



Variance Application

Zoning Board of Appeals OR Administrative Variance

PERMIT NUMBER: TBD

Please type or print using BLACK ink

Applicant: Aztlan Engineering LLC	Property Owner: Iglesia Casa de Oración Shalom
Address: 355 Jennings Mill Pkwy, Unit 1018	Address: 377 Hillcrest Road NW
City, State & Zip: Athens, GA 30606	City, State & Zip: Lilburn, GA 30047
Phone & Email: (229) 881-1771 Contact@AztlanEngineering.com	Phone & Email: (404) 396-6451 alexander.shalom@hotmail.com
Contact Person: Azael Garza, PE	Contact Business Phone:
Contact Email: A.Garza@AztlanEngineering.com	Contact Cell Phone:

APPLICANT IS THE Owner's Agent Property Owner Contract Purchaser

ADDRESS OF PROPERTY: 377 Hillcrest Road NW, Lilburn, GA 30047

SUBDIVISION OR PROJECT NAME: Iglesia Casa de Oración Shalom

LAND DISTRICT: 6 LAND LOT(S): 147 PARCEL(S): 032 ACRE(S): 0.82 ac.

PROPOSED DEVELOPMENT: The proposed development is a church building and associated hardscapes meant to be a permanent home for the church body.

BUILDING PERMIT NUMBER (if construction has begun): N/A

VARIANCE REQUESTED: A reduction in required parking spaces from 1 space per 100 square feet of building floor space to a proposed 25 parking spaces.

Applicant has filed or intends to file any other variance, rezoning or waiver applications? YES NO.

If YES, please describe: _____

LETTER OF INTENT REQUIRED

Please attach a "LETTER OF INTENT" explaining what is proposed.

APPLICANT CERTIFICATION

The undersigned below is authorized to make this application and is aware that no application or reapplication affecting the same property shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

Azael Garza
Signature of Applicant

12-12-24
Date

Azael Garza, PE
Type or Print Name

Principal Civil Engineer
Title

Jenny Lazaro
Notary Public
(Seal)

12-12-24
Date



PROPERTY OWNER CERTIFICATION

The undersigned below, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied by the Mayor and Council, no application or reapplication affecting the same land shall be acted upon within twelve (12) months from the date of last action by the Mayor and Council, unless waived by the Mayor and Council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the Mayor and Council. Further, no application may be withdrawn once advertised and must receive final action by the Mayor and Council.

[Signature]
Signature of Owner

12-12-24
Date

Alexander Volk
Type or Print Name

Property Owner
Title

Jenny Lazaro
Notary Public
(Seal)

12-12-24
Date



ADMINISTRATIVE USE ONLY		
CASE NUMBER: <u>LV-2025-01</u>	DATE COMPLETE: <u>12/12/24</u>	RECEIVED BY: <u>[Signature]</u>
APPLICATION FEE: <u>\$900</u>	PAID BY/RECEIPT#: <u>123456</u>	HEARING DATE: <u>1/23/24</u>
ADMINISTRATIVE VARIANCE DIRECTOR'S APPROVAL/DATE: _____		

Conditions of Approval: _____



City of Lilburn – Special Exception Variance Letter of Intent

INTRODUCTION

Variance requested: One (1) special exception variance is requested to allow a reduction in required parking spaces from the City of Lilburn Zoning Appendix A - Ordinance Article 8. Section 812, Table 8.1, the Minimum Parking Required for Places of Assembly of “One space for each 100 square feet of gross floor area” to 25 total spaces for the construction of a church building.

Property Address: 377 Hillcrest Road NW, Lilburn, GA 30047

Parcel Information: 6147 032

Existing / Proposed Zoning: CB / CB

Existing / Proposed Use: Vacant / Church (Place of Assembly)

VARIANCE REQUEST NARRATIVE

The proposed project would be the construction of an approximately 4,950 square-foot church building including a main-level sanctuary and basement kitchen with various rooms intended for Sunday School use. The congregation currently rents the neighboring church building to the west (387 Hillcrest Road) with its limited parking (approximately 18 spaces) and although the parking count is suitable, the church body has purchased the 377 Hillcrest Road property with the intention of adding a building to be a permanent home that more comfortably serves the church body.

