

City of Sugar Hill
Planning Staff Report
VAR-23-002

DATE: November 1, 2023
TO: Mayor and City Council
FROM: Planning Director
SUBJECT: Variance Request VAR-23-002
6481 Sweet Laurel Run, Tax Parcel 7-364-099

RECOMMENDED ACTION:

Approval of the variance with the following conditions:

1. Final building plan shall substantially resemble the attached drawings labeled Exhibit 1-2.

ISSUE The City of Sugar Hill has received an application from Steve Harmon requesting a variance for a 17-foot rear setback at 6481 Sweet Laurel Run, Tax Parcel 7-364-099 to enclose a deck with screen room within an existing patio area.

DISCUSSION

- Request is for a rear setback reduction from 35 feet to 17 feet to enclose an existing deck with a screen room below.
- While repairing drainage and rot problems with the existing deck, constructed in 2012, the homeowner chose to enclose the deck while extending it 7 feet to match an existing brick porch underneath.
- After construction began on the repairs and subsequent improvements, it was found that the setbacks were shown incorrectly on the application and a new survey was prepared.
- The rear wall of the proposed additions includes windows which are placed relatively high and appears to enhance the privacy for the homeowners of the subject property as well as the adjacent homeowner over the previous deck.

BACKGROUND

APPLICANT/OWNER: Steve Harmon
EXISTING ZONING: Low Density Residential (RS-150)
REQUEST: Variance for rear setback
PROPERTY SIZE: ± 0.48 Acres
LOCATION: 6481 Sweet Laurel Run
Sugar Hill, GA 30518
Tax Parcel #7-364-099

VARIANCE CRITERIA

1. *Are there extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography?*

No.

2. *Does application of the ordinance to this particular piece of property create an unnecessary hardship?*

Yes, the area for the proposed improvements was previously occupied by an existing porch and deck. The proposed improvements do not expand this original footprint at ground level and are designed in such a way as to improve the privacy for the occupants of the subject property and adjacent property.

3. *Are there conditions peculiar to this particular piece of property involved?*

Yes.

4. *Are these conditions the result of any actions of the property owner?*

No.

5. *Would relief, if granted, cause substantial detriment to the public good or impair the purpose or intent of this ordinance?*

No.

October 5, 2023

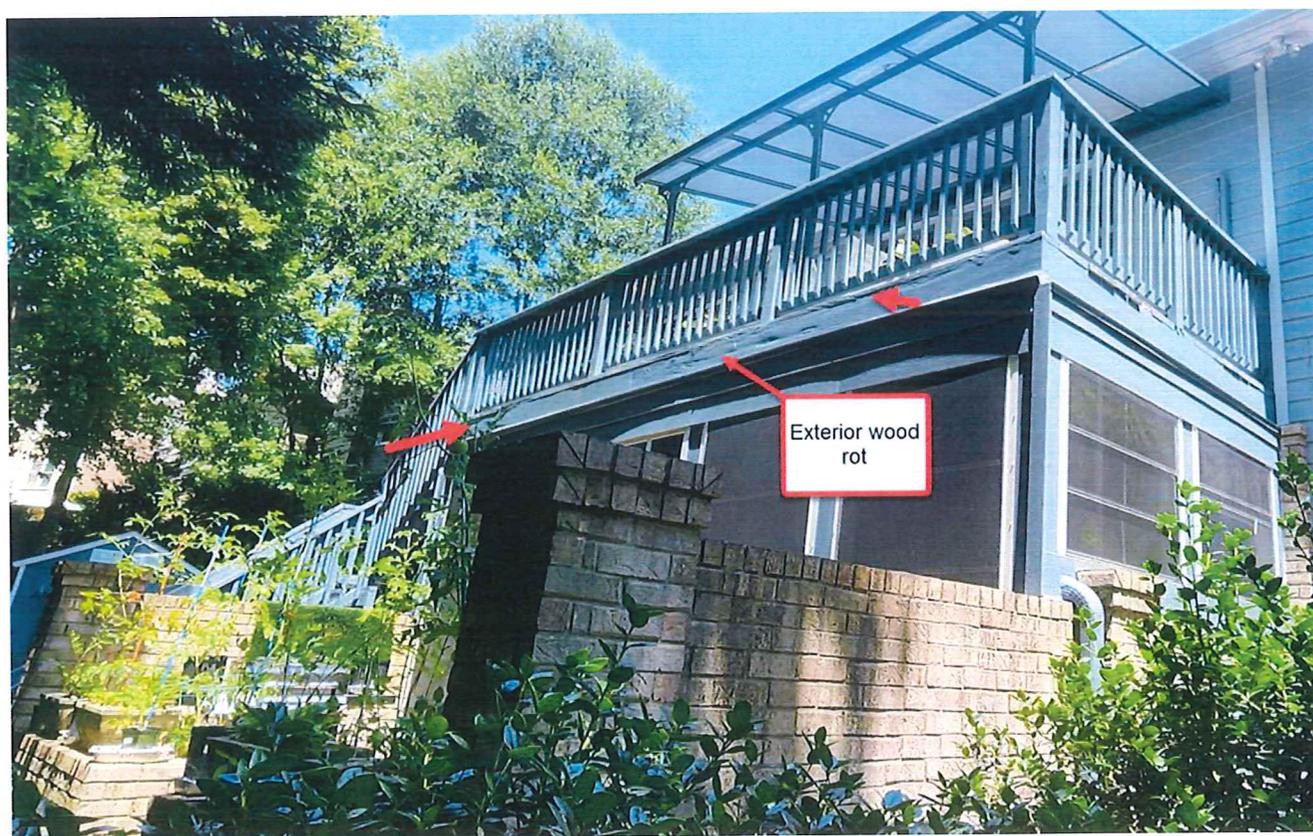
6481 Sweet Laurel Run
Sugar Hill, GA 30518

