



**Zoning Board of Appeals**  
**Tuesday, September 10, 2024, at 6:30pm**  
Gwinnett Justice and Administration Center  
75 Langley Drive, Lawrenceville, GA 30046

**A. Call To Order, Pledge to Flag**

**B. Opening Remarks by Chairman and Rules of Order**

**C. Approval of Agenda**

**D. Approval of Minutes – August 13, 2024**

**E. Announcements**

**F. New Business**

1. Case Number: **ZVR2024-00072**  
Applicant/Owner/Contact: Emily Fernandez  
Phone Number: 404.955.3199  
Zoning: R-75  
Location: 2588 Ingram Road  
Map Number: R6240 059  
Variance Requested: Accessory dwelling rear setback encroachment  
Commission District: (1) Carden
  
2. Case Number: **ZVR2024-00073**  
Applicant: Redemption Remodeling  
Owner: Juan Lopez  
Contact: Jeremy Ziadie  
Phone Number: 678.725.4240  
Zoning: R-100  
Location: 2111 Plantation Court  
Map Number: R7003 189  
Variance Requested: Accessory building side setback encroachment  
Commission District: (2) Ku
  
3. Case Number: **ZVR2024-00074**  
Applicant: Redemption Remodeling  
Owner: Juan Lopez  
Contact: Jeremy Ziadie  
Phone Number: 678.725.4240  
Zoning: R-100  
Location: 2111 Plantation Court  
Map Number: R7003 189  
Variance Requested: Accessory building materials and colors different from the primary residence  
Commission District: (2) Ku

4. Case Number: **ZVR2024-00075**  
Applicant: Redemption Remodeling  
Owner: Juan Lopez  
Contact: Jeremy Ziadie  
Phone Number: 678.725.4240  
Zoning: R-100  
Location: 2111 Plantation Court  
Map Number: R7003 189  
Variance Requested: Accessory building to exceed height of the primary residence  
Commission District: (2) Ku
5. Case Number: **ZVR2024-00076**  
Applicant: Redemption Remodeling  
Owner: Juan Lopez  
Contact: Jeremy Ziadie  
Phone Number: 678.725.4240  
Zoning: R-100  
Location: 2111 Plantation Court  
Map Number: R7003 189  
Variance Requested: Accessory buildings to exceed maximum cumulative square footage  
Commission District: (2) Ku
6. Case Number: **ZVR2024-00077**  
Applicant: Lauren Gibbs  
Owner: David Kirkland  
Contact: Lauren Gibbs  
Phone Number: 770.536.7906  
Zoning: C-2  
Location: 2160 Riverside Parkway  
Suites 134/135  
Map Number: R7033 195  
Variance Requested: Wall signs to exceed maximum square footage  
Commission District: (1) Carden
7. Case Number: **ZVR2024-00078**  
Applicant: Lauren Gibbs  
Owner: David Kirkland  
Contact: Lauren Gibbs  
Phone Number: 770.536.7906  
Zoning: C-2  
Location: 2160 Riverside Parkway  
Suites 134/135  
Map Number: R7033 195  
Variance Requested: Window signs to exceed cumulative surface area  
Commission District: (1) Carden

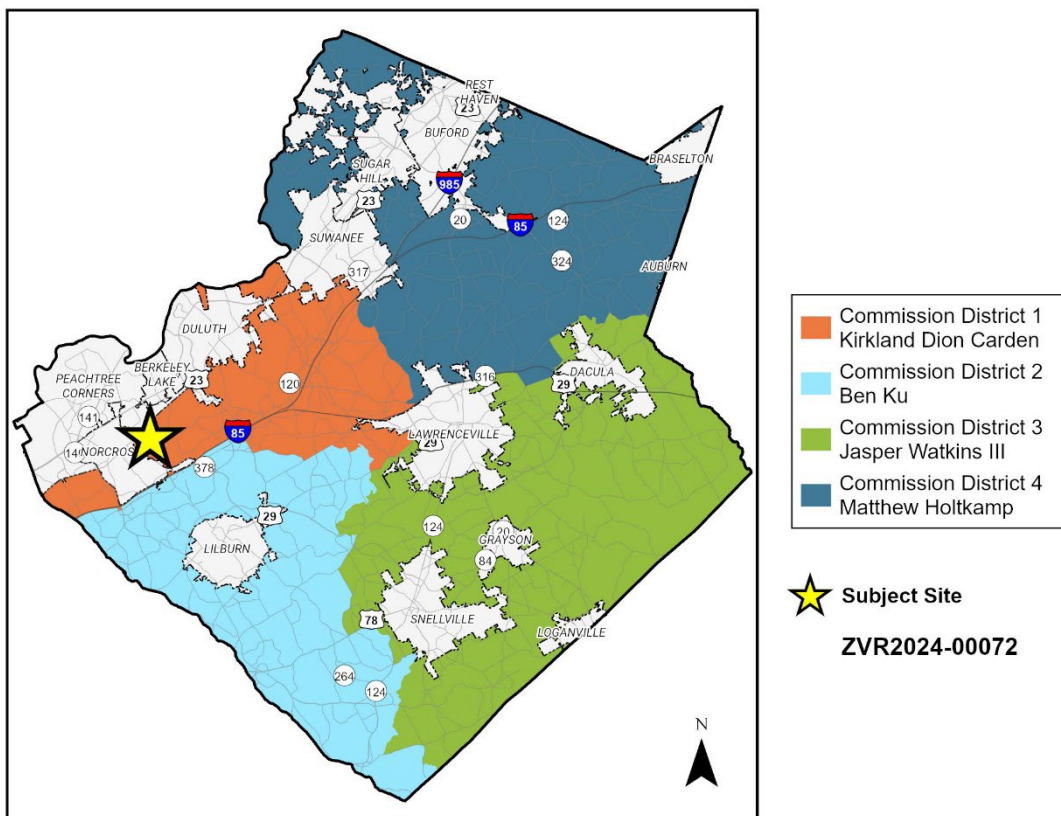
**G. OTHER BUSINESS**

**H. ANNOUNCEMENTS**

**I. ADJOURNMENT**

## ZONING BOARD OF APPEALS CASE REPORT

**Case Number:** ZVR2024-00072  
**Request:** Variance for accessory dwelling unit rear yard setback encroachment  
**Address:** 2588 Ingram Road  
**Map Number:** R6240 059  
**Site Area:** 0.48 acres  
**Proposed Development:** Accessory Dwelling Unit  
**Applicant:** Emily Fernandez  
**Owner:** Emily Fernandez  
**Contact Information:** Emily Fernandez, 404.955.3199  
**Commission District:** District 1– Commissioner Carden/ Walthour





## Existing Site Conditions

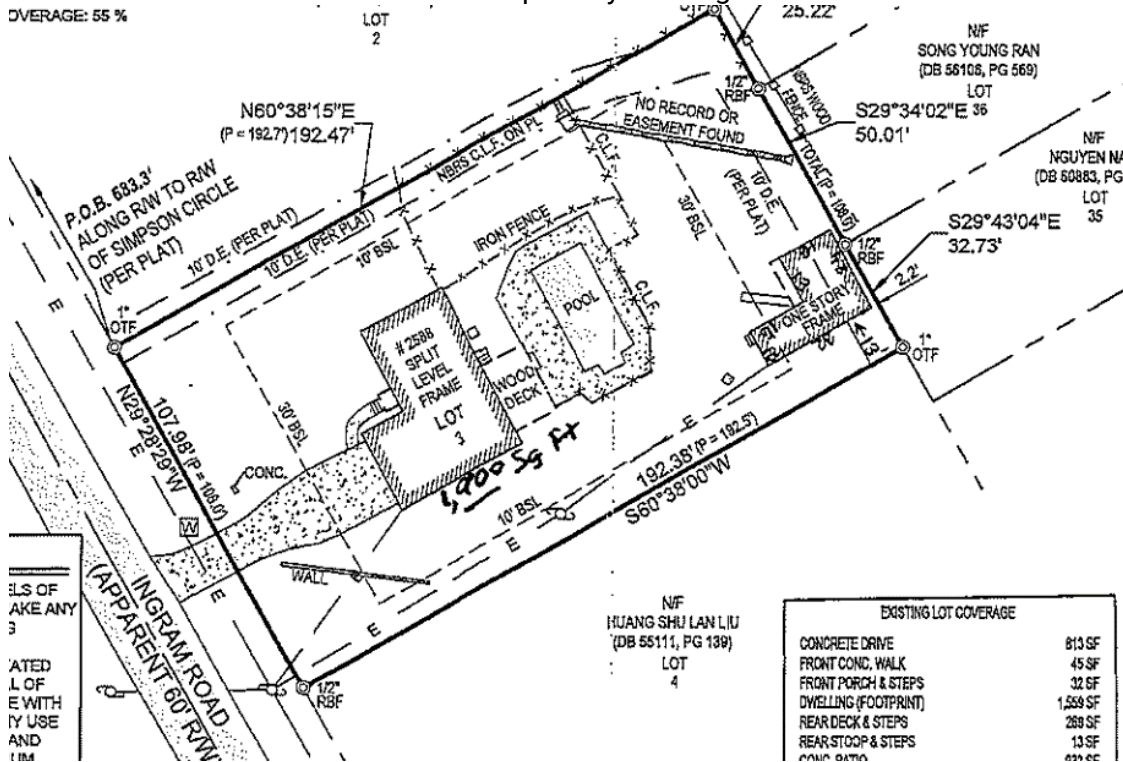
The subject site is a 0.48-acre property located on Ingram Road. The subject property is zoned R-75 (Single-Family Residence District). The property contains a split-level single-family home with a two-car garage, a driveway, a pool, and an accessory dwelling unit in the rear yard. The site is surrounded by single-family residential properties.



