



LAWRENCEVILLE

GEORGIA

ARCHITECTURAL REVIEW BOARD AGENDA

Monday, May 18, 2020
5:30 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Approval of Agenda

Approval of Prior Meeting Minutes

Old 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

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.

- [2.](#) APPL2020-00002; Kyle Puttkammer; 116 East Crogan Street

Final Adjournment



LAWRENCEVILLE

GEORGIA

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

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

Department: Planning and Development

Date of Meeting: Monday, May 18, 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 Report
VAR2020-00025 Attachments
VAR2020-00025 Application

**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.

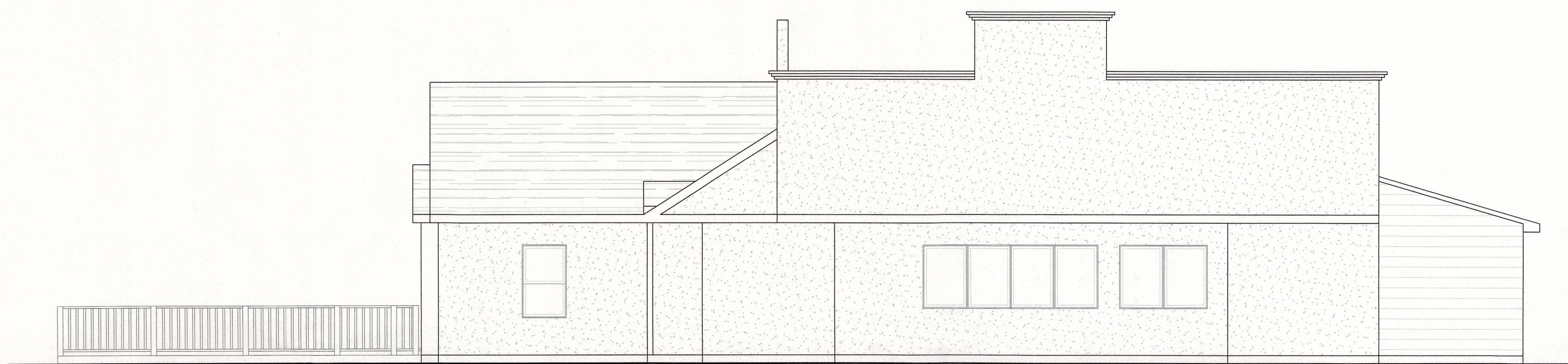
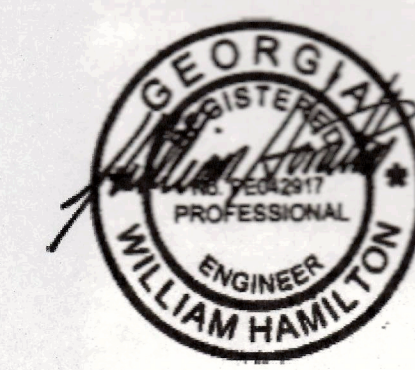
EXISTING OR NEW BUILDING: Existing commercial concrete building.