City Council
City Of Sugar Hill
5039 West Broad Street
Sugar Hill, GA 30518

Dear Council Members:

We are requesting a dimensional/property variance of 13 feet. In 2012, we used a licensed contractor to build a 21 X10 ft deck with a screen porch underneath. A permit was obtained from the City of Sugar Hill and an inspection was completed by the City Inspector Ben Agee.

Unfortunately, the under decking did not drain properly causing moisture build up and the deck prematurely rotted. The deck underwent several repairs over the eleven-year period. In August, the deck started to drop over three inches due to the decaying joists and unfortunately, the deck was beyond repair.



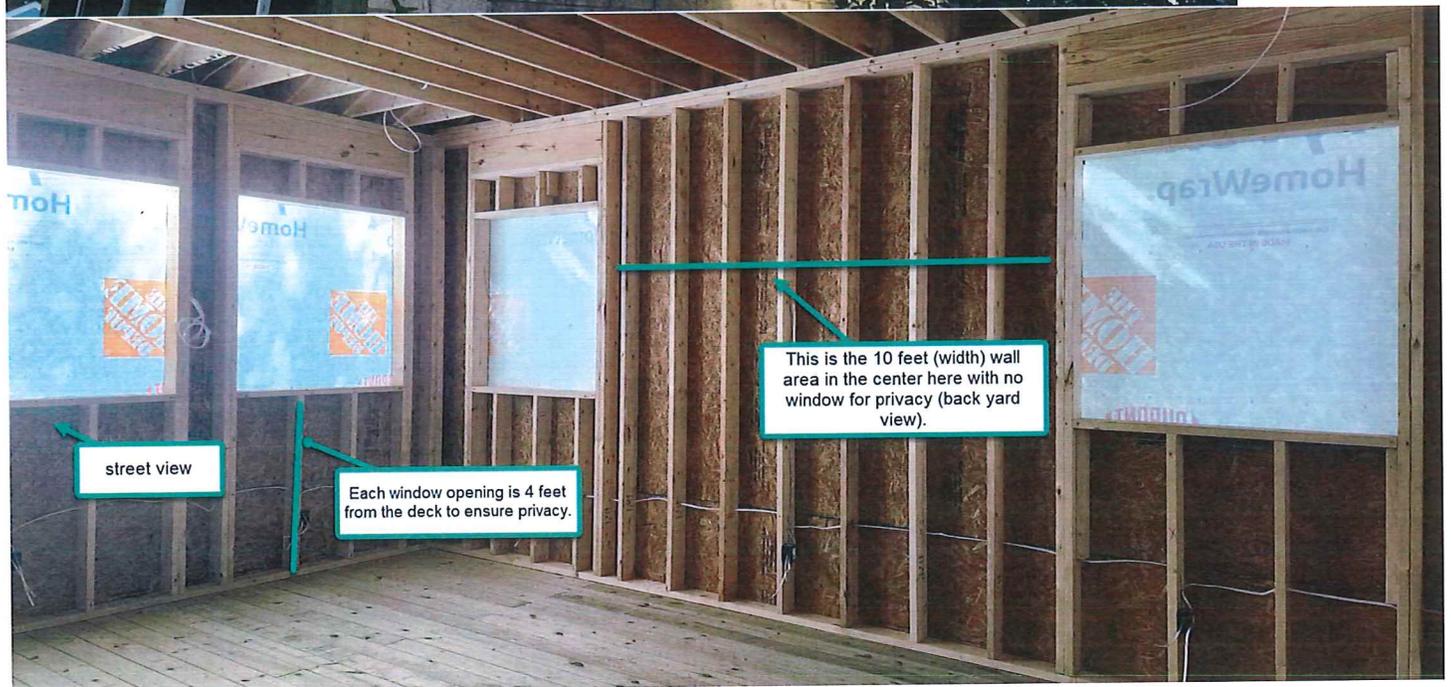


Here is where the deck started to drop due to the wood rot.



Here are other rotting areas of the joist. There was just too much wood rot.