## Project Summary

The applicant proposes an accessory dwelling unit including:

- An existing 619 square foot accessory dwelling unit with a bedroom, bathroom, living room, and kitchen built in the 1970s.
- Exterior colors and materials that match the primary building.





### **Variance Request**

The applicant requests a variance from the following section of the Unified Development Ordinance (UDO) to encroach 12.8 feet into the rear yard setback:

**Section 210.140.10.:** Detached accessory dwellings in R-75 zoning districts shall have a rear yard setback of 15 feet.

### **Staff Recommended Conditions**

Should the Zoning Board of Appeals choose to approve the variance request, staff recommends the following conditions of approval:

1. The site shall be in general conformance with the site plan dated received July 10, 2024.

### **Exhibit: Application**



**VARIANCE APPLICATION**

See the Variance Application Submittal Instructions for general information and directions related to submitting this application.

**Property Information:**

Property Address: 2588 Ingram Rd Duluth GA 30096 Property Parcel ID: R 6240.059

Variance(s) Requested: Variance from accessory dwelling rear yard

Unified Development Ordinance (UDO) Code Section(s): Set back 210.140.10

Sign Ordinance Code Section(s): \_\_\_\_\_

**Applicant Information:**

Name: Emily Fernandez

Contact Person: Emily Fernandez

Mailing Address: 2588 Ingram Rd Duluth GA 30096

City, State, Zip Code: \_\_\_\_\_

Phone Number: 404 955 3199 Email Address: emily-fer23@hotmail.com

Applicant is (check, if applicable): [] Property Owner [ ] Owner's Agent

**Property Owner Information** (if property owner is not the applicant):

Name: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

**Signatures:**

Applicant Signature: Emily Fernandez Property Owner Signature: \_\_\_\_\_

Name of Applicant: Emily Fernandez Name of Property Owner: \_\_\_\_\_

Date: 07-09-24 Date: \_\_\_\_\_



RECEIVED

7/16/2024

**CURRENT ZONING**

ZONED: R-75 (GWINNETT COUNTY DISTRICT)  
MIN. YARD ADJACENT TO PUBLIC STREET  
FRONT YARD: 30 FEET  
SIDE YARD: 10 FEET  
REAR YARD: 30 FEET  
MAX. LOT COVERAGE: 55 %

NF  
BINGWIND LLC  
(DB 56822, PG 813)  
LOT  
2

NF  
ALI ASIF  
(DB 59707, PG 414)  
LOT  
37

NF  
SONG YOUNG RAN  
(DB 56108, PG 569)  
LOT  
36

NF  
NGUYEN NAM  
(DB 60983, PG 253)  
LOT  
35

NF  
HUANG SHU LAN LIU  
(DB 55111, PG 139)  
LOT  
4

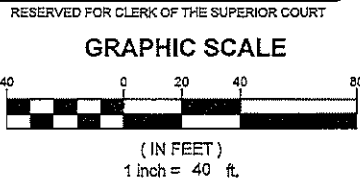
**LEGEND**

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- 1/2 IRON PIN SET (IPS)
- REBAR FOUND (RBF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- CHAIN LINK FENCE
- CRIMP TOP PIPE FOUND
- OPEN TOP PIPE FOUND
- IRON PIN OR ROD FOUND

**AREA**  
20,757 sq.ft.  
0.48 acres

**SURVEY NOTES**

- EQUIPMENT USED : TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
  - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
  - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
  - THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
  - AS SHOWN ON FLOOD INSURANCE RATE MAPS OF GWINNETT COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13135C0082G THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.
- 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 RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.



**SURVEYORS CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY 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 15-6-87.

*Cullen Preston Hardee*  
CULLEN PRESTON HARDEE  
REGISTERED LAND SURVEYOR #3144  
02/06/2024  
DATE

EXISTING LOT COVERAGE	
CONCRETE DRIVE	813 SF
FRONT CONC. WALK	45 SF
FRONT PORCH & STEPS	32 SF
DWELLING (FOOTPRINT)	1,568 SF
REAR DECK & STEPS	283 SF
REAR STOOP & STEPS	13 SF
CONC. PATIO	933 SF
POOL	535 SF
REAR SHED & DECK & STEPS	819 SF
AC PADS	7 SF
WALLS	32 SF
REAR WOOD RAMP	32 SF
CONC. PADS	8 SF
<b>TOTAL EXISTING =</b>	<b>4,987 SF (23.99%)</b>

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JOB NUMBER:  
24-024



PLAT DATE: 02/06/2024  
FIELD DATE: 02/01/2024  
SCALE: 1" = 40'  
DRAWN BY: E.L.Z.  
REVIEWED BY: C.P.H.

REVISIONS	
1.	
2.	
3.	
4.	

LEGAL REFERENCE:  
DEED BOOK: 60827      PAGE: 844  
PLAT BOOK: V          PAGE: 122

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY  
EMILY FERNANDEZ  
LOT 3, BLOCK A  
INGRAM VILLAGE SUBDIVISION  
LAND LOT 240, 6TH DISTRICT  
GWINNETT COUNTY  
GEORGIA

1254 CONCORD ROAD SE SUITE 100  
SMYRNA, GEORGIA 30080  
Ph. (770) 293-9232

VISIT US ON OUR WEBSITE:  
www.united-uls.com

**UNITED LAND SURVEYING**  
COA NO. LSF 001321

**Standards for Granting Variances:**

Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

- a. Does the request arise from a condition that is unique and peculiar to the land, structures, and buildings involved? Please explain: It is unique because the structure is already there and I would like to use as family recreation.  
\_\_\_\_\_  
\_\_\_\_\_
- b. Is the request necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved result in an unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience, if the provisions of Title 2 of the UDO are literally enforced? Please explain: The request is necessary to make the appropriate repairs to be able to utilize the space as a recreation area.  
\_\_\_\_\_  
\_\_\_\_\_
- c. Is the condition requiring the requested relief not ordinarily found in properties of the same zoning district as the subject property? Please explain: I am not aware of the other properties.  
\_\_\_\_\_  
\_\_\_\_\_
- d. Is the request a result of conditions created by the regulations of Title 2 of the UDO and not by an action or actions of the property owner or the applicant? Please explain: The request is being made because the city is asking the application to be compliant.  
\_\_\_\_\_  
\_\_\_\_\_
- e. Would granting the variance impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood? Please explain: Non of the above would occur since this structure has been in place since the property was built and there are no records of any damages.  
\_\_\_\_\_  
\_\_\_\_\_
- f. Is the variance requested the minimum variance that will make possible the reasonable use of the land, building, or structures? Please explain: I am not aware of the minimum variance. I am asking for the approval for this structure to be approved.  
\_\_\_\_\_  
\_\_\_\_\_
- g. Does the variance desired meet the general spirit and intent of Title 2 of the UDO and/or the purpose and intent of the Gwinnett County Unified Plan? Please explain: To my knowledge, the building comply with the regulations, since it has been there for ever and it has all the electricity approved.  
\_\_\_\_\_  
\_\_\_\_\_



ADMINISTRATIVE VARIANCE CONSENT

The applicant listed below has requested an administrative variance from the Gwinnett County Unified Development Ordinance. As part of the application process, each owner of property sharing a common boundary with the subject property must consent to the granting of the variance. If all adjoining property owners do not consent, the administrative variance application will not be accepted.

Description of Requested Variance: We are requesting a variance for the rear structure to be accepted as a recreational space for family use.