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

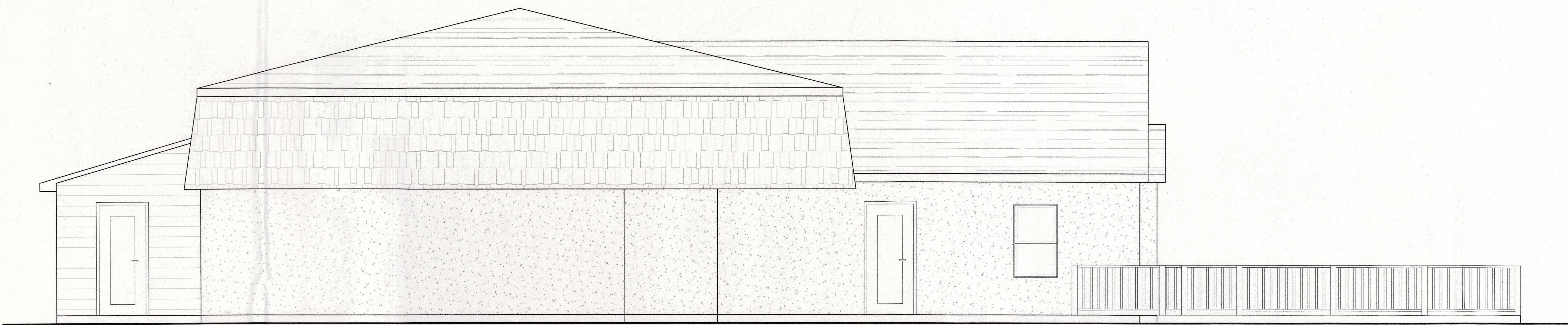
The applicant is proposing to remodel the existing structure located at 252 West Pike Street, and continue to use the associated driveways and parking. The applicant is requesting a variance to allow a change to the front façade of the existing building, which currently consists of exterior architectural 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:

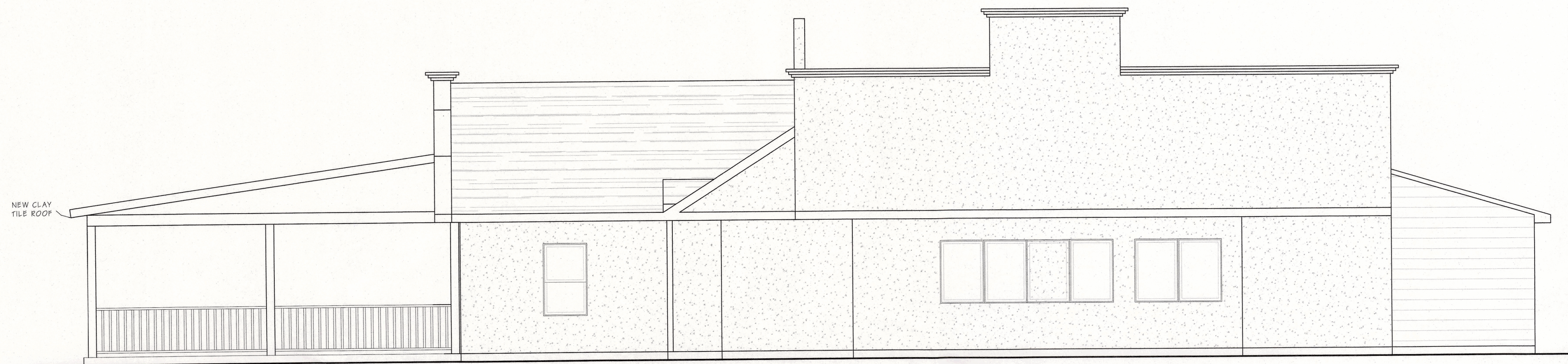
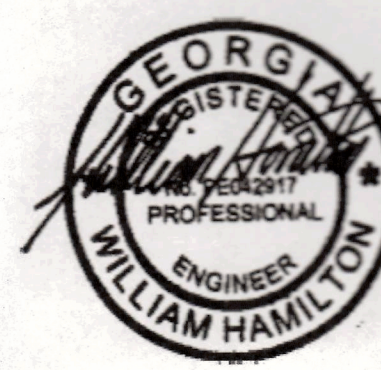
RELEASED FOR
CONSTRUCTION