We did not want to run the risk with under decking again, so we thought the best option was to rebuild the deck and add a roof to prevent water from going into the screen porch. The new deck was extended 7 ft to match the existing brick porch underneath. We were unaware that a new permit would be required.



Once we were informed of the new permit requirements, we initiated the permit process. Please accept our apology for not understanding all of the setback codes and rebuilding without a new permit.

This variance would not negatively impact any neighbors, nor will it alter the essential character of the land. There is a natural buffer of mature trees at the rear property line (between our house and the adjacent neighbor).



While the enclosed deck will offer more privacy for us and our neighbors, it will also add value to our home.

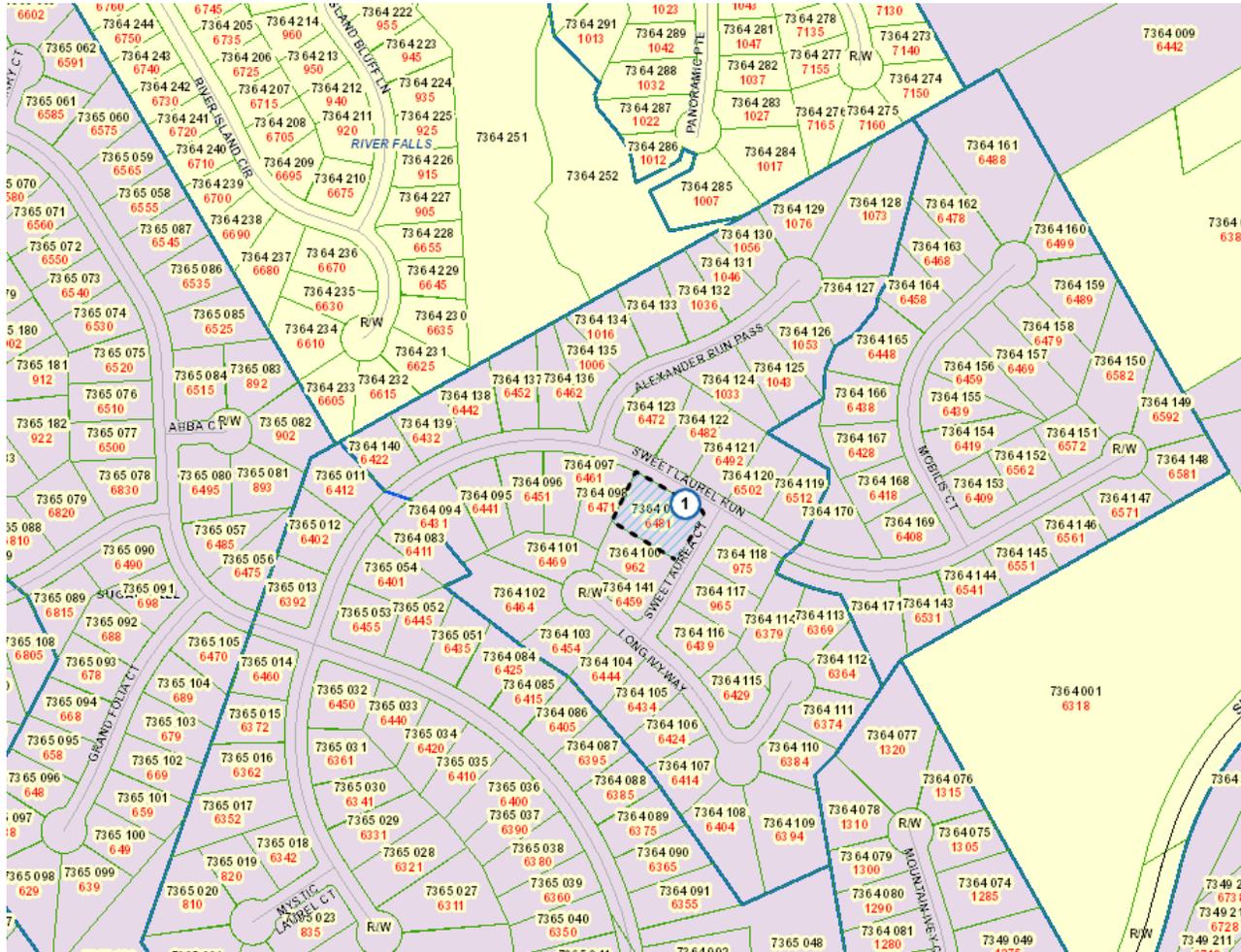
Thank you for taking the time to review this matter.

