



# City of Smyrna

2800 King Street  
Smyrna, Georgia 30080

## Meeting Minutes - Final License and Variance Board

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Wednesday, October 23, 2019

10:00 AM

Council Chambers

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### 1. Roll Call

**Present:** 3 - Scott Andrews, Frank Martin and Kevin Moore

**Also Present:** 4 - Russell Martin, Mary Arvin, Tina Monaghan and Caitlin Crowe

### 2. Call to Order

*The October 23, 2019 License and Variance Board Meeting was called to order by Chairperson Scott Andrews at 10:00 am.*

### 3. Business

#### A. 2019-382

**Public Hearing** - V19-046 - Reduce interior side setback from 12 feet to 10 feet - Land Lot 524 - 0.56 acres - 3215 Dunn Street - John Robert Rankin & Susan E. Rankin

*Caitlin Crowe (Planner 1 Community Development) commented the property at 3215 Dunn Street is over half an acre. Applicant's John Robert Rankin and Susan E. Rankin wish to renovate and add a second story and two car garage. There are no sight distance issues, and the Staff supports and recommends approval for both variances; condition upon development of the property.*

*Applicant John Bradford, contractor working with applicant's came forward, introduced himself, and had no remarks.*

*Boardmember Scott Andrews announced the Public Hearing. No one came forward.*

A motion was made by Boardmember Frank Martin to approve the Variance Request 2019-382 Public Hearing - V19-046 - Reduce interior side setback from 12 feet to 10 feet - Land Lot 524 - 0.56 acres - 3215 Dunn Street - John Robert Rankin & Susan E. Rankin; seconded by Boardmember Kevin Moore.

The motion to approve carried by the following vote:

**Aye:** 3 - Scott Andrews, Frank Martin and Kevin Moore

#### B. 2019-383

**Public Hearing** - V19-047 - Reduce Collier Drive setback from 23.3 feet to 18 feet - Land Lot 524 - 0.56 acres - 3215 Dunn Street - John Robert Rankin & Susan E. Rankin

*Caitlin Crowe (Planner 1 Community Development) stated the presentation carried forward from the previous variance.*

*Boardmember Scott Andrews announced the Public Hearing. No one came forward.*

Boardmember Kevin Moore made a motion to approve the Variance Request 2019-383 Public Hearing - V19-047 - Reduce Collier Drive setback from 23.3 feet to 18 feet - Land Lot 524 - 0.56 acres - 3215 Dunn Street - John Robert Rankin & Susan E. Rankin; seconded by Boardmember Frank Martin.

The motion to approve carried the following vote:

**Aye:** 3 - Scott Andrews, Frank Martin and Kevin Moore

**C. 2019-385**

**Public Hearing** - V19-048 - Allow front setback reduction from 35 feet to 27 feet - Land Lot 415 - 0.54 acres - 776 Pinehill Drive - Emily & Sean Simons

*Caitlin Crowe (Planner 1 Community Development) came forward to speak on the variance, applicants of subject property proposes to renovate the single family home built and constructed in 1956.*

*No sight distance issues and the Staff supports the request to approve.*

*Mr. Sean and Emily Simons came forward and stated they had no remarks to add to the setback reduction request.*

*Boardmember Scott Andrews announced the Public Hearing. No one came forward.*

Boardmember Frank Martin made a motion to approve the Variance Request 2019-385 Public Hearing - V19-048 - Allow front setback reduction from 35 feet to 27 feet - Land Lot 415 - 0.54 acres - 776 Pinehill Drive - Emily & Sean Simons; seconded by Boardmember Kevin Moore.

The motion to approve carried the following vote:

**Aye:** 3 - Scott Andrews, Frank Martin and Kevin Moore

**D. 2019-386**

**Public Hearing** - V19-049 - Allow front setback from 35 feet to 30 feet - Land Lot 333 & 334 - 0.41 acres - 1070 Karen Court - David Zachariah Nuckols

*Caitlin Crowe (Planner 1, Community Development) came forward to comment on subject property that the applicant will tear down and rebuild an enclosed deck on the single family home. There are no sight distance issues and the Staff supports the request and recommends approval on condition of the development of the property.*

*Mr. David Zachariah Nuckols came forward and had no remarks.*

*Boardmember Scott Andrews announced the Public Hearing. No one came forward.*

Boardmember Kevin Moore made a motion to approve the Variance Request 2019-386 Public Hearing - V19-049 - Allow front setback from 35 feet to 30 feet - Land Lot 333 & 334 - 0.41 acres - 1070 Karen Court - David Zachariah Nuckols; seconded by Boardmember Frank Martin.

