



City of Smyrna

Issue Sheet

File Number: 2021-354

City of Smyrna
A.Max Bacon City Hall /
Council Chambers
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Agenda Date: 8/11/2021

Version: 1

Status: ATS Review

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: H.

WARD / COUNCILMEMBER: Ward 5 / Susan Wilkinson

\$ IMPACT: N/A

Agenda Title:

Public Hearing - V21-086 - Parking reduction from 97 spaces to 52 spaces - Lot 275 - 350 Pat Mell Road - Investment Nationwide Group, Inc.

ISSUE AND BACKGROUND: The applicant is proposing to remodel the existing Billares Y Taqueria Guerrero Mexican restaurant located at 350 Pat Mell Road to accommodate an exterior deck addition. The proposed changes showed that the existing parking lot required a variance for a parking reduction of 44 spaces. Section 906 of the Zoning Ordinance controls the minimum required parking spaces per use.

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting to deviate from the City's required parking minimums. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. Community Development has reviewed the requests against the variance review standards and found them to be in compliance with the review standards. Community Development believes that the requested variances will not adversely affect surrounding properties. Therefore, Community Development recommends approval of the requested variance with the following conditions:

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan submitted with the variance application.
2. The parking lot shall be restriped, to include current ADA regulations, prior to building permit completion.