Sincerely,

Steven Harmon
803-414-8412

VAR-23-002

Location Map



SITE PLAN PREPARED FOR: STEVE HARMON

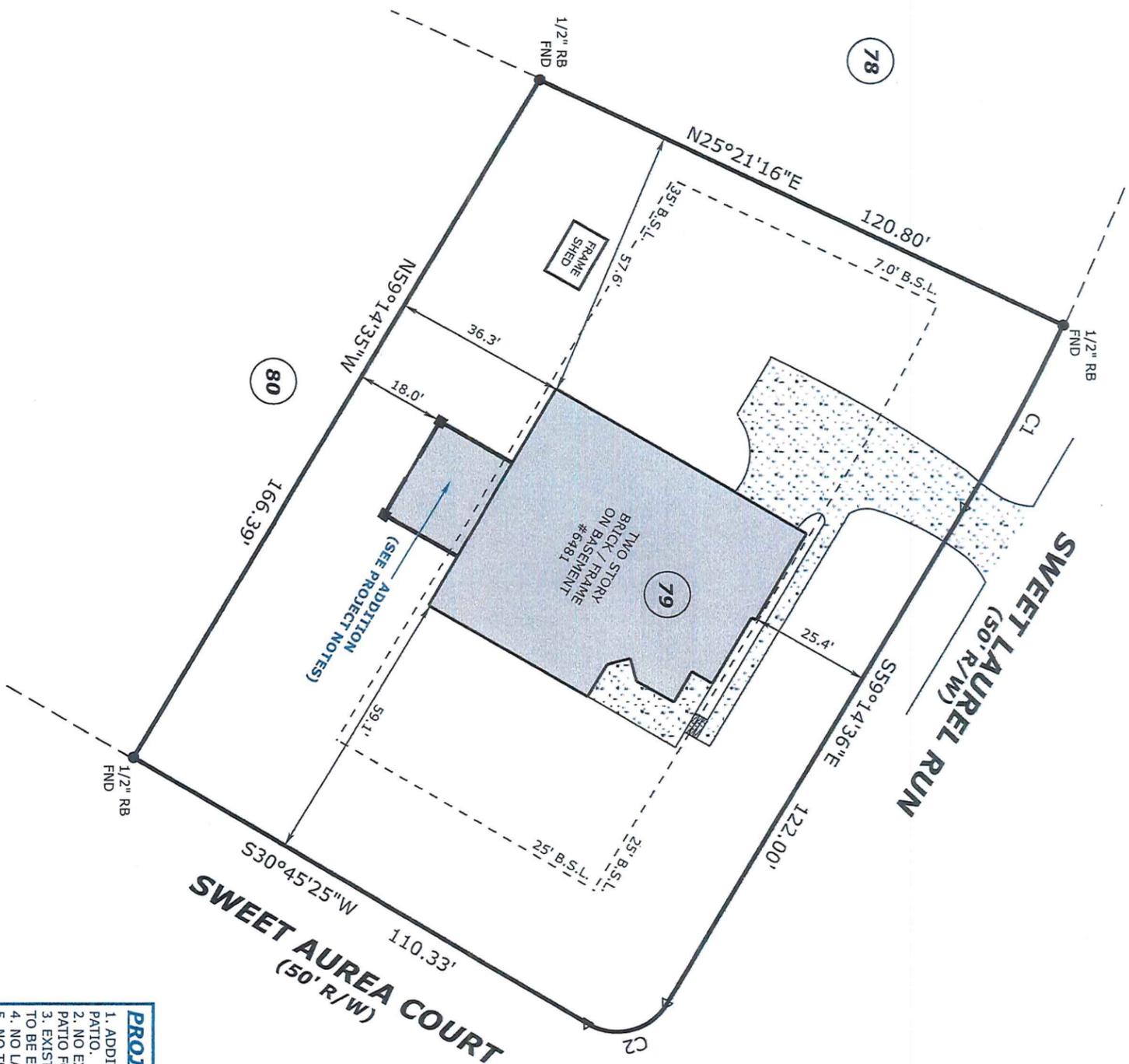
TAX PARCEL ID: R7364 099
ZONING DISTRICT: RS-150

