, 2015 Edition

Gwinnett County Ordinance for Fire Protection and Life Safety
NFPA Codes and Standards: Current Editions
NFPA 101 Life Safety Code, 2012 Edition
International Fire Code, 2012 Edition with 2014 Amendments
O.C.G.A Title 25 (State Fire Law)
O.C.G.A Title 30 (Access to and Use of Public Facilities by Persons with Disabilities)
2010 ADA Standards

Special Inspections Are Required.



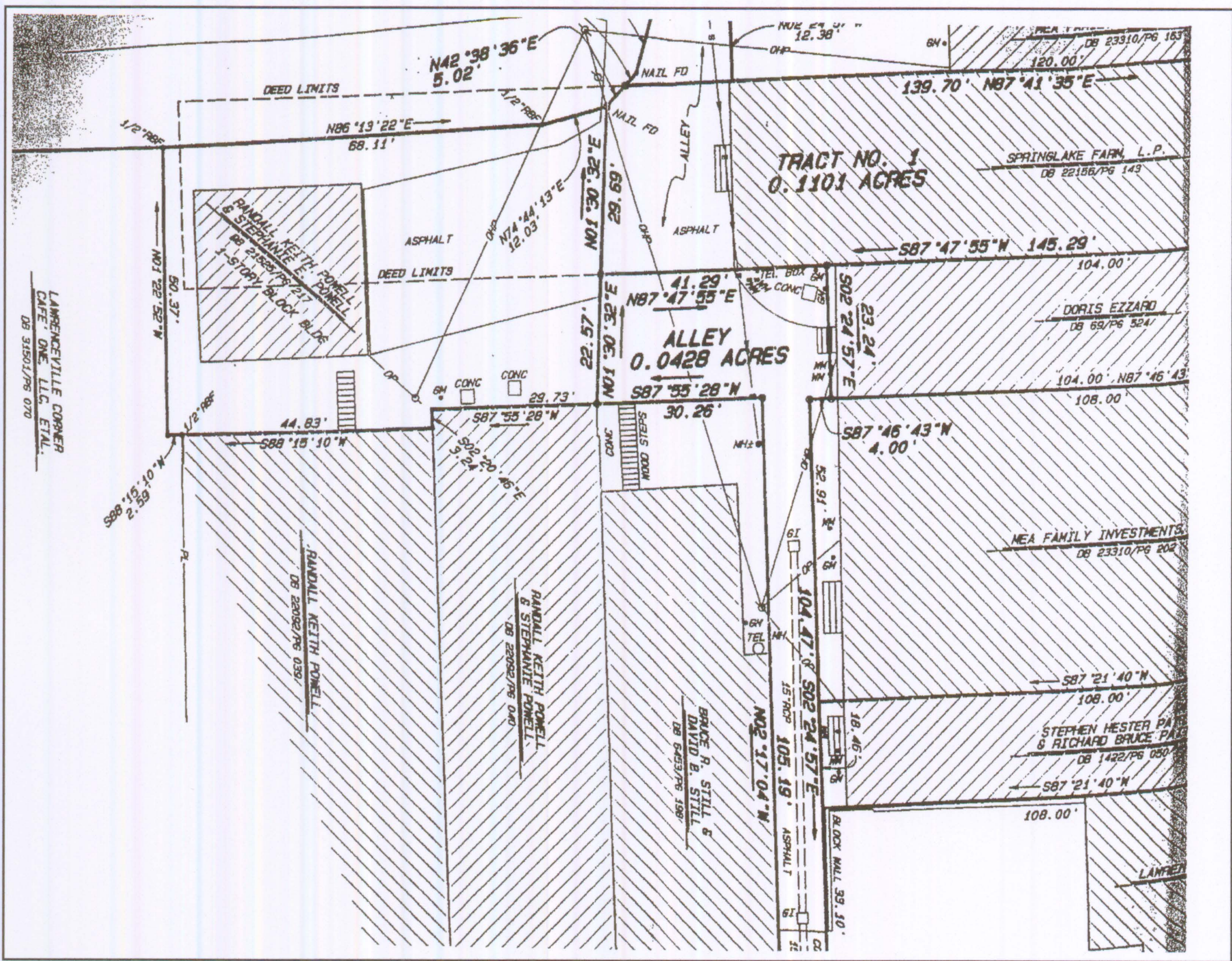
EXISTING SOUTH (FRONT) FACADE



EXISTING NORTH (SIDE) FACADE



EXISTING WEST (SIDE) FACADE



SURVEY

Bullseye Indoor Range & Gun Shop
221 West Crogan Street