The motion to approve carried the following vote:

**Aye:** 3 - Scott Andrews, Frank Martin and Kevin Moore

**E. 2019-387****Public Hearing** - V19-050 - Reduce porch front setback from 10 feet to 9.8 feet - Land Lot 809 - 2760 Bell Drive - Weekley Homes, LLC

*Attorney Parks F. Huff from Sands Larkin Huff and Balli, LLP came forward to represent David Weekly Homes and the next five variances (total 6 variances). Attorney Huff stated the property is one building with multiple units. The property foundation is off a smidgin and they are asking for setback variances. Mr. Huff said, in reviewing the case the variance may measure differently to the brick fasad that would be added later, so they want to make sure they get exactly what they need relative to slight revisions. Request is for the next cases to be tabled until the next LVB meeting to allow revisions to be made in order that numbers are correct. (Items E - K)*

A motion was made by Boardmember Frank Martin to table Variance Request 2019-387 Public Hearing - V19-050 - Reduce porch front setback from 10 feet to 9.8 feet - Land Lot 809 - 2760 Bell Drive - Weekley Homes, LLC; seconded by Boardmember Kevin Moore.

The motion to table carried by the following vote:

**Aye:** 3 - Scott Andrews, Frank Martin and Kevin Moore

**F. 2019-388****Public Hearing** - V19-051 - Reduce porch front setback from 10 feet to 8.6 feet - Land Lot 809 - 2762 Bell Drive - Weekley Homes, LLC

*Attorney Parks F. Huff from Sands Larkin Huff and Balli, LLP came forward to represent David Weekly Homes and the next five variances (total 6 variances). Attorney Huff stated the property is one building with multiple units. The property foundation is off a smidgin and they are asking for setback variances. Mr. Huff said, in reviewing the case the variance may measure differently to the brick fasad that would be added later, so they want to make sure they get exactly what they need relative to slight revisions. Request is for the next cases to be tabled until the next LVB meeting to allow revisions to be made in order that numbers are correct. (Items E - K)*

A motion was made by Boardmember Kevin Moore to table Variance Request 2019-388 Public Hearing - V19-051 - Reduce porch front setback from 10 feet to 8.6 feet - Land Lot 809 - 2762 Bell Drive - Weekley Homes, LLC; seconded by Boardmember Frank Martin.

The motion to table carried by the following vote:

**Aye:** 3 - Scott Andrews, Frank Martin and Kevin Moore

**G. 2019-389****Public Hearing** - V19-052 - Reduce building front setback from 15 feet to 14.3 feet - Land Lot 809 - 2764 Bell Drive - Weekley Homes, LLC

*Attorney Parks F. Huff from Sands Larkin Huff and Balli, LLP came forward to represent David Weekly Homes and the next five variances (total 6 variances). Attorney Huff stated the property is one building with multiple units. The property foundation is off a smidgin and they are asking for setback variances. Mr. Huff said, in reviewing the case the variance may measure differently to the brick fasad that would be added later, so they want to make sure they get exactly what they need relative to slight revisions. Request is for the next cases to be tabled until the next LVB meeting to allow revisions to be made in order that numbers are correct. (Items E - K)*

A motion was made by Boardmember Frank Martin to table Variance Request 2019-389 Public Hearing - V19-052 - Reduce building front setback from 15 feet to 14.3 feet - Land Lot 809 - 2764 Bell Drive - Weekley Homes, LLC; seconded by

Boardmember Kevin Moore.

The motion to table carried by the following vote:

**Aye:** 3 - Scott Andrews, Frank Martin and Kevin Moore

**H. 2019-390**

**Public Hearing** - V19-053 - Reduce building front setback from 10 feet to 9.4 feet - Land Lot 809 - 2764 Bell Drive - Weekley Homes, LLC

*Attorney Parks F. Huff from Sands Larkin Huff and Balli, LLP came forward to represent David Weekly Homes and the next five variances (total 6 variances). Attorney Huff stated the property is one building with multiple units. The property foundation is off a smidgin and they are asking for setback variances. Mr. Huff said, in reviewing the case the variance may measure differently to the brick fasad that would be added later, so they want to make sure they get exactly what they need relative to slight revisions. Request is for the next cases to be tabled until the next LVB meeting to allow revisions to be made in order that numbers are correct. (Items E - K)*

A motion was made by Boardmember Kevin Moore to table Variance Request 2019-390 Public Hearing - V19-053 - Reduce building front setback from 10 feet to 9.4 feet - Land Lot 809 - 2764 Bell Drive - Weekley Homes, LLC.; seconded by Boardmember Frank Martin.