JANUARY 19, 2020

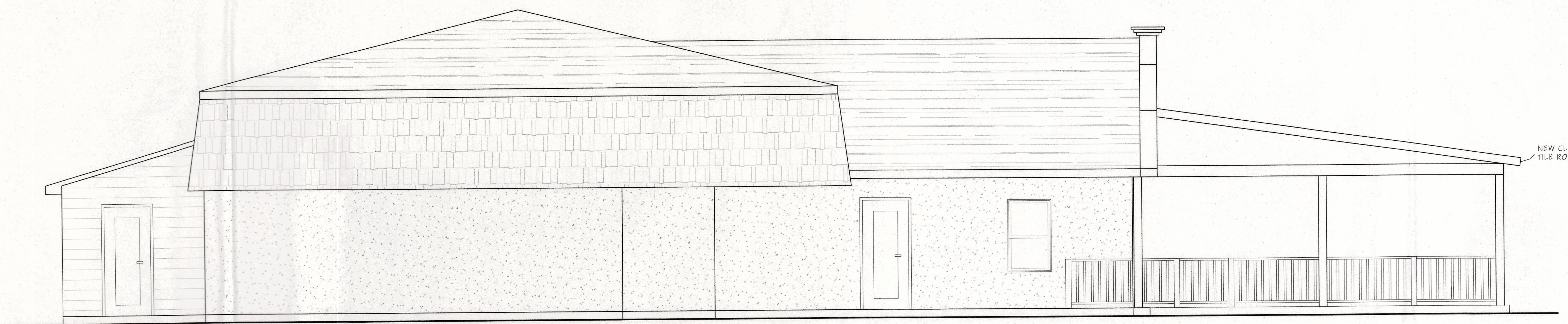
SHEET TITLE:

EXISTING
RIGHT & LEFT SIDE
ELEVATIONS

A.6



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

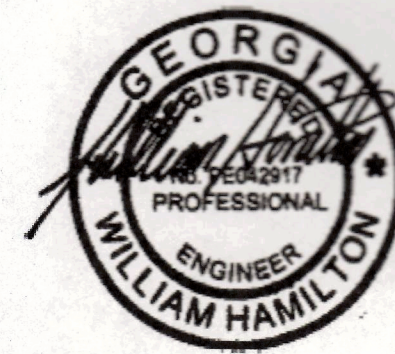
DOCUMENT PHASE:

RELEASED FOR
CONSTRUCTION

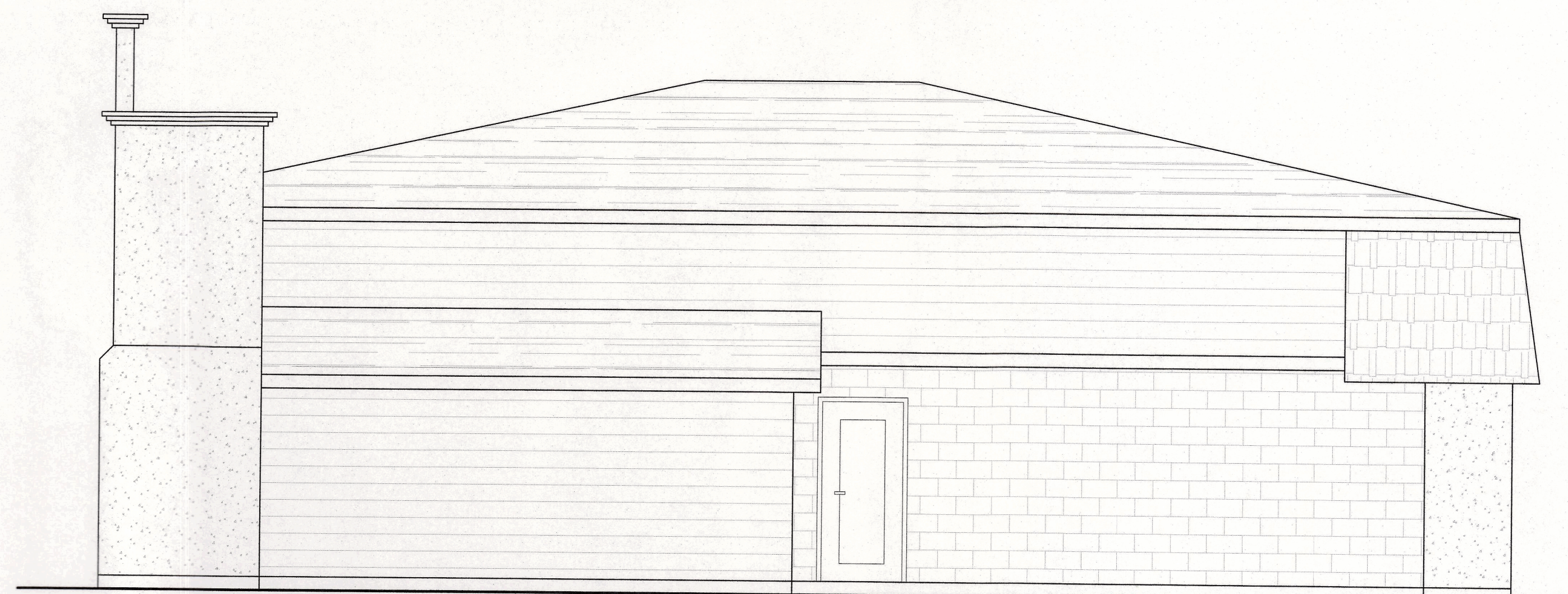
JANUARY 19, 2020

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

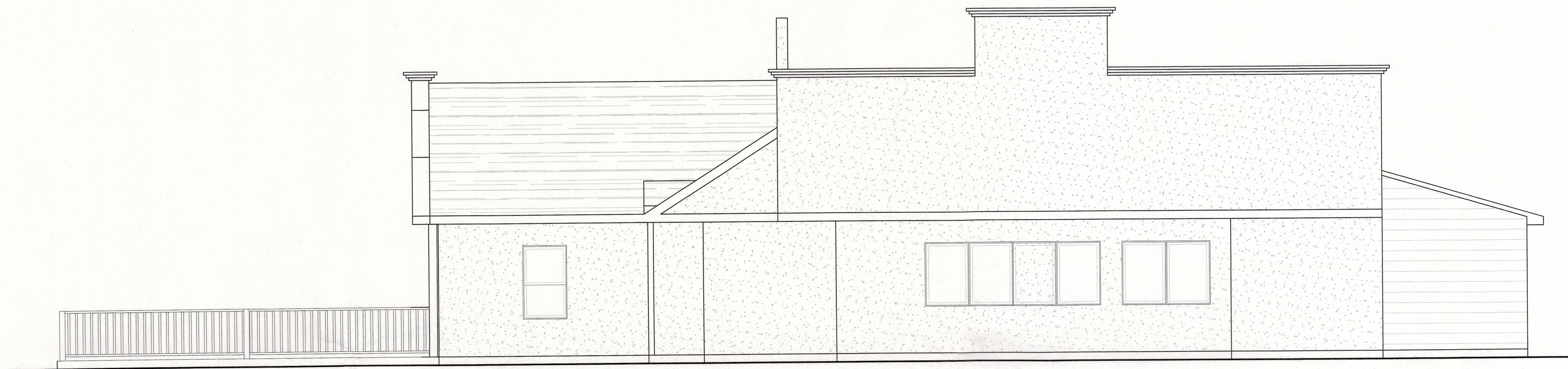
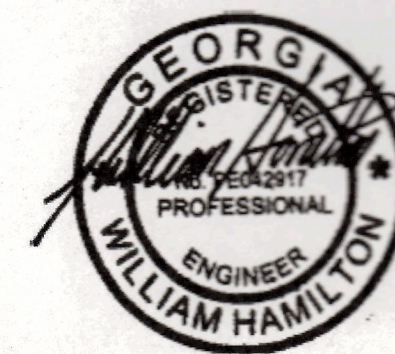
DOCUMENT PHASE:

RELEASED FOR
CONSTRUCTION

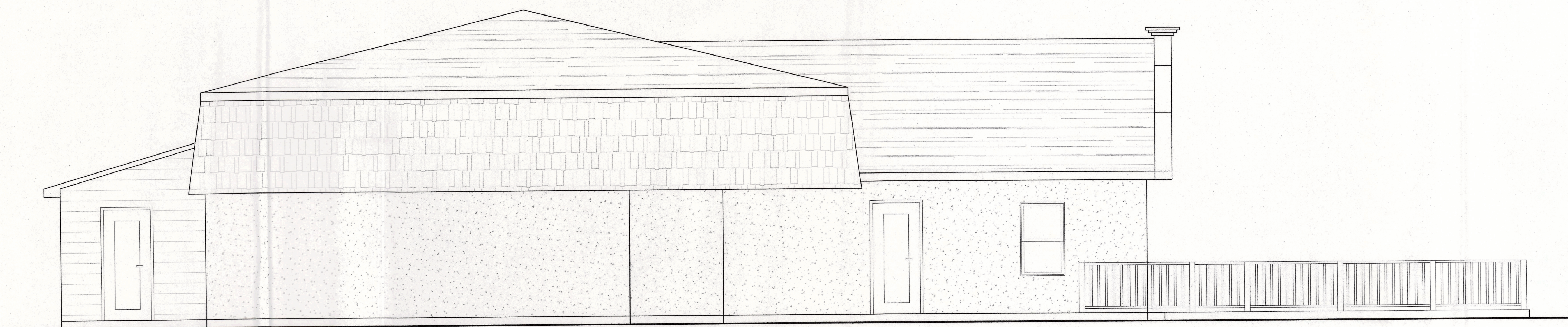
JANUARY 19, 2020

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



LAWRENCEVILLE

GEORGIA

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

Item: APPL2020-00002; Kyle Puttkammer; 116 East Crogan Street

Department: Planning and Development

Date of Meeting: Monday, May 18, 2020

Presented By: Todd Hargrave

Action Requested by Applicant: Consideration of design

Summary: The applicant is requesting consideration of storefront design and colors.

Attachments/Exhibits:

APPL2020-00002 Report

APPL2020-00002 Application

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

VARIANCE CASE NUMBER: APPL2020-00002

PROPERTY OWNER: STELLER CITY PROPERTIES, LLC

APPLICANT NAME: KYLE PUTTKAMMER

PROPERTY IN QUESTION: 116 EAST CROGAN STREET

PARCEL ID NUMBER: R5146A053

PRESENT ZONING: BGC (CENTRAL GENERAL BUSINESS DISTRICT)

ORDINANCE SECTION AFFECTED: 7.18(b) EXISTING BUILDING (2) OVERLAY DISTRICT

VARIANCE TO ALLOW: PAINT TRIM DESIGN ON FRONT FACADE

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 requesting a variance to allow a change to the façade of the existing building due to disrepair. The improvements to the façade included the removal and repair of decaying building materials, however, initially the work was done without the necessary inspections or permits. After inspections of the removal and construction were completed, the City determined that the work could be considered routine maintenance. Once the maintenance/repair was completed, the applicant proceeded to paint the façade (July 2019), using colors from the City approved color palette, without the consent of the Board. Therefore, the applicant is requesting a variance to allow the vertical and horizontal trimwork on the façade of the building to remain the black color, with the remaining balance of the façade consisting of the neutral cream color.

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. The Architectural Review Board shall approve the design of the exterior architectural treatments for all properties zoned BGC (Central General Business District) located in the Downtown Overlay District. The applicants choice of design, including colors, may be considered inconsistent with established exterior architectural treatments found in the Downtown Square. Therefore, in order to maintain consistency with the City's vision, the Planning and Development Department, recommends **DENIAL** of the request.





LAWRENCEVILLE

GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.



LAWRENCEVILLE

GEORGIA

VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR SPECIAL USE PERMIT

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF LAWRENCEVILLE PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE SPECIAL USE PERMIT REQUEST.

PARCEL I.D. NUMBER:

(Map Reference Number)

District

Land Lot

Parcel

Signature of Applicant

Date

Type or Print Name and Title

PLEASE TAKE THIS FORM TO THE TAX COMMISSIONER'S OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.

TAX COMMISSIONER'S USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME

TITLE

DATE

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

APPL 1012 0002³

SIGN OPTION



PROPOSED AWNING



CURRENT



PREVIOUS