Lawrenceville, GA 30046

No.	Description	Date

Sheet Name
SITE PHOTOS AND SURVEY

Project Number
19020

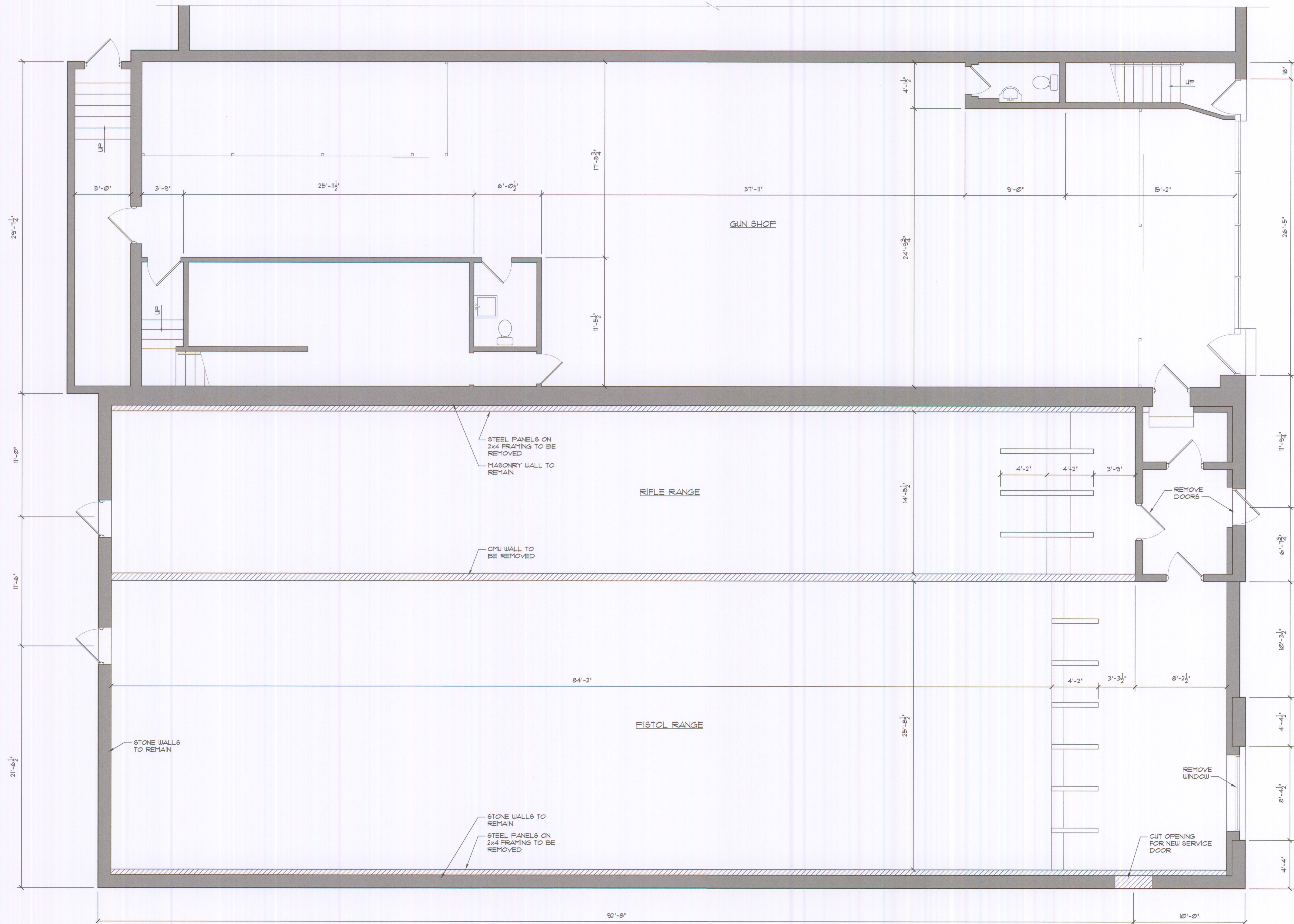
Issue Date
07/01/19

Sheet #
A-1

Comments
Issued For Arch Bd Review

VAR2019-00005

ARB



1
A-2
EXISTING/ DEMOLITION PLAN
1/4" = 1'-0"



GRAPHIC LEGEND	
	EXISTING WALL CONSTRUCTION TO REMAIN
	EXISTING WALL CONSTRUCTION TO BE REMOVED

Bullseye Indoor Range & Gun Shop
221 West Crogan Street
Lawrenceville, GA 30046

No.	Description	Date

Sheet Name EXISTING/ DEMO PLAN	
Project Number 19020	Issue Date 07/01/19
Sheet # A-2	
Comments Issued For Arch Bd Review	