Property Address: 2588 Ingram Rd Duluth Ga 30096 Parcel ID Number: R6240 059

Applicant Information:

Applicant Name: Emily Fernandez

Mailing Address: 2588 Ingram Rd City, State, Zip Code: Duluth Ga 30096

Telephone Number: 404-955-3199 Email Address: emily-fer23@hotmail.com

Adjoining Property Owner Information:

Property Owner Name: Ivonne A Cuesta Delgado

Property Address: 2588 Ingram Rd Duluth Ga 30096

I, as an owner of the adjoining property listed above: (select one)

- Do not object to the variance Object to the variance

Comments (if any): I, Ivonne A Cuesta Delgado, authorize Emily Fernandez to make decisions on my behalf regarding the property located in 2588 Ingram Rd Duluth Ga 30096

Signature of Owner: [Signature] Date: 03-11-24

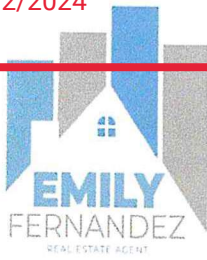
Sworn to and subscribed before me, This 11 day of March, 2024 [Signature] (Notary Public)





RECEIVED

7/2/2024



March 9, 2024

Emily Fernandez

Real Estate Agent |

MH Realty Group

m: 4049553199

e: [emilyfernandezhomes@gmail.com](mailto:emilyfernandezhomes@gmail.com)

w: [mydreamhomeinga.com](http://mydreamhomeinga.com)

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## Variance Request Letter

To Whom It May Concern,

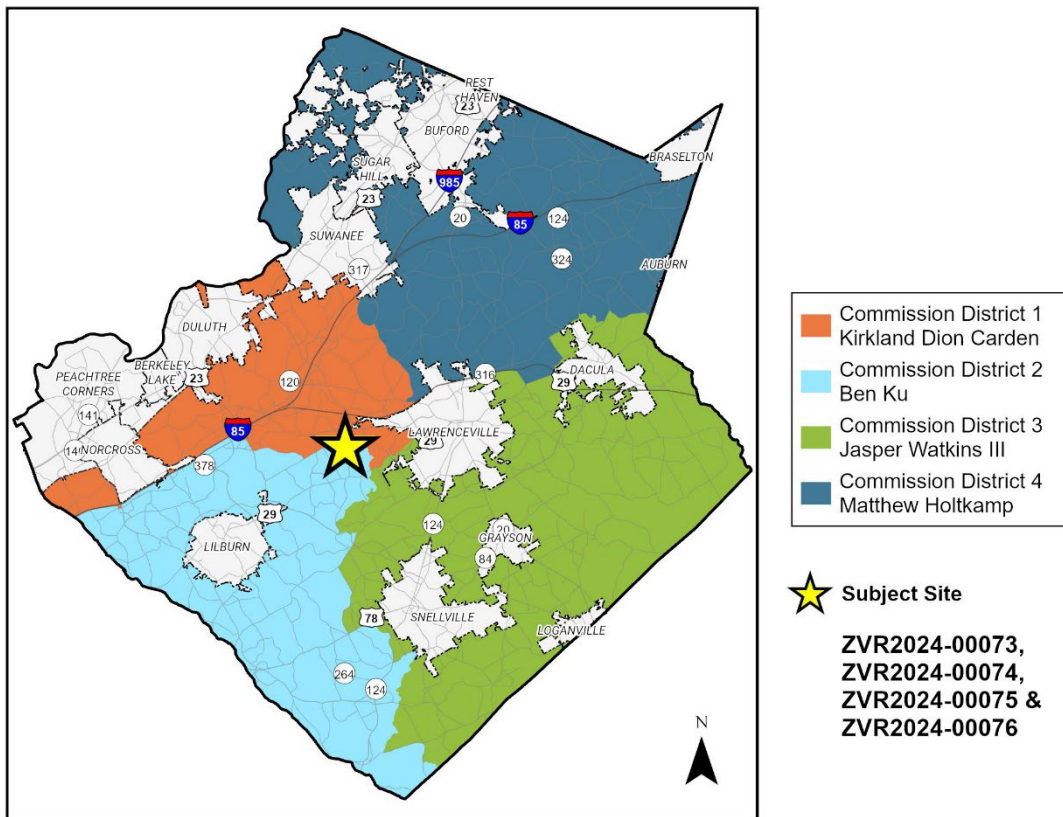
This proposal letter is to request and substantiate the grant of variance for 2588 Ingram Rd Duluth, GA 30096. The purpose of this request is to continue to have this space as a recreational area for my family and their future children as well. Many years ago, I have dreamed of having a home to raise my children in and for them to enjoy themselves in our backyard. Being a single mother of two was one of the hardest challenges I have endured; Especially as an immigrant who came to seek a better future in this beautiful country. However, I can say with complete certainty that purchasing this home was the proudest moment of my life. The future generations of my family will make this recreational area a place filled with long lasting memories. In addition, there is evidence that this recreational area in the backyard has independent utilities from the main house. This has been the case for many years with the previous owner. The Gwinnett department of planning and development have the records of these utilities. There has not been in an issue with this property in the past up until now. We thank you for your care and consideration in this matter and look forward to hearing from you.

Respectfully submitted,

Emily Fernandez

## ZONING BOARD OF APPEALS CASE REPORT

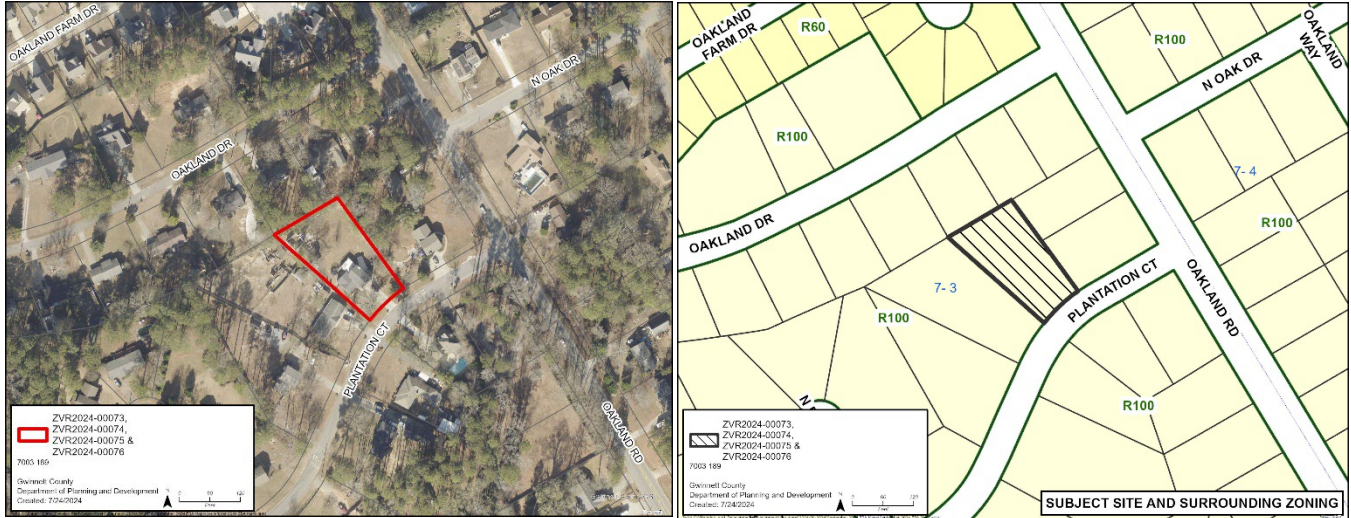
**Case Numbers:** ZVR2024-00073, 74, 75, 76  
**Requests:** Variance from accessory building side setback standard  
 Variance from accessory building materials standard  
 Variance from accessory building height standard  
 Variance from accessory building cumulative square footage standard  
**Address:** 2111 Plantation Court  
**Map Number:** R7003 189  
**Site Area:** 0.64 acres  
**Proposed Developments:** Accessory structures  
**Applicant:** Redemption Remodeling  
**Owner:** Juan Lopez  
**Contact Information:** Jeremy Ziadie, 678.725.4240  
**Commission District:** District 2 – Ku/Graham