The motion to table carried by the following vote:

**Aye:** 3 - Scott Andrews, Frank Martin and Kevin Moore

**I. 2019-392**

**Public Hearing** - V19-054 - Reduce building front setback from 15 feet to 14.8 feet - Land Lot 809 - 2766 Bell Drive - Weekley Homes, LLC

*Attorney Parks F. Huff from Sands Larkin Huff and Balli, LLP came forward to represent David Weekly Homes and the next five variances (total 6 variances). Attorney Huff stated the property is one building with multiple units. The property foundation is off a smidgin and they are asking for setback variances. Mr. Huff said, in reviewing the case the variance may measure differently to the brick fasad that would be added later, so they want to make sure they get exactly what they need relative to slight revisions. Request is for the next cases to be tabled until the next LVB meeting to allow revisions to be made in order that numbers are correct. (Items E - K)*

A motion was made by Boardmember Frank Martin to table Variance Request 2019-392 Public Hearing - V19-054 - Reduce building front setback from 15 feet to 14.8 feet - Land Lot 809 - 2766 Bell Drive - Weekley Homes, LLC; seconded by Boardmember Kevin Moore.

The motion to table carried by the following vote:

**Aye:** 3 - Scott Andrews, Frank Martin and Kevin Moore

**J. 2019-393**

**Public Hearing** - V19-055 - Reduce building front setback from 15 feet to 14.6 feet - Land Lot 809 - 2768 Bell Drive - Weekley Homes, LLC

*Attorney Parks F. Huff from Sands Larkin Huff and Balli, LLP came forward to represent David Weekly Homes and the next five variances (total 6 variances). Attorney Huff stated the property is one building with multiple units. The property foundation is off a smidgin and they are asking for setback variances. Mr. Huff said, in reviewing the case the variance may measure differently to the brick fasad that would*

*be added later, so they want to make sure they get exactly what they need relative to slight revisions. Request is for the next cases to be tabled until the next LVB meeting to allow revisions to be made in order that numbers are correct. (Items E - K)*

A motion was made by Boardmember Kevin Moore to table Variance Request 2019-393 Public Hearing - V19-055 - Reduce building front setback from 15 feet to 14.6 feet - Land Lot 809 - 2768 Bell Drive - Weekley Homes, LLC; seconded by Boardmember Frank Martin.

The motion to table carried by the following vote:

**Aye:** 3 - Scott Andrews, Frank Martin and Kevin Moore

**K. 2019-395**

**Public Hearing** - V19-056 - Reduce porch front setback from 10 feet to 9.8 feet - Land Lot 809 - 2768 Bell Drive - Weekley Homes, LLC

*Attorney Parks F. Huff from Sands Larkin Huff and Balli, LLP came forward to represent David Weekly Homes and the next five variances (total 6 variances). Attorney Huff stated the property is one building with multiple units. The property foundation is off a smidgen and they are asking for setback variances. Mr. Huff said, in reviewing the case the variance may measure differently to the brick fasad that would be added later, so they want to make sure they get exactly what they need relative to slight revisions. Request is for the next cases to be tabled until the next LVB meeting to allow revisions to be made in order that numbers are correct. (Items E - K)*

A motion was made by Boardmember Frank Martin to table Variance Request 2019-395 Public Hearing - V19-056 - Reduce porch front setback from 10 feet to 9.8 feet - Land Lot 809 - 2768 Bell Drive - Weekley Homes, LLC; seconded by Boardmember Kevin Moore.

The motion to table carried by the following vote:

**Aye:** 3 - Scott Andrews, Frank Martin and Kevin Moore

**4. Approval of Minutes:**

**A. 2019-370**

Approval of the October 9, 2019 License and Variance Board Meeting minutes.

A motion was made by Boardmember Kevin Moore to approve the October 9, 2019 License and Variance Board Meeting Minutes; seconded by Boardmember Frank Martin.

The motion to approve carried by the following vote:

**Aye:** 3 - Scott Andrews, Frank Martin and Kevin Moore

**5. Adjournment**

*Boardmember Scott Andrews adjourned the License and Variance Board Meeting on October 23, 2019 at 10:20 am.*