While the property offers a multitude of challenges, including the narrow shape and extreme topography that would require extensive earthwork, placing a modestly-sized church building on the site is possible – however, the City of Lilburn Zoning Table 8.1 requirement would dictate that the church building, regardless of occupancy, would be required to have *50 parking spaces on site*.

After accounting for the non-efficient geometry of the property, the open space requirements (15% of the parcel for CB – Commercial Business), setbacks (10’ on the sides and a 40’ Residential-adjacent back buffer for a single residential property), and landscape strip (10’ on the front of the property) required by the zoning and the Lawrenceville Highway (U.S. 29) Overlay District, only about 33 parking spaces would fit on the site *if nothing but parking* were to be constructed on the site.

In light of this, we request a variance to allow the proposed project of the church building to be constructed with 25 parking spaces.

In addition to the 25 spaces, an interparcel agreement between the neighboring church (that is utilized at different, non-overlapping hours) is proposed to allow both churches use of both parking lots for their respective church services. To coincide with this, a pedestrian access between the two properties is proposed to allow access between the two parking lots. This would provide a *total effective parking count of approximately 43 parking spaces* for the proposed project – more than doubling the current parking that is needed by the church body.





City of Lilburn – Special Exception Variance Letter of Intent

While joint use of the properties would not meet the quantity required by the zoning ordinance, the utilization of joint-use parking lots would allow the project to meet over 85% of the parking requirements set forth by the zoning ordinance.

STANDARDS FOR SPECIAL EXCEPTION VARIANCE APPROVAL

Pursuant to City of Lilburn Appendix A - Zoning Ordinance Article 10. Section 1005-3, 2., the Zoning Board of Appeals have the power to authorize variances from the terms of the Zoning Resolution when a literal enforcement of the Zoning Resolution will, in an individual case, result in unnecessary hardship upon a finding by the Zoning Board of Appeals that:

- a. There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
 - The narrow shape of the property combined with the overlay district's requirement that no more than 20% of parking be placed in front of the building prevents efficient addition of parking areas while maintaining required fire access.
- b. A literal interpretation of the provisions of this Article would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located, resulting in unnecessary hardship.
 - Requiring parking in the amount listed on Table 8.1 would effectively prevent the church from constructing a building of any reasonable size for its modestly-sized congregation to be built on the property at all.
- c. Such conditions are peculiar to the particular piece of property involved.
 - The size and narrow shape of the property provides a particular challenge in developing with the amount parking spaces listed in Table 8.1 when combined with the required drive widths in the development standards.
- d. The special circumstances are not the result of any actions of the property owner.
 - The site is undeveloped and has not been altered by the property owner at all.
- e. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
 - Most of the surrounding properties, including the existing church building to the west of the property, do not comply with the modern standards of required parking, and the proposed parking count would be closer to approaching the current development standards with the proposed parking count of 25.
- f. The requested variance will be in harmony with the purpose and intent of this Article and will not be injurious to the neighborhood or to the general welfare.
 - The variance will enable the development of the property that is currently overgrown, vacant, and without use (due to extreme topography though the center of the site). The requested variance would enable development within the Lawrenceville Highway (U.S. 29) Overlay District to fulfil the intent of improving the *appearance of the community that is portrayed to the traveling public, of enhancing the viability and livability of the area, and the purpose of achieving and maintaining a unified and pleasing*





City of Lilburn – Special Exception Variance Letter of Intent

visual aesthetic/visual quality in landscaping, architecture and signage. As such, the neighborhood would benefit from an additional community gathering location and the public resources made available by places of assembly.