VAR2019-00005

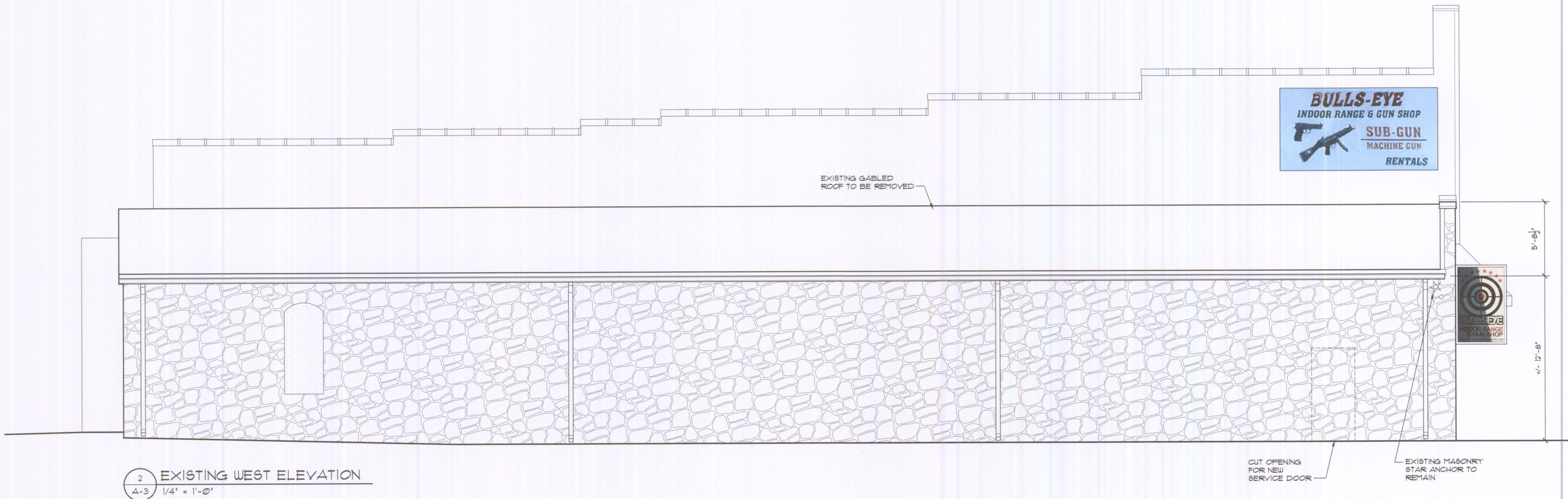
