

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3
Application No: V20-013-014
Hearing Date: 2/12/2020

APPLICANT: Alterman Commercial Real Estate

Business Phone: _____ Cell Phone: 678 358-7650 Home Phone: _____

Representative's Name (print): ~~Michael Alterman~~ ERIC BROWN

Address: 2970 Peachtree Rd. NW, STE 150

Business Phone: 404-556-7336 Cell Phone: ~~678-358-7650~~ Home Phone: _____

E-Mail Address: ~~michael@altermancommercial.com~~ eric.brown@franklinst.com

Signature of Representative: 

X

TITLEHOLDER: Halpern Enterprises, Inc. and 1047 Windy Hill, LLC

Business Phone: 7-451-0318 Cell Phone: _____ Home Phone: _____

Address: 5200 Roswell Road, Atl, GA 30342

Signature: 

VARIANCE:

Present Zoning: GC Type of Variance: _____

A variance to App. A Art. V. Sec. 501.11 to allow more than one accessory structure per lot. Accessory structures to include dumpster, pay stations, vacuum booms, etc.

Explain Intended Use: The proposed use is for a car wash tunnel.

Location: 1047 Windy Hill Rd. SE Smyrna, GA

Land Lot(s): 446, 491 District: 17 Size of Tract: 1.48 Acres

(To be completed by City)

Received: 1/24/2020

Posted: _____

Approved/Denied: _____

APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA

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Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: Alterman Commercial Real Estate

Business Phone: _____ Cell Phone: 678 358-7650 Home Phone: _____

Representative's Name (print): ~~Michael Alterman~~ ERIC BROWN

Address: 2970 Peachtree Rd. NW, STE 150

Business Phone: 404-556-4336 Cell Phone: ~~678 358 7650~~ Home Phone: _____

E-Mail Address: michael@altermancommercial.com eric.brown@franklinst.com

Signature of Representative: 

X

TITLEHOLDER: Halpern Enterprises, Inc. and 1047 Windy Hill, LLC

Business Phone: 7-451-0318 Cell Phone: _____ Home Phone: _____

Address: 5200 Roswell Road, Atl, GA 30342

Signature: 

VARIANCE:

Present Zoning: GC Type of Variance: _____

A variance to App. A Art. VII. Sec. 717.101 b. to reduce the required 15' landscaped easement to 10'. The requested reduction to take place over 40' length (40'x5'=200sf).

Explain Intended Use: The proposed use is for a car wash tunnel.

Location: 1047 Windy Hill Rd. SE Smyrna, GA

Land Lot(s): 446, 491 District: 17 Size of Tract: 1.48 Acres

(To be completed by City)

Received: _____

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: Belmont Park Associates LLC, Zoned: GC; Smyrna Self Storage LLC, Zoned: OI

East: 2390 Atlanta RD, Zoned: GC; Halpern Enterprises, Inc. Zoned: GC

South: N/A

West: Downtown Smyrna Development Authority, (Vacant lot)

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

By signature, it is hereby acknowledged that I have been notified that _____
Eric Brown is applying for this variance.

Intends to make an application for a variance for the purpose of _____
A proposed Automated Car wash.

_____ on the premises described in the application.

see attached

NAME

ADDRESS

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Please have adjacent property owners sign this form to acknowledge they are aware of your variance request. Also, you may provide certified mail receipts of notification letters sent to adjacent properties. Adjacent and adjoining properties include any property abutting the subject property as well as any directly across a street.

701A 1830 0001 8531 5133

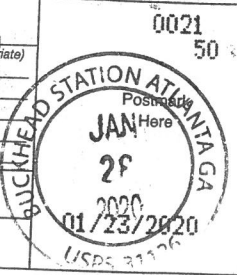
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MARIETTA, GA 30082

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.70
Total Postage and Fees \$4.20



Sent To Aposte Assembly of Faith in Jesus Christ
Street and Apt. No., or PO Box No. 2390 ATLANTA Rd
City, State, ZIP+4® SMYRNA, GA 30080

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

701A 1830 0001 8531 5140

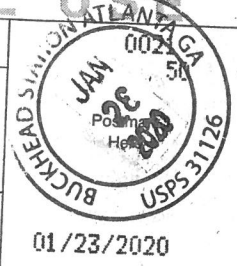
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ATLANTA, GA 30339

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.70
Total Postage and Fees \$4.20



Sent To SMYRNA SELF STORAGE, LLC
Street and Apt. No., or PO Box No. 3350 Riverwood Pkwy SE, Suite 450
City, State, ZIP+4® ATLANTA, GA 30339

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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SMYRNA, GA 30080

Certified Mail Fee	\$3.50
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55
Total Postage and Fees \$4.05



Sent To Belmont Park Associates, LLC
Street and Apt. No., or PO Box No. 2255 South MIM Rd, Suite 210
City, State, ZIP+4® MARIETTA GA 30062

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Comprehensive Narrative

The site located at 1047 Windy Hill Rd SE, is proposed to have an Automated Car Wash on Tract 1 of the enclosed site plan. Due to the future improvements of Windy Hill Rd, our site will be losing about 8,000 SF of land for the road improvements. Therefore, in order to comply with the City of Smyrna code enforcement, we are applying for a variance to reduce the Landscape strip requirement from 15 Feet to 10 Feet along 40 feet of frontage, a variance is also requested to allow multiple structures on the property which include but are not limited to, The Car wash, vacuum booms, dumpster and pay stations. This is due to the hardship of the road right of way expansion project.