- g. The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the zoning district in which the development is located.
- The variance on parking requirements would be necessary for essentially any sized building that would meet the needs of a congregation – no matter the modesty of the size of the congregation – due to the limitations of the property geometry, the requirements of the overlay district, the fire access safety requirements, and other zoning requirements by City of Lilburn. Variances on other requirements of the Development Standards would be unnecessary and would prove inconsequential for the development of the site – the parking variance, however, would allow the project to occur and for the land to be developed to the benefit of the community.

ADJACENT PROPERTIES

WEST: CB – Commercial Business (Existing Church Building)

SOUTHWEST 1: R2 – Medium-Density Residential District (Approximately 10' of shared property line)

SOUTHWEST 2: CB

SOUTHWEST 3: CB

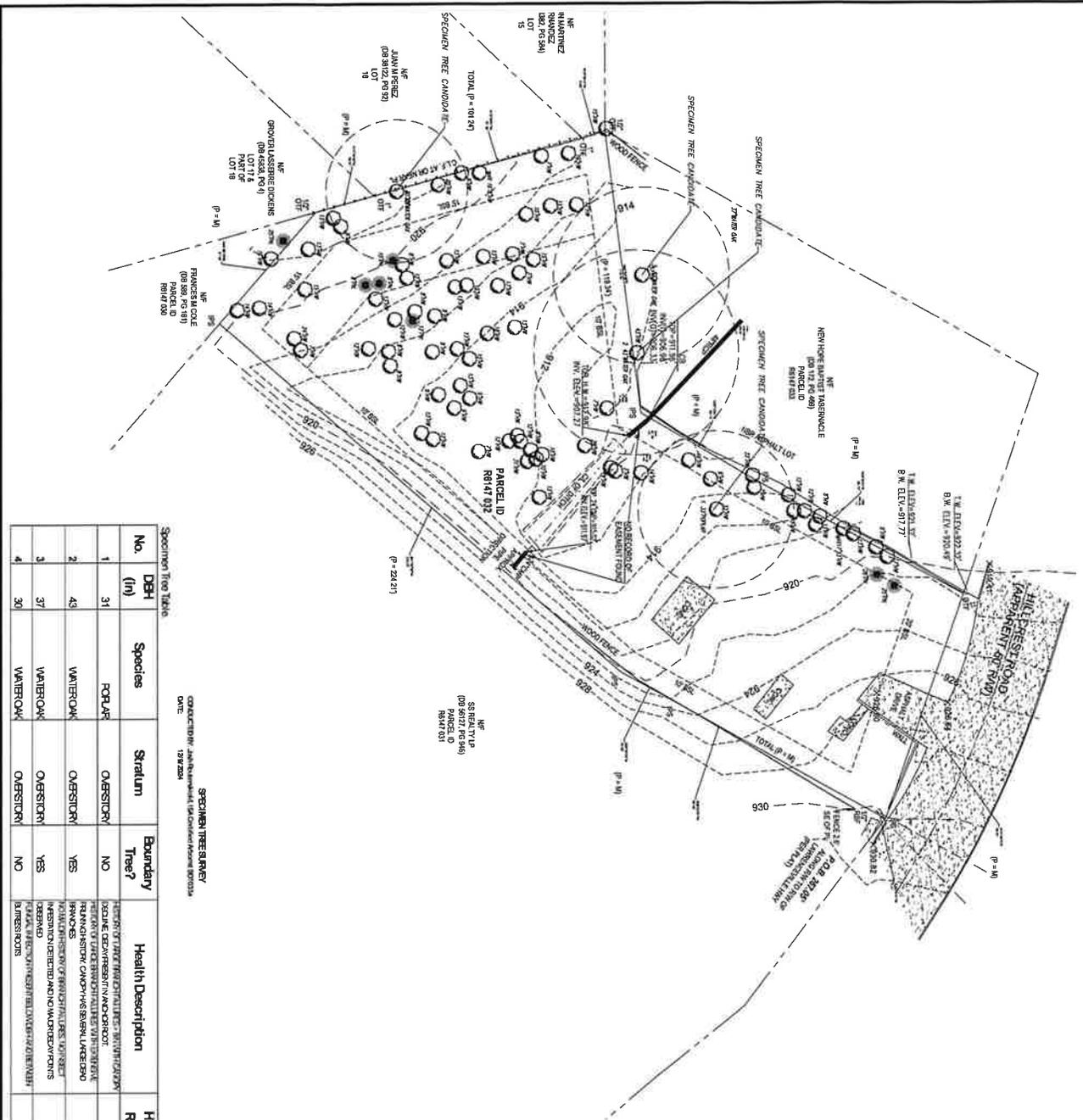
SOUTH: CB

EAST: CB (Advance Auto Parts)

CONCLUSION

While the property at 377 Hillcrest Road may not provide the most optimal conditions for development, the construction of the Church would provide a great benefit to the community as well as aid the City of Lilburn in