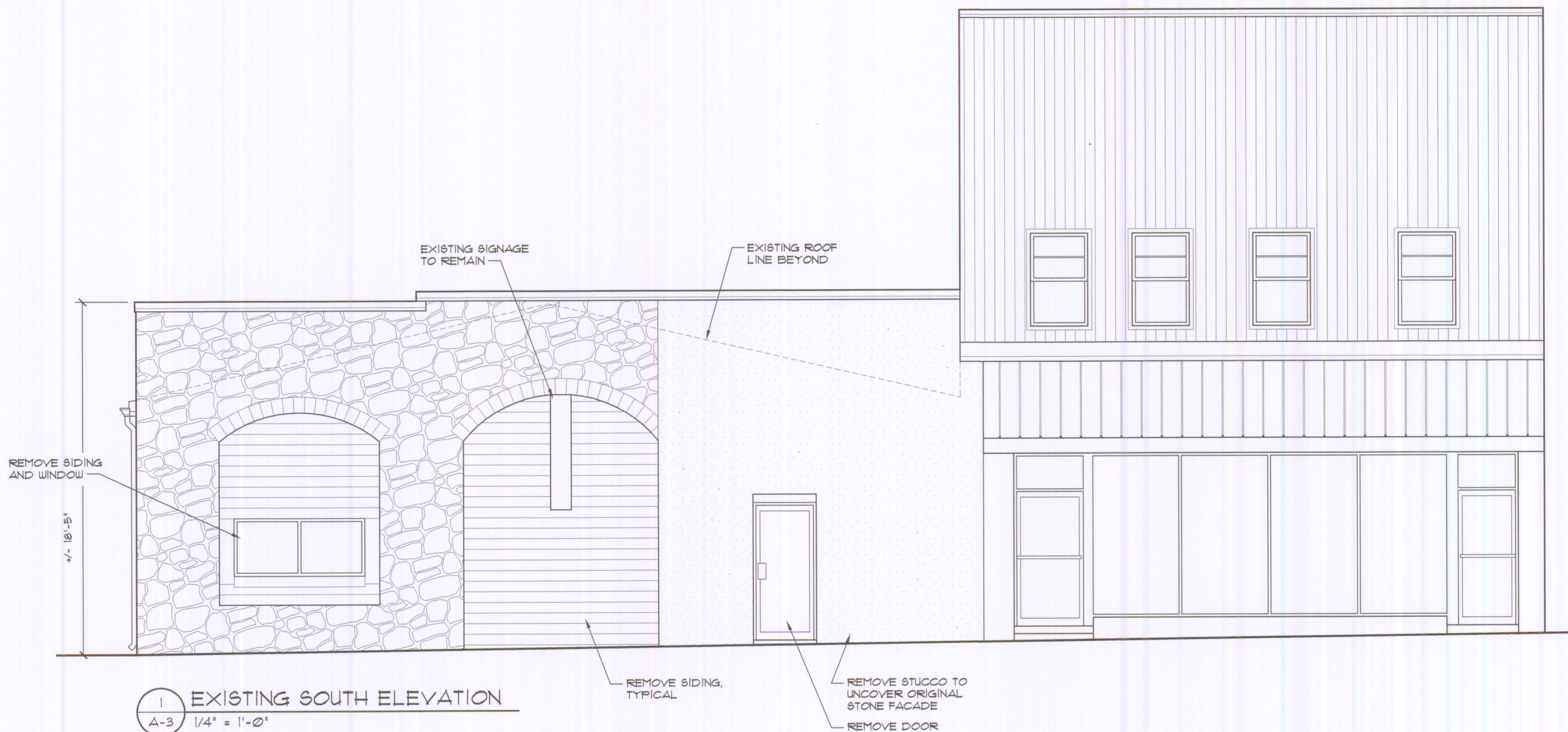
ARB