## Existing Site Conditions

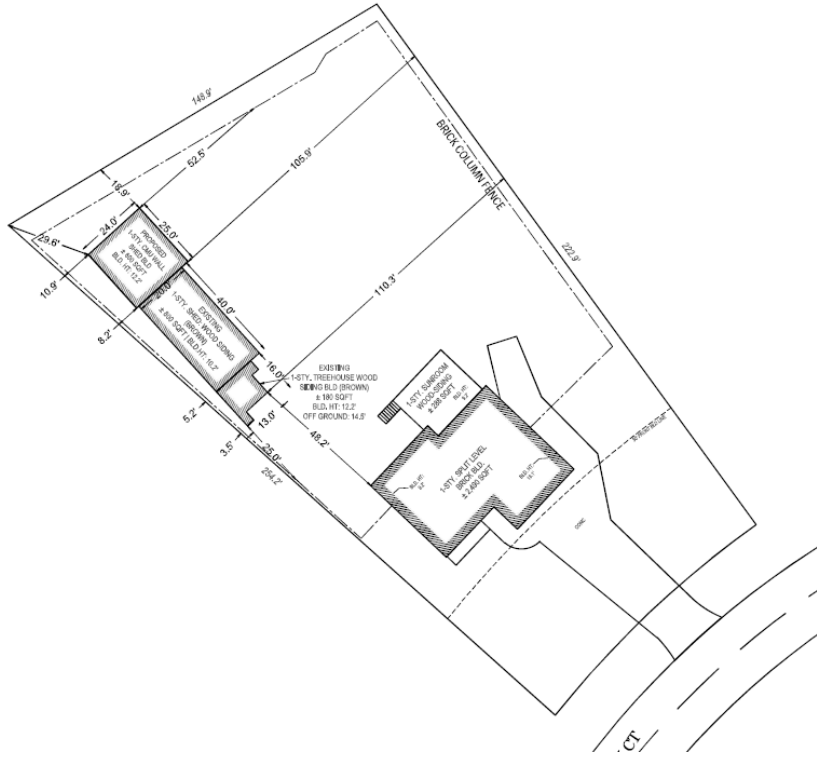
The subject site is a 0.64-acre property located on Plantation Court. The subject property is zoned R-100 (Single-Family Residence District). The property contains a 2-story single family home with three accessory buildings in the rear yard.



## Project Summary

The applicant proposes three accessory structures including:

- A 180 square foot, wood-siding treehouse accessory building in the rear yard that is taller than the primary dwelling and encroaching a 1.5 feet into the side setback.
- An 800 square foot, wood-siding accessory building in the rear yard.
- A 600 square foot, CMU wall accessory building.
- In February, 2023, a code enforcement complaint was issued for three accessory buildings built without permits. (CEU2023-01200).







## Variance Requests

The applicant requests a variance from the following section of the Unified Development Ordinance (UDO) to allow an accessory building to encroach 1.5 feet into the accessory building setback.

**Section 230-30.9.:** Detached accessory buildings 500 square feet and under shall be at least 5-feet from all property lines.

The applicant requests a variance from the following section of the Unified Development Ordinance (UDO) to allow accessory buildings to have wood siding and CMU block as materials.

**Section 230-30.12.A.1:** Exterior walls shall be finished with materials and/or colors similar to that of the principal building.

The applicant requests a variance from the following section of the Unified Development Ordinance (UDO) to allow an accessory building to be 26.7 feet in height, above the height of the 18-foot principal building.

**Section 230-30.12.A.3.:** Building height shall not exceed the maximum height permitted by the zoning district or the height of the principal building, whichever is less.

The applicant requests a variance from the following section of the Unified Development Ordinance (UDO) to exceed the maximum cumulative square footage of 1,245 square feet by 335 square feet resulting in 1,580 square feet of accessory structures:

**Section 230-30.12.B.:** The maximum cumulative total square footage of all accessory buildings allowed on a property shall be no more than 50% of the square footage of the principal building unless a variance is approved by the Zoning Board of Appeals.

### **Staff Recommended Conditions**

Should the Zoning Board of Appeals choose to approve the variance request, staff recommends the following conditions of approval:

1. The development shall be in general conformance to the site plan dated received July 18, 2024
2. Building permits for all accessory structures over 120 square feet shall be submitted within 90 days of approval.
3. The total square footage of accessory structures shall be no more than 1,580 square feet.

### **Exhibit: Application**

### VARIANCE APPLICATION

See the Variance Application Submittal Instructions for general information and directions related to submitting this application.

**Property Information:**

Property Address: 2111 PLANTATION CT, LAWRENCEVILLE, 30044 Property Parcel ID: 7003 189

Variance(s) Requested: BUILDING IS CLOSER THAN 5-FEET TO PROPERTY LINE

Unified Development Ordinance (UDO) Code Section(s): 230-30.9 ; 230-30.12.A.1 ; 230-30.12.A.3 ; 230-30.12.B

Sign Ordinance Code Section(s): \_\_\_\_\_

**Applicant Information:**

Name: REDEMPTION REMODELING

Contact Person: JEREMY ZIADIE

Mailing Address: P.O. BOX 399

City, State, Zip Code: GRAYSON, GA 30017

Phone Number: 678-725-4240 Email Address: JEREMY@RR-LLC.US

Applicant is (check, if applicable): [  ] Property Owner [  ] Owner's Agent


**Property Owner Information** (if property owner is not the applicant):

Name: JUAN LOPEZ

Telephone Number: 770-296-3146 Email Address: JALEELTON@HOTMAIL.COM

**Signatures:**

Applicant Signature: 

Property Owner Signature: 

Name of Applicant: JEREMY ZIADIE

Name of Property Owner: JUAN LOPEZ

Date: 02/05/24

Date: 02/05/24

**RECEIVED**

7/18/2024

**Standards for Granting Variances:**

Responses to the following criteria must be submitted for each variance requested (attach additional sheets as needed). According to the Unified Development Ordinance (UDO), a variance shall not be granted unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

- a. Does the request arise from a condition that is unique and peculiar to the land, structures, and buildings involved? Please explain: **YES, TREE HOUSE WAS BUILT AROUND LARGE SUPPORTING TREE**  
\_\_\_\_\_  
\_\_\_\_\_
  
- b. Is the request necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved result in an unnecessary hardship for the owner, lessee, or occupants; as distinguished from a mere inconvenience, if the provisions of Title 2 of the UDO are literally enforced? Please explain: **YES, HOMEOWNER WOULD BE REQUIRED TO DEMO THE EXISTING TREEHOUSE STRUCTURE**  
\_\_\_\_\_  
\_\_\_\_\_
  
- c. Is the condition requiring the requested relief not ordinarily found in properties of the same zoning district as the subject property? Please explain: **NO**  
\_\_\_\_\_  
\_\_\_\_\_
  
- d. Is the request a result of conditions created by the regulations of Title 2 of the UDO and not by an action or actions of the property owner or the applicant? Please explain: **NO**  
\_\_\_\_\_  
\_\_\_\_\_
  
- e. Would granting the variance impair or injure other property or improvements in the neighborhood in which the subject property is located, or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety, or substantially diminish or impair property values within the neighborhood? Please explain: **NO**  
\_\_\_\_\_  
\_\_\_\_\_
  
- f. Is the variance requested the minimum variance that will make possible the reasonable use of the land, building, or structures? Please explain: **YES, THE TREE HOUSE REQUIRES 3' MINIMUM FROM PROPERTY LINE**  
\_\_\_\_\_  
\_\_\_\_\_
  
- g. Does the variance desired meet the general spirit and intent of Title 2 of the UDO and/or the purpose and intent of the Gwinnett County Unified Plan? Please explain: **YES**  
\_\_\_\_\_  
\_\_\_\_\_

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7/18/2024



**Redemption Remodeling LLC**  
GCCA 007301, Exp: 8/30/2026  
P.O. Box 585  
Grayson, Georgia 30017  
(770) 856-3585

SITE PLAN FOR  
**2111 Plantation Ct, Gwinnett County**  
Lawrenceville, Georgia 30044

SHEET  
**1 OF 1**

HORIZONTAL SCALE	1" = 40'
DATE	07/15/24
RESIDENCE	LOPEZ
SHEET TITLE	SITE PLAN
PROJECT	
JOB NO.	