TOTAL AREA:
21,000 SQ. FT.
0.482 ACRES

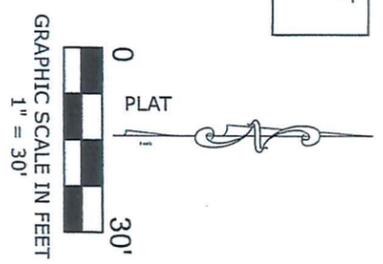
LEGEND	
●	Iron Pin Found
△	Computed Point
—	B.S.L. Building Setback Line
RB	Rebar
▨	Concrete
▩	Wood Decking
▧	Brick

Exhibit 1

LAND LOT: 364
 DISTRICT: 7TH
 COUNTY: GWINNETT
 CITY OF SUGAR HILL
 PROPERTY ADDRESS:
 6481 SWEET LAUREL RUN
 SUGAR HILL, GA 30518
 DATE(S) OF FIELD WORK: 09/22/2023
 DATE OF DRAWING: 09/23/2023
 SURVEY #: 23-1262
 SITE PLAN PREPARED FOR:
 STEVE HARMON
 LEGAL DESCRIPTION:
 LOT 79, LAUREL PARK SUBDIVISION, PHASE TWO-A,
 PER PLAT BOOK 105, PAGE 289, GWINNETT COUNTY,
 GEORGIA OFFICIAL RECORDS.
 EQUIPMENT USED: LEICA TS02 POWER, NOMAD 900
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A
 CLOSURE PRECISION OF ONE FOOT IN 30,337 FEET, AND AN
 ANGULAR ERROR OF 05" PER ANGLE POINT. ADJUSTMENT
 FOR CLOSURE WAS BY THE COMPASS RULE.
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
 FOUND TO BE ACCURATE WITHIN ONE FOOT IN 210,780
 FEET.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A
 TITLE SEARCH AND IS SUBJECT TO ANY DISCLOSURES SAID
 TITLE SEARCH MAY PRODUCE.



CURVE	RADIUS	ARC	BEARING	HORIZ DIST
C1	464.86'	43.83'	S61°56'39"E	43.81'
C2	12.00'	18.85'	S14°14'36"E	16.97'



- PROJECT NOTES**
1. ADDITION ABOVE EXISTING BRICK PATIO
 2. NO EXPANSION OF EXISTING BRICK PATIO FOOTPRINT.
 3. EXISTING BRICK PATIO BELOW ADDITION TO BE ENCLOSED.
 4. NO LAND DISTURBANCE.
 5. NO TREES IMPACTED WITHIN THE SCOPE OF THIS PROJECT.

SURVEYOR'S CERTIFICATE:
 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 5-6-67.

