



LAWRENCEVILLE

GEORGIA

BOARD OF APPEALS AGENDA

Tuesday, November 26, 2019
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. VAR2019-00017; North Atlanta Installation; 296 Grayson Highway

Final Adjournment



LAWRENCEVILLE

GEORGIA

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

Item: VAR2019-00017; North Atlanta Installation; 296 Grayson Highway

Department: Planning and Development

Date of Meeting: Tuesday, November 26, 2019

Fiscal Impact: None

Presented By: Todd Hargrave

Action Requested: Consideration of request

Summary: The applicant requests a waiver of survey and site plan

Attachments/Exhibits:

VAR2019-00017 REPORT

VAR2019-00017 ATTACHMENTS

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
VARIANCE REPORT**

VARIANCE CASE NUMBER	VAR2019-00017
PROPERTY OWNER	North Atlanta Installation
APPLICANT NAME	LC Properties, LLC
PROPERTY IN QUESTION	296 Grayson Highway
PARCEL ID NUMBER	R5147 191
PRESENT ZONING	BG (General Business District)
ORDINANCE SECTION AFFECTED	Zoning Ordinance, Article X, Sec. 10.6, Sign Regulations
VARIANCE TO ALLOW	Relief from the maximum sign height and sign base height ratio

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.

ANALYSIS

The applicant is requesting a variance of the Zoning Ordinance; Sign Ordinance Article X, Section 10.6, Sign Regulations. The applicant occupies the property located at 296 Grayson Highway known as National Vision. Per the applicant, the pre-existing sign has been in use since 1983 and the intention is to continue to use it as is.

Article X, Section 10.6 A(c)(2) establishes that the height of a ground sign shall be 12 feet, and the maximum width shall be 16 feet. The supporting base shall be at least 18 inches in height and shall be 6 inches wide on each side than the sign display area, including any frame. The sign to base ratio of any sign shall not exceed three to one (3:1). The existing sign is along the western side of the property. The applicant is requesting relief from the maximum sign height, width, and sign base height ratio.



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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: North Atlanta Installation

Owner: LC Properties

Address: 48 Bloodroot Drive

Address: PO Box 230363

Cleveland, GA 30528

Montgomery AL 36123

Telephone: 706-219-1225

Telephone: 334.202.7000

Contact person: Rebecca Talafous

Contact telephone: 706-219-1225

Email: Rebecca@NAIservices.com

PROPERTY IN QUESTION

Street Address: 296 Grayson Hwy

Property identification number: (Tax parcel number) R5 / 147 / 191

Present zoning: C2-CBD

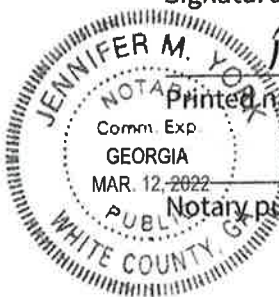
Variance(s) requested:

Required for waiver of survey and site plan Condition of changing panel

Rebecca Talafous 9/25/19 [Signature] 09/05/19
Signature of applicant Date Signature of property owner Date

Rebecca Talafous 9/25/19 Leon C. Oberbauer, Sr 09/05/19
Printed name Date Printed name Date

[Signature] 9-25-19 [Signature] 09/05/2019
Date Date Notary public Date



VAR 2019-00017



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GWINNETT • METRO ATLANTA

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:

Pre-existing structure with date and damaged panel requiring replacement (only).

Demonstrate that these special conditions or circumstances are unique to this property:

Sign has been in place since 1983 and requires maintenance and panel

replacement with comply with maintenance of pre-existing non-conforming

structure consistent with the purpose of the ordinance.

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

NA

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

Pre-existing structure from 1983 and damaged panel requiring replacement

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:

Ordinance requires maintenance of the non-comforming structure which applicant is attempting to accomplish consistent with the purpose of the ordinance

VAR 2019.00017



LAWRENCEVILLE

GWINNETT COUNTY, GEORGIA

INDEMNIFICATION AND WAIVER FORM

I, National Vision, Inc., do hereby agree to indemnify and defend the City of Lawrenceville should any litigation arise as a result of the variance being granted by the Lawrenceville Board of Zoning Appeals.

I realize and understand that when the City of Lawrenceville grants a variance it is agreeing not to enforce a city ordinance and that, as a result, the City incurs a risk of being sued due to the granting of the variance. I, therefore, agree that I will be responsible for all costs in the event litigation arises concerning the granting of a variance and will hold the City harmless for any expenses I incur to defend any claims on the granting of the variance.

This 3 day of October, 2019.