**RECEIVED**

7/18/2024

# Redemption Remodeling

June 19, 2024

2111 Plantation Ct NW, Lawrenceville, GA 30044

## Letter of intent,

Description of variance request includes setback encroachment, pertaining to code section: 230-30.9. ; 230-30.12.A.1 ; 230-30.12.A.3 ; 230-30.12.B

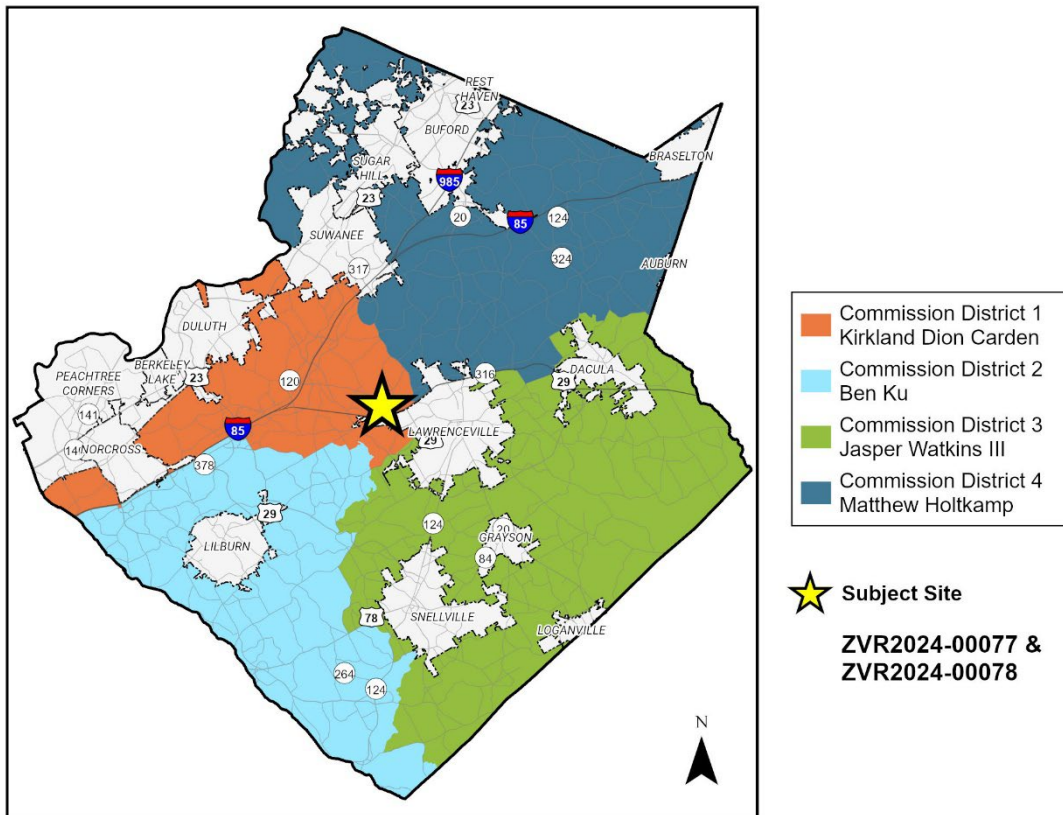
I have an existing tree house structure on the left side of the property, however it is 3'6" off of the property line.

**Jeremy Ziadie**



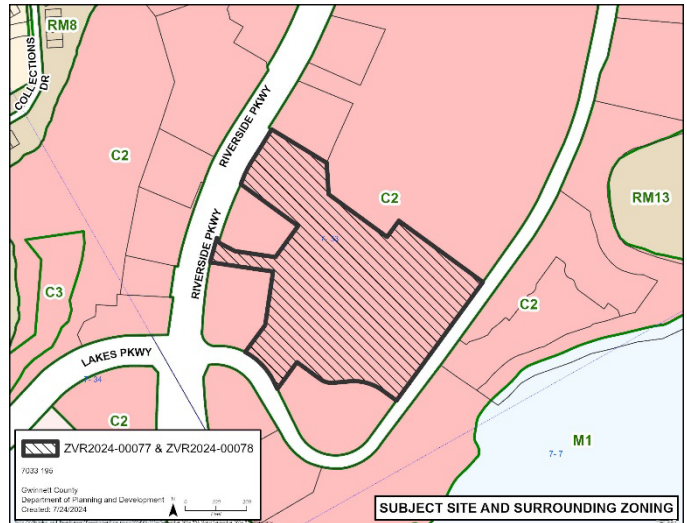
## ZONING BOARD OF APPEALS CASE REPORT

**Case Numbers:** ZVR2024-00077, 78  
**Requests:** Variance for wall signs to exceed the maximum square footage  
 Variance for window signs to exceed cumulative surface area  
**Address:** 2160 Riverside Parkway  
**Map Number:** R7033 195  
**Site Area:** 8.43 acres  
**Proposed Development:** Wall Signs and Window Signs  
**Applicant:** Lauren Gibbs  
**Owner:** David Kirkland  
**Contact Information:** Lauren Gibbs, 770.536.7906  
**Commission District:** District 1 – Commissioner Carden/ Walthour



## Existing Site Conditions

The subject site is an 8.43-acre property located at the intersection of Riverside Parkway and Lakes Parkway. The subject property is zoned C-2 (General Business District). The property contains a one-story concrete and brick multi-tenant shopping center with several outparcel commercial buildings and large surface parking lot. The subject site is surrounded by commercial properties.



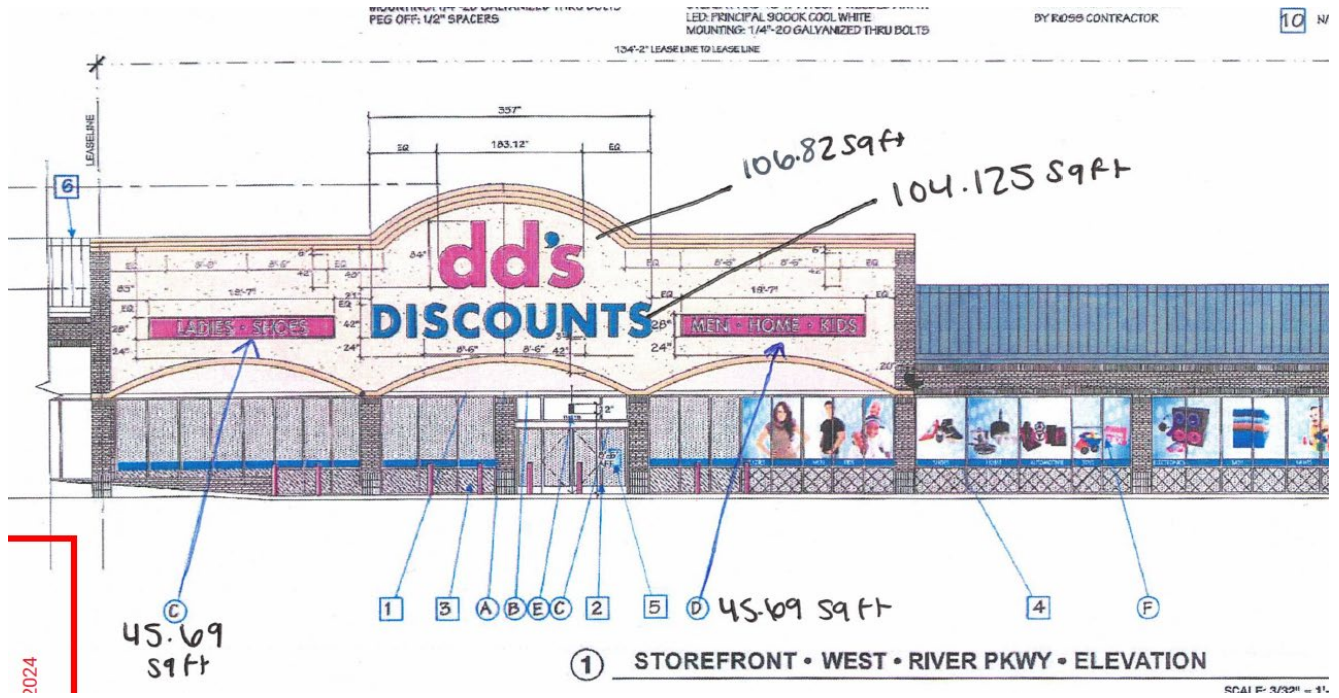
## Project Summary

The applicant proposes wall signs and window signs including:

- Two rows of channel letters on the front façade totaling 126" high and 337" wide, displaying "dd's DISCOUNTS" in pink and blue lettering.
- Two banner signs on the front façade each 28" high and 235" wide, displaying "LADIES - SHOES" and "MEN - HOME - KIDS" in pink and white lettering.
- Window signage with imagery covering over half of the store front windows.







### Variance Requests

The applicant requests a variance from the following section of the Unified Development Ordinance (UDO) to exceed the maximum square footage for a wall sign by 102.33 square feet resulting in 302.33 square feet:

**Section 78-113. A. 7.:** Wall signs for individual establishments, shops, etc., within a planned commercial center with a square footage between 15,001-50,000 square feet have a maximum sign area of 100 square feet per elevation with a total sign area of 200 square feet.