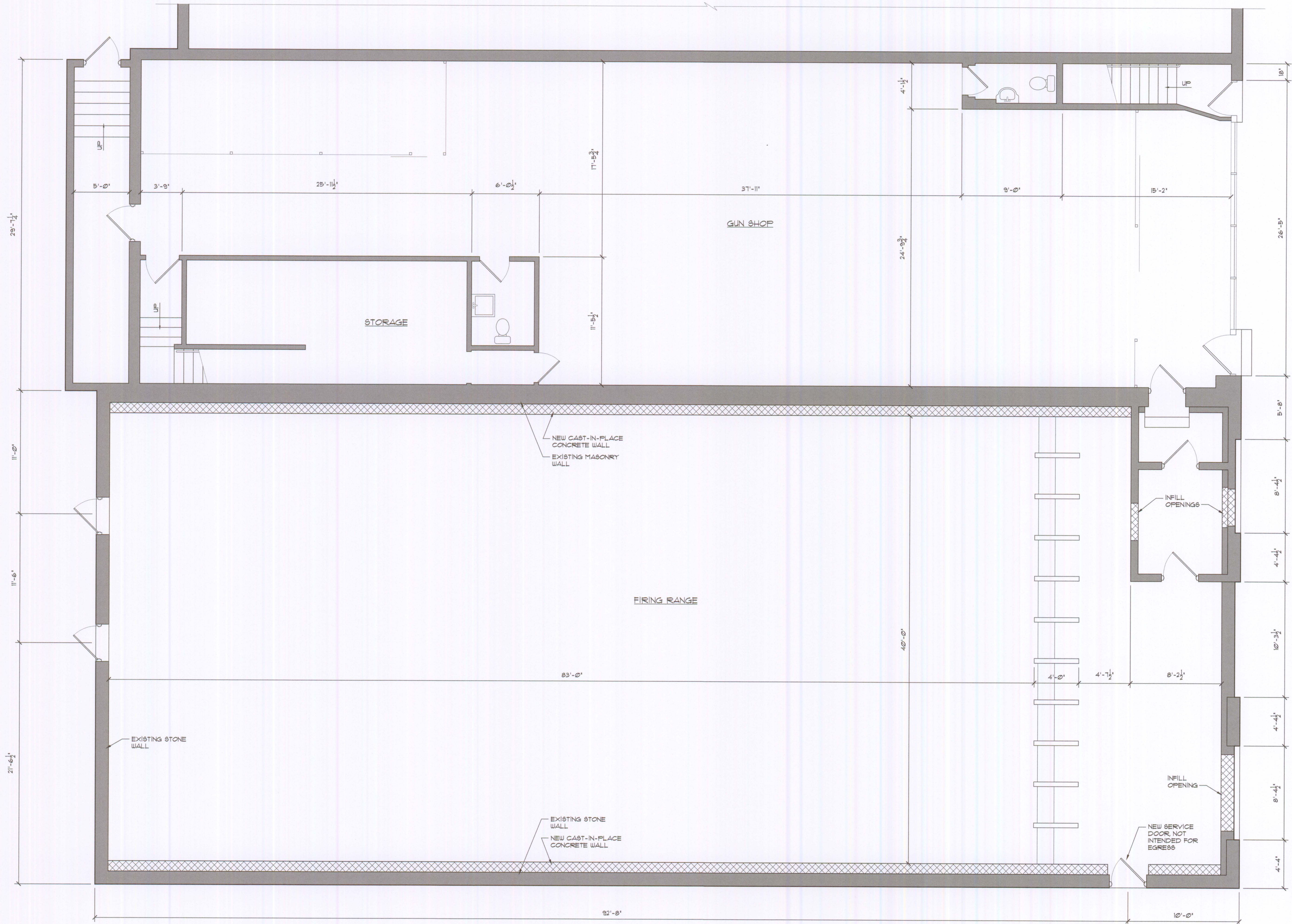
Bullseye Indoor Range & Gun Shop

221 West Crogan Street
Lawrenceville, GA 30046

No.	Description	Date

Sheet Name	
EXISTING ELEVATIONS	
Project Number	Issue Date
19020	07/01/19
Sheet #	
A-3	
Comments	
Issued For Arch Bd Review	