Signature

SVP Real Estate

Title



LAWRENCEVILLE

GEORGIA

ANNOUNCEMENT LETTER

10/7/19

RE: Attached Legal Description

Dear Sir or Madam:

PLEASE BE ADVISED THAT National Vision, Inc. HAS APPLIED FOR A VARIANCE

(V--_) TO REQUEST Waiver of survey and site plan requirement. Variance from sign display area, height, and width for pre-existing sign

The Lawrenceville Board of Zoning Appeals will hold a public hearing at 6:00 p.m. on Monday, **Nov-26th** 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

Please enclose

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

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VAR 1019

VAP2019-00017

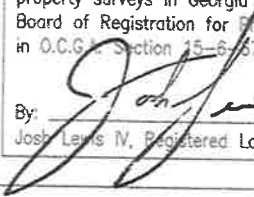
SURVEY LEGAL DESCRIPTION

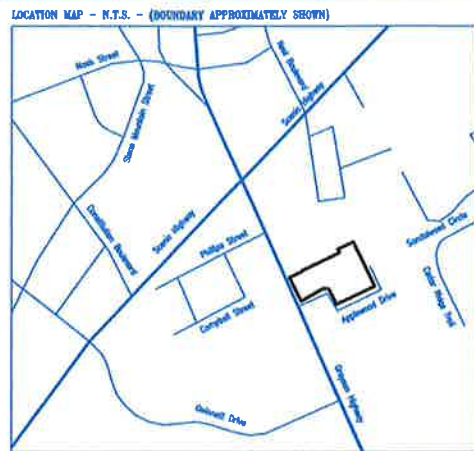
All that tract or parcel of land lying and being in Land Lots 147 and 148 of the 5th District, Gwinnett County Georgia, City of Lawrenceville, and being more particularly described as follows:

BEGINNING at a Point at the Northern intersection of the Northeast variable right of way of Grayson Highway (A.K.A. Georgia Highway 20) and the Northwest 50' right of way of Applewood Drive, thence along said right of way of Grayson Highway North 26 Degrees 15 Minutes 51 Seconds West a distance of 273.32 feet to a 1/2" Rebar Found (Capped), thence leaving said right of way North 64 Degrees 07 Minutes 52 Seconds East a distance of 146.76 feet to a 1/2" Rebar Found (Capped), thence North 26 Degrees 40 Minutes 45 Seconds West a distance of 4.72 feet to a 3" Open Top Pipe Found, thence North 64 Degrees 04 Minutes 20 Seconds East a distance of 431.78 feet to a 1/2" Rebar Set, thence North 23 Degrees 15 Minutes 28 Seconds West a distance of 41.28 feet to a 1/2" Rebar Found, thence North 64 Degrees 08 Minutes 14 Seconds East a distance of 175.51 feet to a 1/2" Rebar Found (Capped), thence South 25 Degrees 53 Minutes 11 Seconds East a distance of 506.98 feet to a 1/2" Rebar Found (Capped) on the Western right of way of Applewood Drive, thence along said right of way South 64 Degrees 04 Minutes 45 Seconds West a distance of 436.30 feet to a 1/2" Rebar Found (Capped), thence continuing along said right of way North 26 Degrees 14 Minutes 37 Seconds West a distance of 179.74 feet to a 1/2" Rebar Found, thence continuing along said right of way North 89 Degrees 00 Minutes 10 Seconds West a distance of 58.66 feet to a 1/2" Rebar Found (Disturbed), thence continuing along said right of way South 60 Degrees 06 Minutes 48 Seconds West a distance of 264.99 feet to the POINT OF BEGINNING.

Said tract having an area of 295,845 Sq. Ft., 6.792 Acres, as shown and described on Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 201034.

This plat is a retracement of
subdivide or create a new p
boundaries. The recording in
instruments which created th
THIS PLAT DOES NOT IMPLY
PERMITS, COMPLIANCE WITH I
FOR ANY USE OR PURPOSE
surveyor certifies that this p
property surveys in Georgia
Board of Registration for En
in O.C.G.A. Section 45-6-57

By: 
Josh L. Lewis IV, Registered La



	1.75\"
	Iron Pipe
	Bulb
	Culch Block
	Junction
	Drain
	Guy Wire
	Lig
	Power
	Electric
	Flac
	Water
	Fire
	Radio
	Sentry
	Saw
	Ch
	Dr
	Cable
	Height
	Overhead
	Sentry
	Not Field
	Stormwater
	Saw
	Right of
	Way

Concrete	
Asphalt	
Gravel	
Durability Index	

Page 9

VAR2019.00017