The applicant requests a variance from the following section of the Unified Development Ordinance (UDO) to exceed the cumulative surface area of window signs:

**Section 78-109.4.:** Window signs not exceeding a cumulative surface area of 20 percent of the available window space per tenant per building elevation

### **Staff Recommended Conditions**

Should the Zoning Board of Appeals choose to approve the variance request, staff recommends the following conditions of approval:

1. The wall signs and window signs shall be in general conformance with the sign elevation detail received July 18, 2024.

### **Exhibit: Application**



VARIANCE APPLICATION

See the Variance Application Submittal Instructions for general information and directions related to submitting this application.

Property Information:

Property Address: 2100 riverside pkwy <sup>suite</sup> 134/135 Property Parcel ID: R7033 195

Variance(s) Requested: 78-113.A.7 / 78.109.4

Unified Development Ordinance (UDO) Code Section(s): 78-113.A.7 / 78.109.4

Sign Ordinance Code Section(s): 78-113.A.7 / 78.109.4

Applicant Information:

Name: Lauren Gibbs

Contact Person: Lauren Gibbs

Mailing Address: 2054 Atlas circle

City, State, Zip Code: Gainesville, GA 30501

Phone Number: 770 536 7906 Email Address: lgibbs@totalimaginginc.com

Applicant is (check, if applicable): [ ] Property Owner [X] Owner's Agent

Property Owner Information (if property owner is not the applicant):

Name: David Kirkland

Telephone Number: 410 653 7630 Email Address: dkirkland@amrealco.com

20950 Libby Rd maple heights Ohio 44137

Applicant Signature: Lauren M Gibbs Property Owner Signature: David Kirkland

Name of Applicant: Lauren Gibbs Name of Property Owner: David Kirkland

Date: 7/8/24 Date: 7/8/24



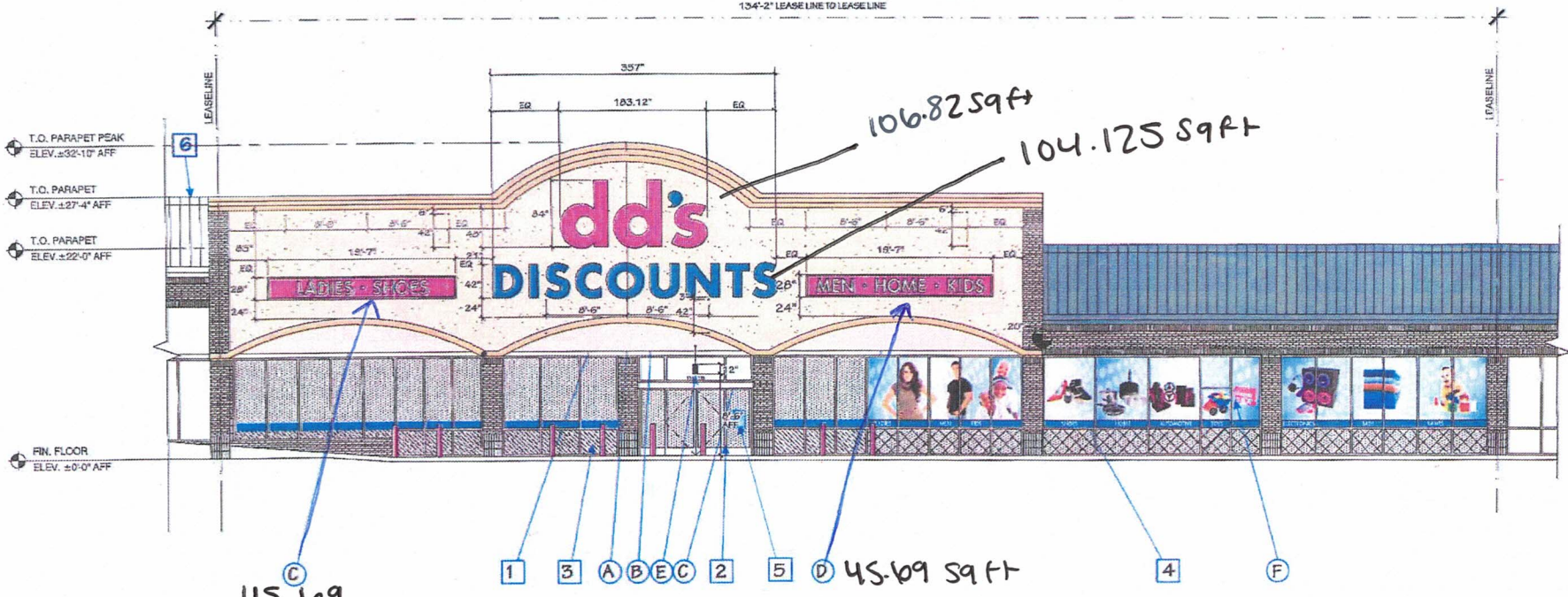
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NOTES:

- ROSS CONTRACTOR TO PROVIDE:**
- ADEQUATE ACCESS BEHIND LOGO LETTERS AND CABINET FOR INSTALLATION AND MAINTENANCE, PER [2018 IBC 2403.10.1](#)
  - ONE (1) 30 AMP 120V ISOLATED SIGN CIRCUIT AND JUNCTION BOXES TO AREA BEHIND SIGN LETTERS CONNECTED TO THE ENERGY MANAGEMENT SYSTEM
  - AT LEAST 1/2" THICK PLYWOOD BACKING BEHIND ALL E.L.F.S. WALL SYSTEM FOR SIGN AND BANNER SUPPORT
- SIGN FASCIA TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 75% L.R.V.) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE SIGN.
- ALL COLORS ARE SUBJECT TO ROSS STORES, INC. REVIEW AND APPROVAL. COLOR APPEARANCE MAY BE ALTERED BY PRINTING. SEE APPROVED FINAL CONSTRUCTION DRAWINGS FOR COLOR SPECIFICATIONS.
- IF ANY SIGNAGE PROPOSED IN THIS EXHIBIT IS ALTERED BY LOCAL GOVERNMENT AUTHORITIES, ROSS STORES INC. RESERVES THE RIGHT TO, AT NO COST, ADJUST ARCHITECTURAL FEATURES TO BEST ACCOMMODATE THE ALTERED SIGNAGE.

- (A)** 84"H INDIVIDUAL "DD'S" PAN CHANNEL LOGO LETTERS:  
FACES: 732B 5G WHITE ACRYLIC SHEET W. VINYL OVERLAY 3M 3630-118 INTENSE MAGENTA (3M 3630-236 FOR TURQUOISE APOSTROPHE)  
RETURNS: 8"D ALUM. W/ WHITE FINISH TRIM CAP; 2" WHITE JEWELITE  
LETTER BACKS: ALUMINUM  
LED: PRINCIPAL TRUE WHITE QWIK MOD 3 (7100K)  
MOUNTING: 1/4"-20 GALVANIZED THRU BOLTS PEG OFF: 1/2" SPACERS
- (B)** 42"H INDIVIDUAL "DISCOUNTS" PAN CHANNEL LOGO LETTERS:  
FACES: 732B 5G WHITE ACRYLIC SHEET W. VINYL OVERLAY 3M 3630-236 TURQUOISE  
RETURNS: 8"D ALUM. W/ WHITE FINISH TRIM CAP; 2" WHITE JEWELITE  
LETTER BACKS: ALUMINUM  
LED: PRINCIPAL 5000K NATURAL WHITE  
MOUNTING: 1/4"-20 GALVANIZED THRU BOLTS PEG OFF: 1/2" SPACERS
- (C)** (1) 28"H X 235"W X 5"D SINGLE-FACE INTERNALLY-ILLUMINATED CABINET SIGN:  
2" RETAINERS PAINTED TO MATCH MAGENTA, RETURNS: 5"D ALUMINUM PAINTED MAGENTA TO MATCH PMS #2415C MATTHEWS #MPO0875 GLOSSY FACE: TRANSLUCENT 5G WHITE SOLAR GRADE ACRYLIC WITH 3M 3630-118 INTENSE MAGENTA VINYL OVERLAY AND 13 1/4"H COPY WEEDED AWAY.  
LED: PRINCIPAL 9000K COOL WHITE MOUNTING: 1/4"-20 GALVANIZED THRU BOLTS
- (D)** (1) 28"H X 235"W X 5"D SINGLE-FACE INTERNALLY-ILLUMINATED CABINET SIGN:  
2" RETAINERS PAINTED TO MATCH MAGENTA, RETURNS: 5"D ALUMINUM PAINTED MAGENTA TO MATCH PMS #2415C MATTHEWS #MPO0875 GLOSSY FACE: TRANSLUCENT 5G WHITE SOLAR GRADE ACRYLIC WITH 3M 3630-118 INTENSE MAGENTA VINYL OVERLAY AND 13 1/4"H COPY WEEDED AWAY.  
LED: PRINCIPAL 9000K COOL WHITE MOUNTING: 1/4"-20 GALVANIZED THRU BOLTS
- (E)** 12"H X 48"W X 10"D DOUBLE-FACE INTERNALLY-ILLUMINATED UNDERCANOPY SIGN, U.I. SEE SHEET UC FOR DETAILS.
- (F)** TYPICAL DIGITAL GRAPHIC APPLIED TO STOREFRONT WINDOW. IMAGES MAY VARY FROM WHAT IS SHOWN. SEE SHEET SH FOR DETAILS.
- (1)** SIGN FASCIA BY ROSS CONTRACTOR. SEE NOTES.
- (2)** CLEAR ANODIZED ALUMINUM STOREFRONT & DOORS BY ROSS CONTRACTOR.
- (3)** FROSTED WINDOW FILM ROSS CONTRACTOR.
- (4)** THREE (3) SETS OF FIVE (5) EYE-BOLTS FOR BANNER ATTACHMENT BY ROSS CONTRACTOR
- (5)** STORE HOURS, INCLUDES STORE HOURS; OPERATIONAL DECAL, EBT, GUARD & RESERVE LTR., 55 & OVER AND EXIT/ENTER DECALS. SEE SHEET SH FOR DETAILS.
- (6)** SIGN FASCIA BY ROSS CONTRACTOR. SEE NOTES.
- (7)** N/A
- (8)** N/A
- (9)** N/A
- (10)** N/A



