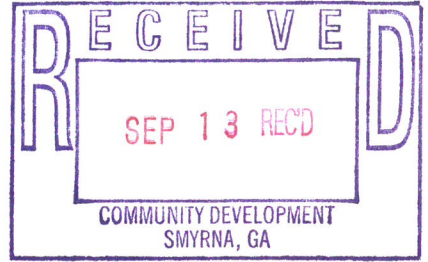


APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA



Type or Print Clearly

(To be completed by City)

Ward: 3
Application No: V18-065-067
Hearing Date: 10/15/18

APPLICANT: PWH ENGINEERING INC.

Business Phone: 770-433-8190 Cell Phone: 770-433-8190 Home Phone: _____

Representative's Name (print): PRESTON W. HOBBY P.E.

Address: 3583 SOUTH COBB DRIVE SMYRNA, GA 30080

Business Phone: 770-433-8190 Cell Phone: 770-433-8190 Home Phone: _____

E-Mail Address: pwhengineering@bellsouth.net

Signature of Representative: 

TITLEHOLDER: MARY E FISHER

Business Phone: _____ Cell Phone: 404-558-1485 Home Phone: _____

Address: 1006 CHELSEA PLACE; MATTHEWS NC 28105

Signature: 

VARIANCE:

Present Zoning: GC Type of Variance: SEE ATTACHED

Explain Intended Use: PET GROOMING & CAT BOARDING

Location: 1741 SPRING STREET SMYRNA, GA 30080

Land Lot(s): 52 District: 17 Size of Tract: 0.31 Acres

(To be completed by City)

Received: 9/13/18

Posted: 9/22/18

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-20 _____

East: GC _____

South: GC _____

West: R-20 _____

**ZONING ORDINANCE
SEC. 1403. VARIANCE REVIEW STANDARDS.**

(a) In rendering its decisions, the License and Variance Board or Mayor and City Council shall consider the following factors:

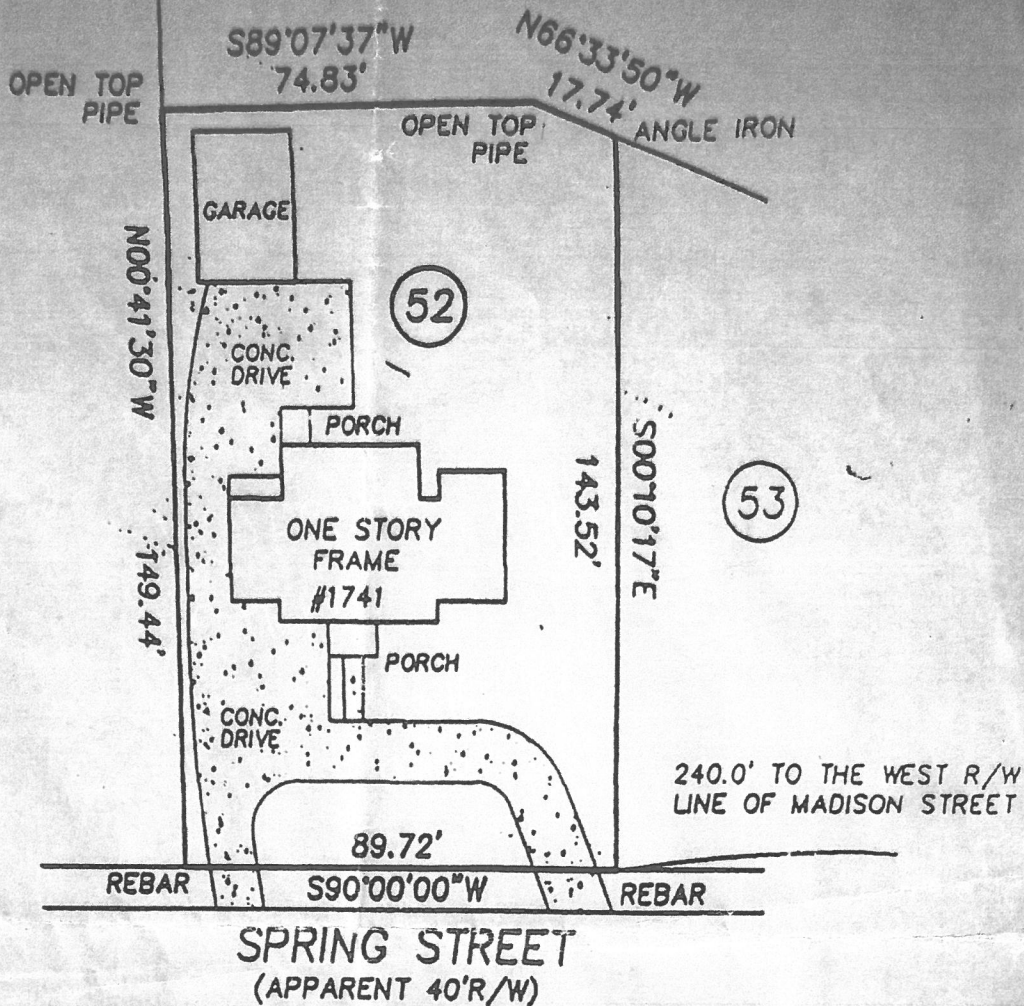
- (1) Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
- (2) Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
- (3) Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.
- (4) Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

Please include your narrative here, or you may submit a typed narrative as a supplement to this application.