achieving their goals set forth in the Lawrenceville Highway (U.S. 29) Overlay District initiative. Considering the challenges associated with the size, geometry, and topography of the property, development of the vacant overgrown lot is unlikely by anyone outside of the church body, who is looking for a permanent home with the opportunity to serve the community around them. Granting a special exception variance to allow the project to proceed with the 25 proposed parking spaces will be a significant relief and meet the standards outlined for approval.





SPECIMEN TREE SURVEY
CONDUCTED BY: JUAN W. PEREZ
DATE: 12/28/2024

No.	DH1 (in)	Species	Stratum	Boundary Tree?	Health Description	Health Rating	Status
1	31	POPLAR	OVERSTORY	NO	HEALTHY TO TIGHTLY PRUNED; LEAVES GREEN; BARK CRACKING; BRANCHES CRACKING; LEAVES CRACKING; BRANCHES CRACKING; LEAVES CRACKING	POOR	REMOVE
2	43	WATEROAK	OVERSTORY	YES	HEALTHY TO TIGHTLY PRUNED; LEAVES GREEN; BARK CRACKING; BRANCHES CRACKING; LEAVES CRACKING	FAIR	PRESERVE
3	37	WATEROAK	OVERSTORY	YES	HEALTHY TO TIGHTLY PRUNED; LEAVES GREEN; BARK CRACKING; BRANCHES CRACKING; LEAVES CRACKING	GOOD	PRESERVE
4	30	WATEROAK	OVERSTORY	NO	HEALTHY TO TIGHTLY PRUNED; LEAVES GREEN; BARK CRACKING; BRANCHES CRACKING; LEAVES CRACKING	FAIR	PRESERVE

CALL BEFORE YOU DIG!