1
A-4
PROPOSED FLOOR PLAN
1/4" = 1'-0"

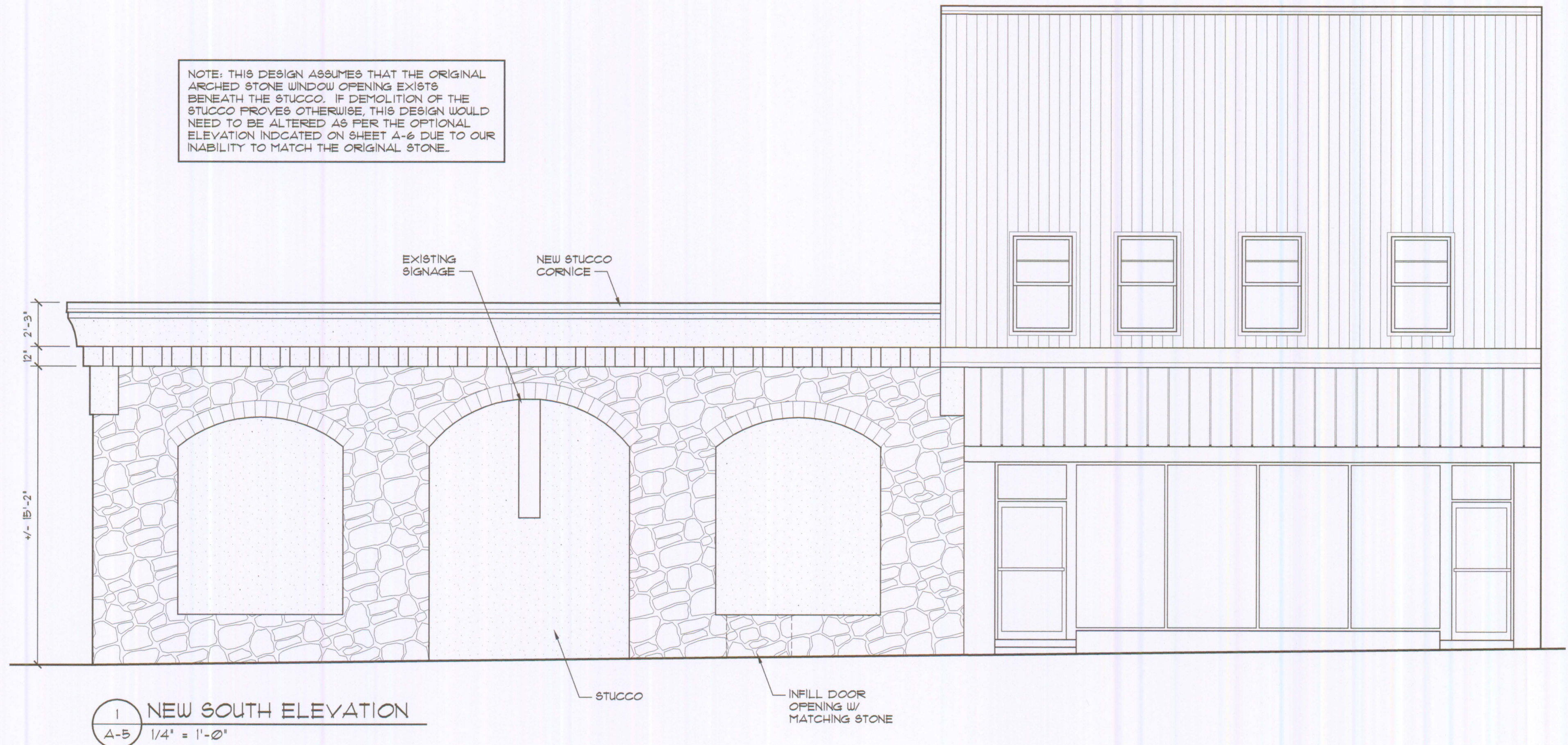


GRAPHIC LEGEND	
	EXISTING WALL CONSTRUCTION
	NEW WALL CONSTRUCTION AS NOTED

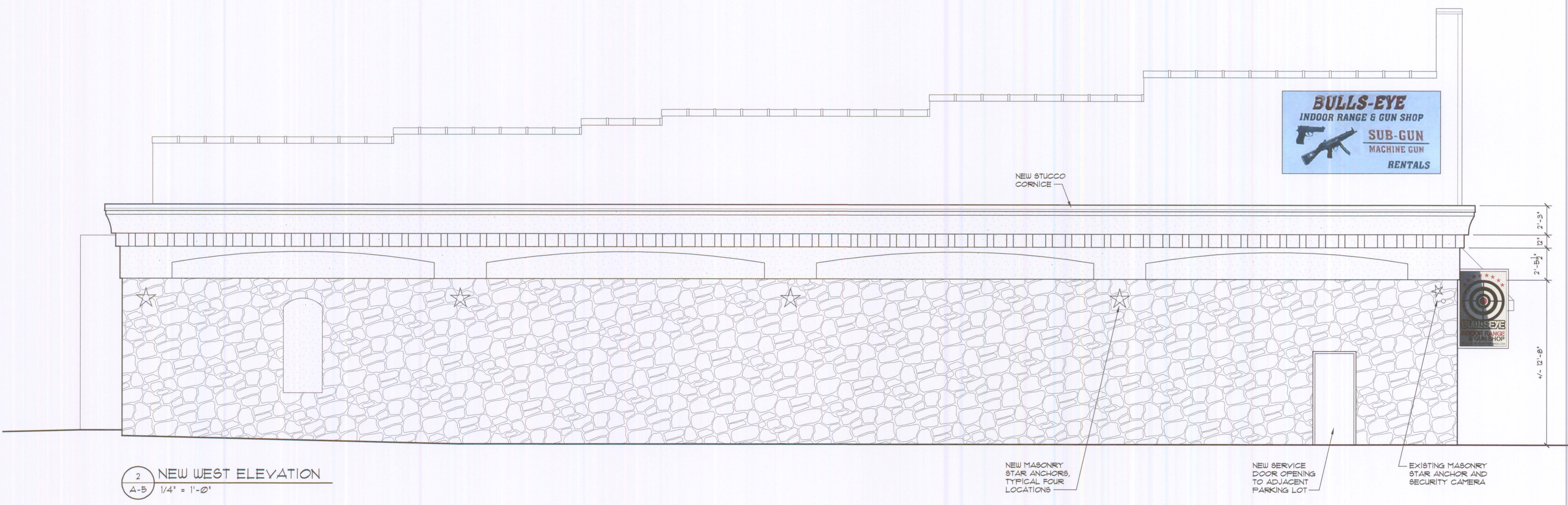
Bullseye Indoor Range & Gun Shop
221 West Crogan Street
Lawrenceville, GA 30046

No.	Description	Date

PROPOSED FLOOR PLAN	
Project Number 19020	Issue Date 07/01/19
Sheet # A-4	
Comments Issued For Arch Bd Review	



NOTE: THIS DESIGN ASSUMES THAT THE ORIGINAL ARCHED STONE WINDOW OPENING EXISTS BENEATH THE STUCCO. IF DEMOLITION OF THE STUCCO PROVES OTHERWISE, THIS DESIGN WOULD NEED TO BE ALTERED AS PER THE OPTIONAL ELEVATION INDICATED ON SHEET A-6 DUE TO OUR INABILITY TO MATCH THE ORIGINAL STONE.



Rincon + Murner

Architects

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Bullseye Indoor Range & Gun Shop