COMPREHENSIVE NARRATIVE

SEE ATTACHED NARRATIVE FOR 1741 SPRING STREET

MAGNETIC



AREA = 0.310 ACRE
13,512.2 SQ.FT.

THIS PROPERTY (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS.
MAP #13067C0075F, ZONE X, DATED 8-18-92
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 0" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

EQUIPMENT UTILIZED: ANGULAR NIKON D-50 LINEAR NIKON D-50

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETTIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235

40' 20' 0 40' 80'

GRAPHIC SCALE

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN". Deut. 27:17

SURVEY FOR:

AVESTA, INC.

LOT 52	BLOCK
WOODLAND SUBDIVISION	
PLAT BOOK 10	PAGE 71
LAND LOT 632	
DISTRICT 17th	SECTION 2nd
COUNTY COBB	STATE: GEORGIA
DATE 8-21-97	REVISED
SCALE: 1" = 40'	JOB NO. 970520

WEST GEORGIA SURVEYORS, INC.

P. O. BOX 828 MARIETTA, GEORGIA 30061 (770) 428-2122

COMPREHENSIVE NARRATIVE VARIANCE APPLICATION

1741 SPRING STREET SMYRNA, GA 30080

Exceptional Conditions:

The property in question is an existing 0.31 tract with an existing main building and an existing garage, both of which are to remain. The property is currently zoned GC and is used as a commercial space.

Hardship Origin:

The hardships associated with the proposed property are existing and were not created by any person(s) having an interest in the property and are not the result of disregard or ignorance of provisions from which relief is sought.

Strict Application Hardships:

Due to the small tract size, and the location of the existing buildings, strict application of the setbacks, buffers, and acreage requirements would render the property useless for the proposed use.

Minimum requested variance:

The variances requested reflect the continued commercial use of the property using the existing structures, while incorporating setbacks and buffers which reflect the size constraints of the site, and therefore the minimum reasonable use of the property.

VARIANCES REQUESTED

1741 SPRING STREET SMYRNA, GA 30080

1. REDUCE MINIMUM 200 FEET FROM ANY PROPERTY ZONED OR USED RESIDENTIAL FROM GC ZONED PROPERTY REQUIRED BY SECTION 712 (712.3) TO 40 FEET EXCEPTING ENCROACHMENT OF EXISTING GARAGE TO REMAIN AS IS;
2. REDUCE MINIMUM 1.0 ACRE AREA REQUIRED BY SPRING ROAD DESIGN GUIDELINES ARTICLE II, SECTION 8 (1) (b) TO 0.31 ACRES MORE OR LESS TO ACCOMMODATE EXISTING PROPERTY;
3. REDUCE MINIMUM 10 FOOT LANDSCAPE BUFFER REQUIRED BY ARTICLE V, SECTION 503 FOR ANY COMMERCIAL USE ADJOINING A RESIDENTIAL DISTRICT TO 10 FOOT LANDSCAPE BUFFER WITH EXCEPTION FOR EXISTING GARAGE ENCROACHMENT AS SHOWN ON SURVEY;
4. REDUCE MINIMUM 25 FEET FROM REAR PROPERTY LINE REQUIRED BY ARTICLE V, SECTION 501 (501.6) FOR ANY NON-RESIDENTIAL ACCESSORY BUILDING ADJOINING A RESIDENTIAL DISTRICT TO 25 FEET WITH EXCEPTION FOR EXISTING GARAGE AS SHOWN ON SURVEY;

**NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO
ACCOMPANY APPLICATION FOR VARIANCE**

By signature, it is hereby acknowledged that Pet Spa at Vinings
Dr. Michael Good / Tina M Lange
 Intends to make an application for a variance for the purpose of Grooming,
Grooming School and cat boarding
1741 Spring St SE
 on the premises described in the application.

	NAME	ADDRESS
Fireworks	Danny Randle	1725 Spring rd SE
Jos care	Left letter & variance	1719 Spring St SE
Dog	Walter Jones	1717 Spring St SE
	Tamara Tigerhunt	1701 Spring St SE T.O.
WWS	Walter Wiesbuck	1711 Spring Rd SE
	(Left letter and variance)	2776 Scott Ct
		2756 Scott Ct
		2788 Scott Ct
811	Steve Tillerson	2798 Madison St SE
	Mitch Tilva	11669-A Spring Rd SE
	Tony Strangoli	11669 Spring Rd SE
	_____ Tina	
	Valerie Jones	11680 Spring Rd SE
	Michael Good	1763 Spring St SE

11/16