① STOREFRONT • WEST • RIVER PKWY • ELEVATION

SCALE: 3/32" = 1' - 0"

EXHIBIT J  
PAGE 2 OF 17

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blair IMAGE ELEMENTS  
dd's DISCOUNTS

#5557 Lawrenceville  
River Exchange Shopping Center  
SEC Duluth Highway & Riverside Parkway,  
Lawrenceville, GA 30043

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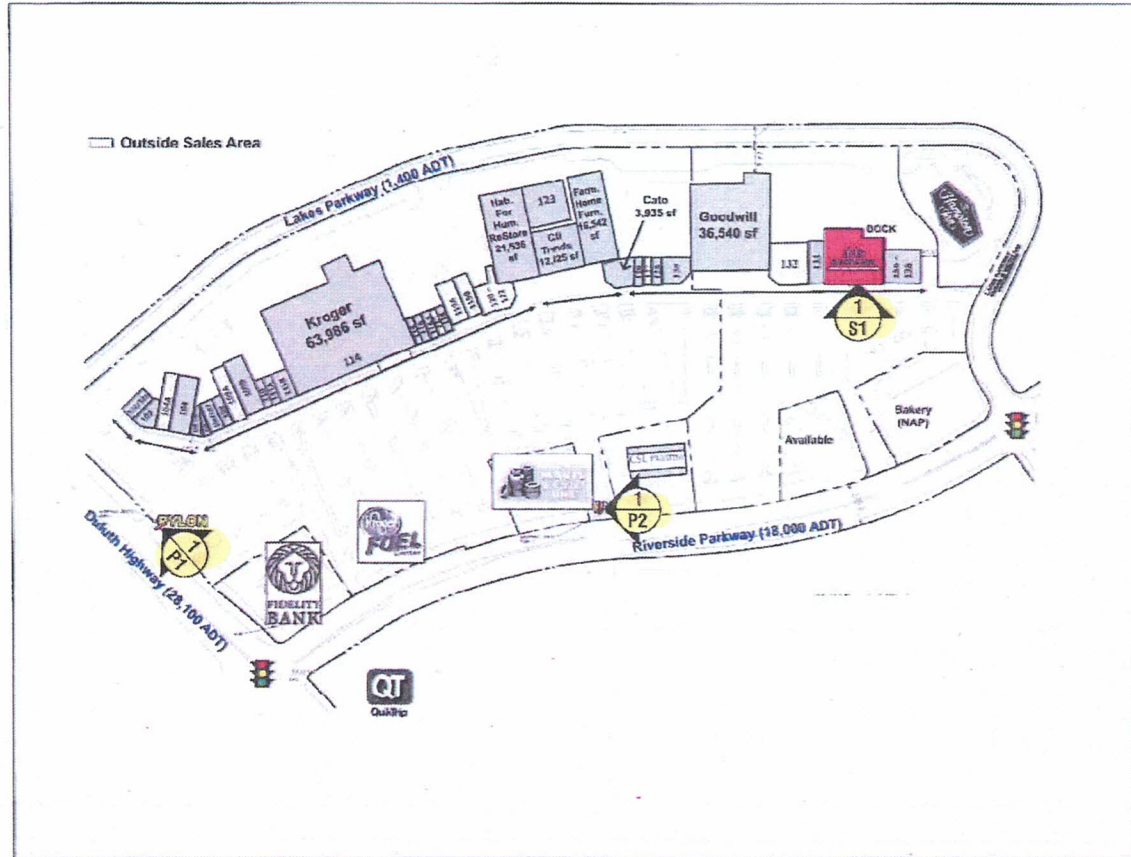
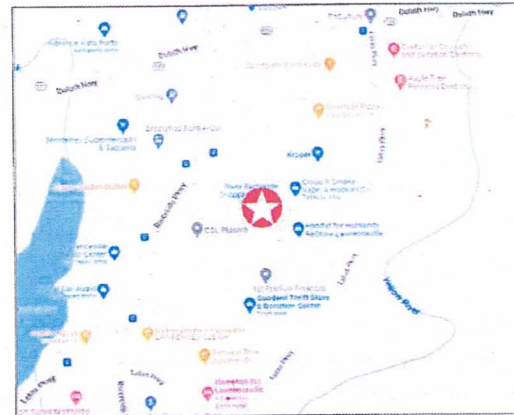
Outside Sales Area  
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 PLANNING AND DEVELOPMENT  
  
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- |                                       |                           |                            |
|---------------------------------------|---------------------------|----------------------------|
| 101-102 One Main Financial - 2,600 sf | 115 Available - 1,300 sf  | 129-130 Dental - 3,771 sf  |
| 103 Restaurant - 1,956 sf             | 116 Nail - 1,167 sf       | 132 Available - 8,350 sf   |
| 104A Available - 4,000 sf             | 116A Haircuts - 1,167 sf  | 133 Taekwondo 4,000 sf     |
| 104B Bar & Grill - 6,000 sf           | 117 Smoke Shop - 1,186 sf | 136-138 Hibachi - 6,800 sf |
| 105C Shoe Repair - 533 sf             | 118 Imprints - 1,300 sf   |                            |
| 106-107 Restaurant - 2,600 sf         | 119A Available - 4,700 sf |                            |
| 108 Eye Care - 1,300 sf               | 119B Available - 3,300 sf |                            |
| 109A Nails - 4,000 sf                 | 120-122 Available - 5,547 |                            |
| 109B Top Beauty Supply - 6,000 sf     | 123 Warehouse - 10,594 sf |                            |
| 110 Pizza - 1,300 sf                  | 126 Penske - 1,474 sf     |                            |
| 111A T-Mobile - 1,300 sf              | 127 Available - 1,300 sf  |                            |
| 111B Financial - 2,600 sf             | 128 Printing - 1,300 sf   |                            |

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**VICINITY MAP**

NOT TO SCALE



**SITE PLAN**

NOT TO SCALE

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**EXHIBIT J**  
PAGE 1 OF 17

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IMAGE ELEMENTS

**dd's**  
DISCOUNTS

**#5557 Lawrenceville**  
River Exchange Shopping Center  
SEC Duluth Highway & Riverside Parkway,  
Lawrenceville, GA 30043