221 West Crogan Street

Lawrenceville, GA 30046

Sheet Name

PROPOSED ELEVATIONS

Project Number

19020

Issue Date

07/01/19

Sheet #

A-5

Comments

Issued For Arch Bd Review

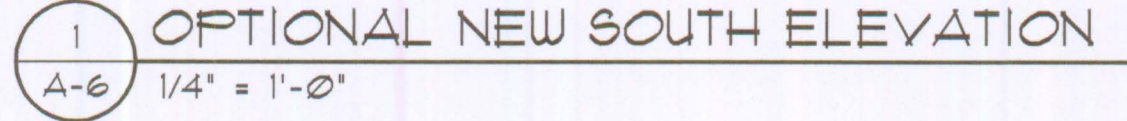
No.

Description

Date

VAR2019-20005

ARB





*The City of Lawrenceville
Planning & Development*

**Aerial Map and
Surrounding Area
File#ARB2019-00002
221 West Crogan St**

**Applicant:
Kurt Schuler**

Legend

-  Subject Property
-  Roads
-  Parcels



0 25 50 100 Feet




*The City of Lawrenceville
Planning & Development*

**Location Map and
Surrounding Zoning**
File#ARB2019-00002
221 West Crogan St

Applicant:
Kurt Schuler

Legend

 Subject Property

 Roads

 Parcels

ZONING

 BGC

 OI

 RS150



0 25 50 100 Feet
