

BOARD OF ZONING APPEALS MEETING
June 20, 2005

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Chairman Eron Moore called the June 20, 2005 meeting of the Lawrenceville Board of Zoning Appeals to order at 6:00pm with all members present except Mr. Hugh May.

Mr. Ronnie Allen made the motion to approve the agenda with the change to hear the sixth item on the agenda before the fifth item. Mr. John Pentecost seconded. It was approved unanimously. 4-0.

Mr. John Pentecost made a motion to approve prior minutes. Mr. Ronnie Allen seconded.

The first agenda item was under new business a request for a Variance for Lighting Maintenance Inc. (V-05-06) located at 490 Buford Dr (5-176-032). to use existing sign foundation 6' from the right of way and 8' from the side right of way. Mr. Leonard gave his report. Ms. Gina Hughes presented. After discussion and questions from the board Mr. John Pentecost made a motion to approve with a stipulation of using the existing foundation with a 10' height approval. Mr. Ronnie Allen seconded. 3-0

The second agenda item was a request for a Variance for Mr. Joe Ackerman (V-05-07) located at 402 Swanson Dr. (7-028-177) for a sideline reduction in Section 7.9. Mr. Leonard gave his report. Mr. Joe Ackerman presented. Mr. Guy Watkins spoke in support of the variance. Mr. Ronnie Allen made a motion to approve. Mr. Don Gudger seconded. 3-0

The next agenda item was a request for a Variance for Mr. H. Ross Mahaffey (V-05-08) located at 707 Nottingham Dr. (5-115-114) for a reduction of the front building setback from 50' to 35'. Mr. Leonard gave his report. Mr. Ross Mahaffey presented. Mr. Steve Lockmiller spoke. Mr. Stacy Crowder spoke; he was interested but had no problems with it. Ms. Diane Leonard also had no problems with it. Mr. Mahaffey gave his rebuttal and spoke of drainage. Mr. John Pentecost made a motion to approve. Mr. Don Gudger seconded. 3-0

The next agenda item was a request for a Variance for the Salvation Army (V-05-09) located at 3455 Sugarloaf Pkwy (5-084-035 & 036) for a digital sign and to increase sqft from 176 to 182. Mr. Leonard gave his report. Mr. Brett McElroy presented. Mr. Don Gudger made a motion to approve with one stipulation that the message does not change no more than once every hour. Mr. Ronnie Allen seconded. 3-0. The Board also directed Mr. Leonard to inspect the Britt's sign and the Sparkle's sign. They believe that they are both in violation of the stipulations that the board placed on those signs.

The next agenda item was a request for an Appeal of an Administration Decision for Mr. Jimmy Knick. Mr. Knick presented. Mr. Leonard made his statements. Mr. John Pentecost made a motion to uphold the administrative decision made by the Planning Director. Mr. Ronnie Allen seconded. 3-0

The last agenda item was a request for a Variance for Mr. David R Still (V-05-10) located at 225 Crogan St. (5-146D-091) for several items.

- 1) Allow encroachment of terrace (existing patio) beyond 60% depth- Supplemental Zone Req. #1 Page 3
- 2) Allow increase (existing) one way curb cut from 12' to 14' – Parking, Garage, Driveway and Access Req. #3 Page 4
- 3) Allow reduction in required horizontal glass from 75% to 68% (Existing) – Definitions, Storefront Treatment#3 Page 3
- 4) Allow a minimum of 12" knee wall instead of 18" knee wall on left front window (existing) – Definitions, Storefront Treatment #6a Page 3
- 5) Allow a maximum of 2.75' knee wall instead of maximum 2' knee wall on right front window (existing)- Definitions, Storefront Treatment. #6a page 3
- 6) Allow a reduction in window display height from 10' to 8.25' on the left and right front window (existing) – Definitions. Storefront Treatment #6b Page 3
- 7) Remove requirement of transom above glass display windows. – Definitions, Storefront Treatment, #6c Page 3
- 8) Remove requirement of non-glass frieze of sign band located above glass transom (existing) – Definitions, Storefront Treatment #6d – Page 3
- 9) Allow façade to be painted concrete cinderblock (existing)
- 10) Allow garage door to be the required visual interest (existing) Street Façade Requirements #6 Page 5
- 11) Removal of the requirement of decorative cornice lines. – Sub area Requirements, Commercial Roofs, Courthouse Square #3 Page 7
- 12) Allow cinderblock as foundation – Sub Area Requirements, Foundation, Courthouse Square Page 7
- 13) Reduce parking to 11 (existing) instead of the new required amount of (46seats/2.5seats = 18 spaces) – Article IX, Parking and Loading Requirements, Restaurants, Page 75
- 14) Allow street wall to be made of Junipers on right side of building and no street wall on the left side of building – Sub area Requirements, Street wall, Page 7.

202 Crogan St.

- 1) Reduce parking to 2 (existing) instead of the new required amount of (10,504sqft/250sqft = 15 spaces) – Article IX, Parking and Loading Requirements, Banks, Professional General Offices, Page 76
- 2) Keep existing sidewalk clear area. Keep exiting sidewalk landscape area (there is none). – Street and Sidewalk Requirements, #2, #3, page 3
- 3) Allow street wall on left front building to be made of Junipers, and not street walls on right side building – Sub area Requirements, Street wall, Page 7

Mr. Leonard gave his report. Mr. David Still, the applicant representative, gave a presentation. Ms. Kathy Monroe also spoke. Much discussion took place. Mr. John Penetcost made a motion to approve numbers 1, 3, 4, 5, 6, 7, 8, 10, 11, 14 and at 202 Crogan St. numbers 2 and 3. Mr. Ronnie Allen seconded. The motion carried 3-0. Also Mr. John Penetcost made a motion to approve # 2 to be allowed at 12'. Mr. Ronnie Allen seconded, the motion carried 3-0. Mr. Don Gudger made the motion to approve #9 and #12 with the stipulation that awnings are required. Mr. John Pentecost seconded and the motion carried 3-0. Mr. John Pentecost made a motion to deny #13 and approve #1 (202 Crogan St) Mr. Don Gudger seconded, the motion carried 3-1.

There being no further business, the meeting was adjourned.

Eron Moore
Board of Zoning Appeals

Bradford P. Leonard, Director
Planning, Zoning & Inspections