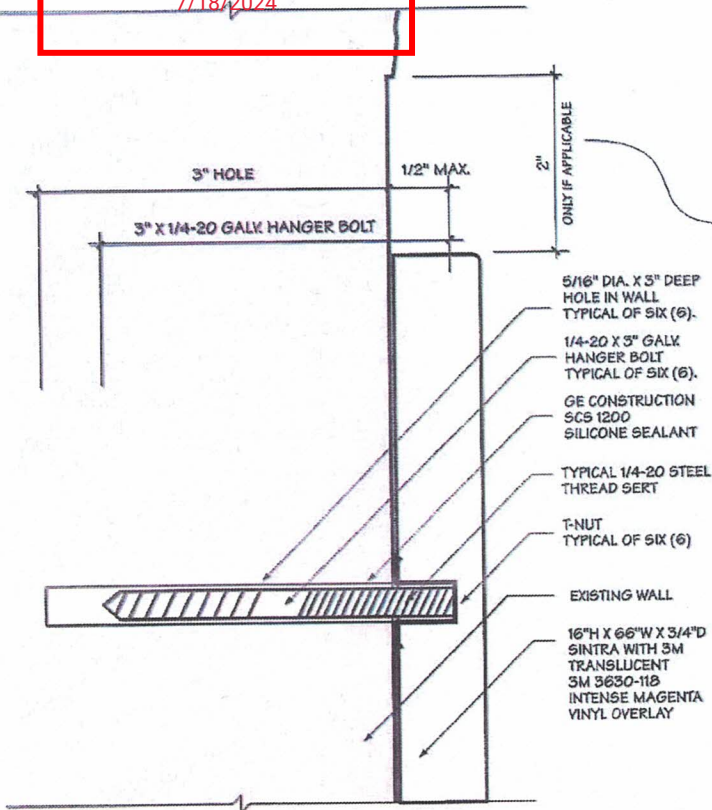
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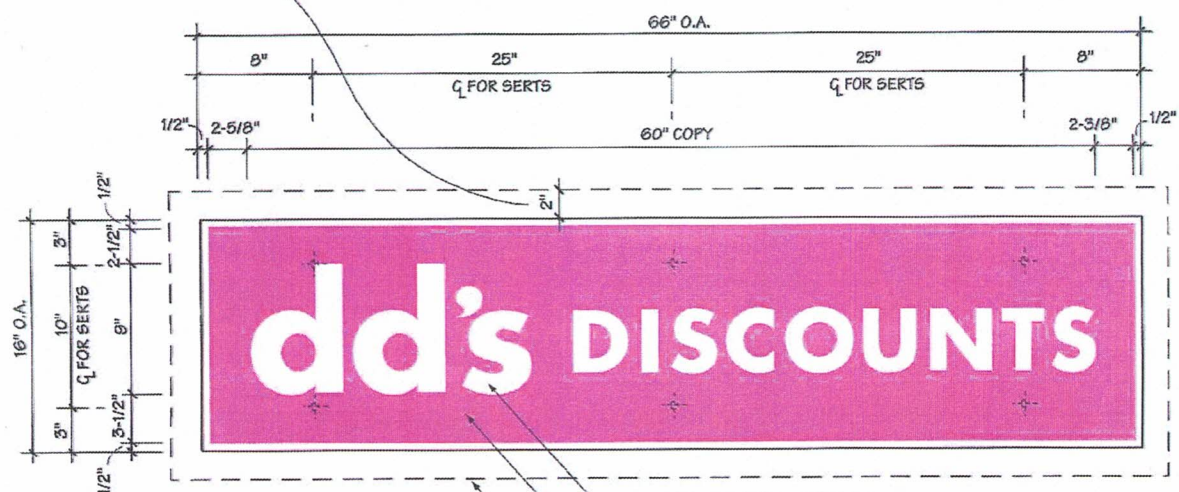
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SEE NOTES BELOW FOR APPLICABLE CONDITIONS

INSTALLATION INSTRUCTIONS:

DRILL SIX (6) 5/16" DIA. X 3" DEEP HOLES INTO WALL AS PER PATTERN.  
SCREW 1/4-20 MACHINE-THREAD END OF GALK FURNITURE BOLTS INTO EMPTY T-NUTS IN BACK OF PLAQUE UNTIL THEY CONTACT THE PVC. (DO NOT OVER TIGHTEN).  
FILL HOLES IN WALL, COAT SCREW-THREAD ENDS OF FURNITURE BOLTS AND BACK OF PLAQUE WITH GE CONSTRUCTION SCS 1200 SILICONE SEALANT.  
MOUNT PLAQUE ONTO WALL PUSHING BOLTS INTO HOLES UNTIL PLAQUE IS FLUSH AGAINST WALL SURFACE.



2 SECTION AT MOUNT

SCALE: 1" = 1"

1 ENTRANCE LOGO PLAQUE ELEVATION

SCALE: 1-1/2" = 1'-0"

NOTES:

SEE SHEET S1 FOR PLAQUE LOCATIONS.  
BLAIR IMAGE ELEMENTS TO SUPPLY PLAQUES, HARDWARE AND INSTALLATION PATTERNS.  
MOUNTING DETAIL MAY VARY ACCORDING TO TYPE OF WALL CONSTRUCTION; LANDLORD'S CONTRACTOR TO VERIFY CONDITIONS.  
IF WALL SURFACE IS UNEVEN (EXAMPLE: SPLIT FACE BLOCK OR RIVER ROCK), THEN KNOCK DOWN ROUGH SURFACE 2" BEYOND WALL PLAQUE, SO THAT THE PLAQUE WILL SIT FLUSH AGAINST WALL.

EXHIBIT J  
PAGE 8 OF 17

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blair  
IMAGE ELEMENTS

dd's  
DISCOUNTS

#5557 Lawrenceville  
River Exchange Shopping Center  
SEC Duluth Highway & Riverside Parkway,  
Lawrenceville, GA 30043

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## Letter of Intent

To Whom It May Concern,

We are writing to request a variance for the installation of signage at the DeeDee's Discounts store located at 2160 Riverside Parkway, Lawrenceville, Georgia.

### **A. Description of the Variance Requested:**

We are seeking a variance to install three signs totaling 302.33 square feet, exceeding the allotted 200 square feet as per code section 78-113. A.7.

### **B. Reason for the Requested Variance:**

The primary reason for requesting this variance is to ensure the visibility and effective branding of DeeDee's Discounts. The larger signage is crucial for attracting customers from the busy Riverside Parkway and ensuring that the store stands out in a competitive retail environment. Adequate signage is vital for communicating our presence to potential customers and driving foot traffic into the store.

### **C. Consistency with the Intent of the UDO**

The requested variance aligns with the intent of the Unified Development Ordinance (UDO) by promoting economic development and supporting local businesses. The larger signage will not negatively impact the surrounding area; instead, it will enhance the commercial appeal of the vicinity and contribute to the economic vitality of Lawrenceville.

### **D. Statement of Hardship:**

Adhering to the current signage regulations imposes a significant hardship on DeeDee's Discounts. The restriction to 200 square feet severely limits our ability to attract customers and effectively brand our storefront. This limitation could result in reduced visibility and a subsequent decrease in business, which is particularly challenging in the current economic climate. The variance is essential for us to maintain competitive parity with neighboring businesses that have more prominent signage.

We appreciate your consideration of this request and are available to provide any additional information or answer any questions you may have.

Sincerely,

Lauren Gibbs  
Project Manager  
Total Imaging, Inc.

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## Standards for Granting Variances

Does the request arise from a condition that is unique and peculiar to the land, structures, and buildings involved? Please explain:

- a. Yes, the request arises from the unique positioning and layout of DeeDee's Discounts, which faces a busy parkway requiring larger signage for adequate visibility.

Is the request necessary because the particular physical surroundings, the size and shape, or topographical condition of the specific property involved result in unnecessary hardship for the owner, lessee, or occupants as distinguished from a mere inconvenience if the provisions of Title II of the UDA are literally enforced? Please explain:

- b. Yes, the specific layout and proximity to the busy Riverside Parkway create a hardship as smaller signage would not effectively attract customers, impacting business operations.

Is the condition requiring the requested relief not ordinarily found in properties of the same zoning district as the subject property? Please explain:

- c. Yes, other properties in the same zoning district typically do not face such high traffic volume, necessitating larger signage for adequate business visibility.

Is the request a result of conditions created by the regulations of Title II of the UDO and not by an action or actions of the property owner or applicant? Please explain:

- d. Yes, the need for larger signage is due to the specific regulations of Title II of the UDO, which limit sign size without considering the unique visibility needs of properties on busy parkways.

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Would granting the variance impair or injure other property or improvements in a neighborhood in which the subject property is located or impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create hazards to air navigation, endanger public safety, or substantially diminish or impair property values within the neighborhood? Please explain:

- e. No, granting the variance would not impair or injure other properties, nor would it impact light, air supply, public safety, or property values. The larger signage will only enhance business visibility without causing any negative effects.

Is the variance requested the minimum variance that will make possible the reasonable use of the land, building, or structure? Please explain:

- f. Yes, the requested variance for 302 square feet of signage is the minimum necessary to ensure the reasonable and effective use of the storefront for business purposes.

Does the variance desired meet the general spirit and intent of Title II of the UDO and/or the purpose and intent of the Gwinnett County Unified Plan? Please explain:

- g. Yes, the variance meets the general spirit and intent of Title II of the UDO by supporting economic development and business visibility, aligning with the goals of the Gwinnett County Unified Plan to promote a thriving local economy.