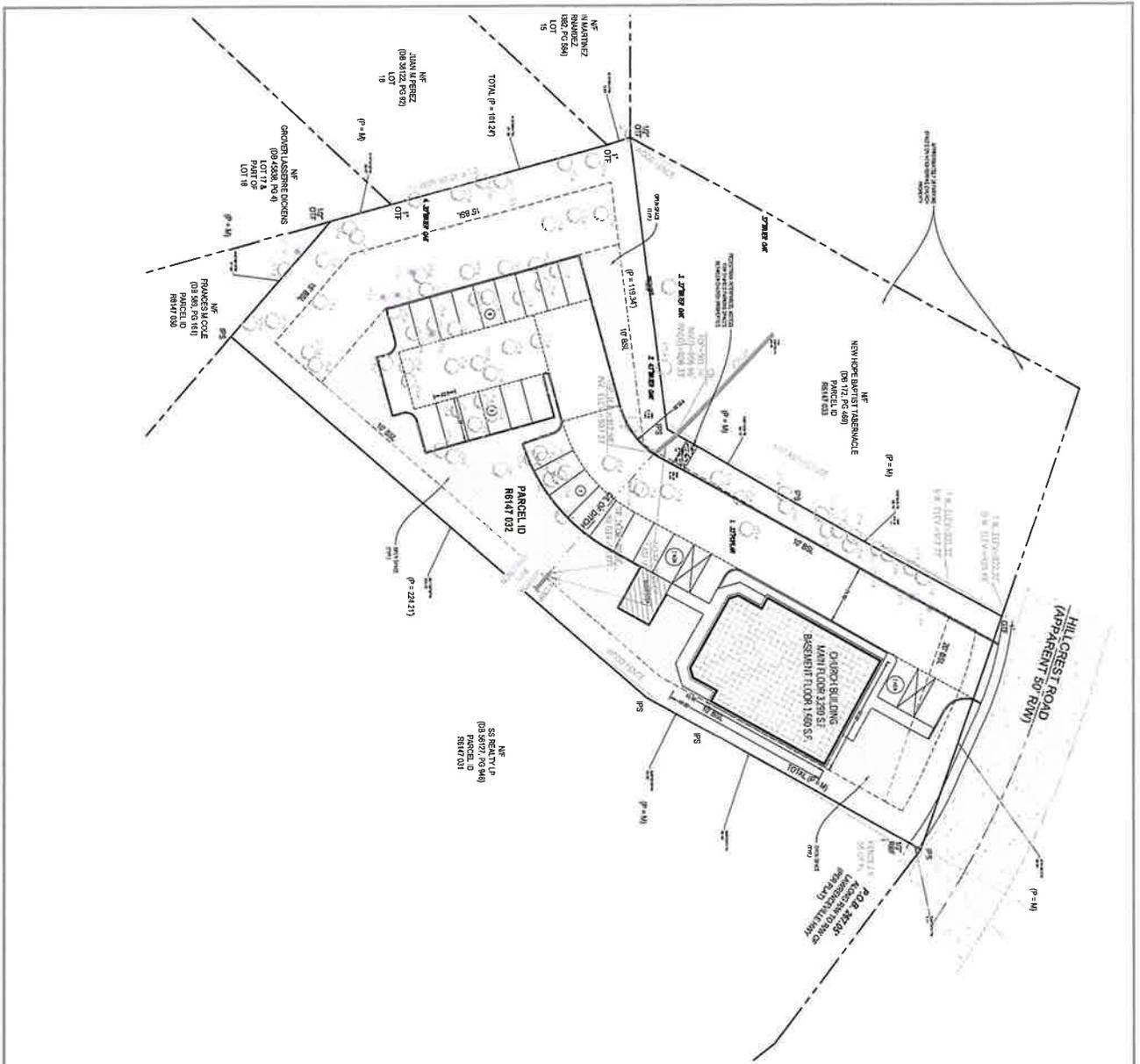
Contact 811 before you dig.

DO NOT DUPLICATE OR BREAK

UTILITY LOCATION NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
2. UTILITIES NOT SHOWN ARE NOT GUARANTEED.
3. UTILITIES SHOWN ARE NOT TO BE DELETED OR MOVED.
4. UTILITIES SHOWN ARE NOT TO BE DELETED OR MOVED.
5. UTILITIES SHOWN ARE NOT TO BE DELETED OR MOVED.

Aztlan Engineering LLC - Honoring a heritage of engineering Engineering Consulting Civil Site Design Phone: (229) 881-1771	Proudly based out of Athens, GA AztlanEngineering.com		NOT ISSUED FOR CONSTRUCTION PROFESSIONAL SEAL CONSULTANT
IGLESIA CASA DE ORACIÓN SHALOM 377 HILLCREST ROAD LILBURN, GA 30047		SUBMITTALS NO. 1 DATE: 2024-12-11 PROJECT NO: 241001	SHEET TITLE SPECIMEN TREE SURVEY C-001



PARKING SUMMARY

1. 12 SPACES
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UTILITY LOCATION NOTES

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ORIENTATION & GRAPHIC SCALE



DO NOT DUPLICATE OR BREAK

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IGLESIA CASA DE ORACIÓN SHALOM 377 HILLCREST ROAD LILBURN, GA 30047		
SUBMITTALS DATE: 2024-12-11 PROJECT: 241001 SITE LAYOUT PLAN C-200	NOT ISSUED FOR CONSTRUCTION	