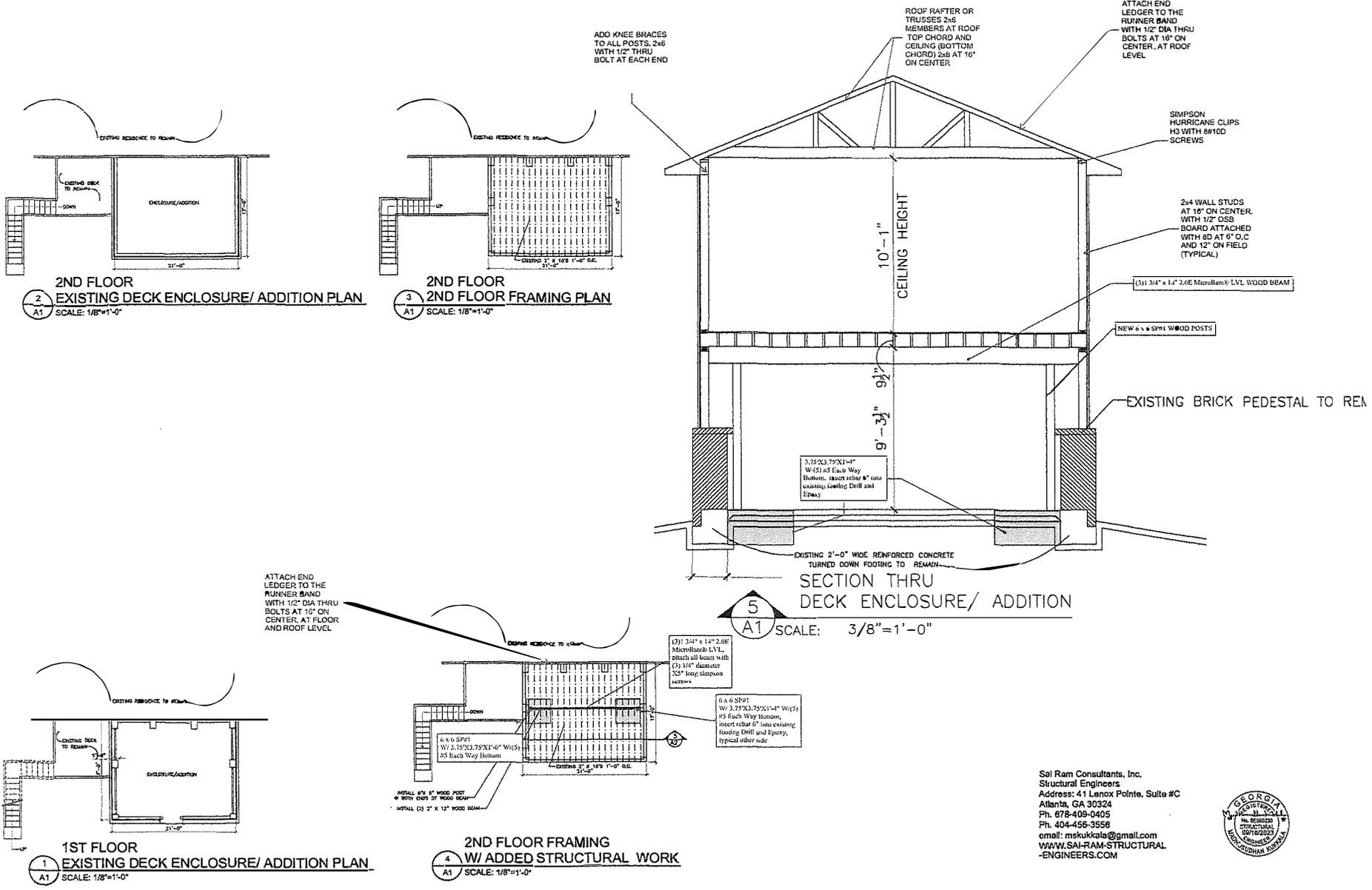
AP **9-23-23**
 ANTHONY P. FAILLA, GA RLS #3258 DATE
 GSWCC LEVEL II CERTIFIED DESIGN PROFESSIONAL #64608

ACCURATE
 SURVEYING AND
 PLANNING, INC.

4955 BLOOMING CT.
 CUMMING, GA 30028
 OFFICE (770) 888-9880 CELL (678) 595-0994
 WWW.ASP-GA.COM - EMAIL: TONY@ASP-GA.COM
 GEORGIA REGISTERED LAND SURVEYING FIRM #1128



Exhibit 2



LITHONIA, GEORGIA
A-TECH
 BUILDING CONSULTING COMPANY, INC.
 1788 STEPHENSON ROAD
 LITHONIA, GA 30058
 OFFICE: (404) 492-1175

DRAWN: DMA
 CHECKED: MK
 REVISED:

DATE: 09/08/2023

DECK PLAN & STRUCTURAL ANALYSIS FOR:
MR. & MRS. STEVEN HARMON
 6481 SWEET LAUREL RUN
 SUGAR HILL, GEORGIA 30518

SHEET TITLE:
 EXISTING DECK ENCLOSURE/ ADDITION PLAN
 DRAWING NO.
A1

Sal Ram Consultants, Inc.
 Structural Engineers
 Address: 41 Lenox Pointe, Suite #C
 Atlanta, GA 30324
 Ph. 404-409-0405
 Ph. 404-456-3556
 email: mskukkala@gmail.com
 WWW.SAI-RAM-STRUCTURAL-ENGINEERS.COM

