

APPLICATION FOR VARIANCE  
TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: \_\_\_\_\_

Application No: \_\_\_\_\_

Hearing Date: 6/27/18

APPLICANT: Croy Engineering

Business Phone: \_\_\_\_\_ Cell Phone: 678 381 3249 Home Phone: \_\_\_\_\_

Representative's Name (print): Tom Robinson

Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

E-Mail Address: trobinsone@croyengineering.com

Signature of Representative: [Signature]

TITLEHOLDER: City of Smyrna

Business Phone: 770-434-6600 Cell Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Address: 2800 King Street, Smyrna, GA 30080

Signature: \_\_\_\_\_

VARIANCE:

Present Zoning: R-15 Type of Variance: Install a 6 ft. chain link fence per detail on C-904 along frontage of Smyrna Hill Drive.

Explain Intended Use: Smyrna Fire Station #2

Location: 642 Concord Road, Parcel 17038100450

Land Lot(s): 381 District: 17 Size of Tract: 0.77 Acres

(To be completed by City)

Received: 6/7/18

Posted: 4/11/18

Approved/Denied: \_\_\_\_\_

CONTIGUOUS ZONING

North: RAD Single-Family Attached/Detached

East: NS Neighborhood Shopping

South: NS Neighborhood Shopping

West: GC General Commercial

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

By signature, it is hereby acknowledged that I have been notified that \_\_\_\_\_

Intends to make an application for a variance for the purpose of installing a 6 ft.  
chain link fence per detail on C-904 along frontage  
of Smyrna Hill Drive.

on the premises described in the application.

NAME	ADDRESS
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*See  
Attachment*

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.

**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**

Fence is needed to screen detention pond. Road frontage prevents fence from screening the pond. Variance is needed so that fence can screen the pond along Smyrna Hill Drive.

7018 0360 0001 9047 6484

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**OFFICIAL USE**

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage and Fees  
 \$ \_\_\_\_\_

Sent To  
 Mr. Walker B. Henny  
 Street and Apt. No., or PO Box No.  
 6111 Concord Road SE  
 City, State, ZIP+4®  
 Smyrna Ga 30082

USPS SMYRNA, GA  
 Postmark Here  
 JUN 15 2018  
 30080-9998

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

7018 0360 0001 9047 6057

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage and Fees  
 \$ \_\_\_\_\_

Sent To  
 Mr. David Beard  
 Street and Apt. No., or PO Box No.  
 6118 Concord Road Lake Cir SE  
 City, State, ZIP+4®  
 Smyrna Ga 30082

USPS SMYRNA, GA  
 Postmark Here  
 JUN 15 2018  
 30080-9998

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

7018 0360 0001 9047 0444

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Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage and Fees  
 \$ \_\_\_\_\_

Sent To  
 Mrs. Lynn Gurney  
 Street and Apt. No., or PO Box No.  
 6152 Concord Lake Cir SE  
 City, State, ZIP+4®  
 Smyrna Ga 30082

USPS SMYRNA, GA  
 Postmark Here  
 JUN 15 2018  
 30080-9998

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

7018 0360 0001 9047 6491

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**OFFICIAL USE**

Certified Mail Fee  
 \$ \_\_\_\_\_

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ \_\_\_\_\_

Return Receipt (electronic) \$ \_\_\_\_\_

Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage  
 \$ \_\_\_\_\_

Total Postage and Fees  
 \$ \_\_\_\_\_

Sent To  
 Olivia Sparkles Family Fun Cent  
 Street and Apt. No., or PO Box No.  
 6111 Concord Rd SE  
 City, State, ZIP+4®  
 Smyrna Ga 30082

USPS SMYRNA, GA  
 Postmark Here  
 JUN 2018  
 30080-9998

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

=====

SMYRNA  
 850 WINDY HILL RD SE  
 SMYRNA  
 GA  
 30080-1910  
 1280190675  
 06/15/2018 (800)275-8777 10:31 AM

=====

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (SMYRNA, GA 30082) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Monday 06/18/2018)	1	\$0.50
Certified (@@USPS Certified Mail #) (70180360000190476484)	1	\$3.45
Return Receipt (@@USPS Return Receipt #) (9590940234097227931427)	1	\$2.75
First-Class Mail Letter (Domestic) (SMYRNA, GA 30082) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Monday 06/18/2018)	1	\$0.50
Certified (@@USPS Certified Mail #) (70180360000190476491)	1	\$3.45
Return Receipt (@@USPS Return Receipt #) (9590940234097227931434)	1	\$2.75
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Certified (@@USPS Certified Mail #) (70180360000190470444)	1	\$3.45
Return Receipt (@@USPS Return Receipt #) (9590940234097227931441)	1	\$2.75
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Certified (@@USPS Certified Mail #) (70180360000190476057)	1	\$3.45
Return Receipt (@@USPS Return Receipt #) (9590940234097227931410)	1	\$2.75



Croy Engineering, LLC  
200 North Cobb Parkway  
Building 400, Suite 413  
Marietta, Georgia 30062

Phone: 770.971.5407  
Fax: 770.971.0620

[www.croyengineering.com](http://www.croyengineering.com)

June 14, 2018

Mr. Walter B Hendry,  
641 Concord Road SE  
Smyrna, GA 30082

Reference Property: Smyrna Fire Station #2  
642 Concord Rd SE  
Smyrna, GA 30082

Subject: Notification of Contiguous Occupants or Land Owners to Accompany Application for Variance

Dear Mr. Hendry:

This letter is to provide notice that the City of Smyrna intends to make an application for a variance to reinstall a new 6 ft. chain link fence along the southern property line of 642 Concord Rd (frontage of Smyrna Hill Drive) as shown on the attached plan.

If you have any questions, or if you require any additional information, please contact me at (678) 381-3249.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Robinson".

Thomas Robinson, P.E.  
Construction Engineering Manager

cc: Mr. Joey Staubes, Community Development  
Mr. Roy Acree, Fire Chief  
Mr. Larry Terry, Croy Engineering  
Project file

CITY OF SMYRNA, GEORGIA  
LAND DISTRICT 2ND SECTION  
1 AND LOTS 281

642 CONCORD ROAD, PARC FL 17038100450

# SMYRNA FIRE STATION NO. 2

## CROY ENGINEERING

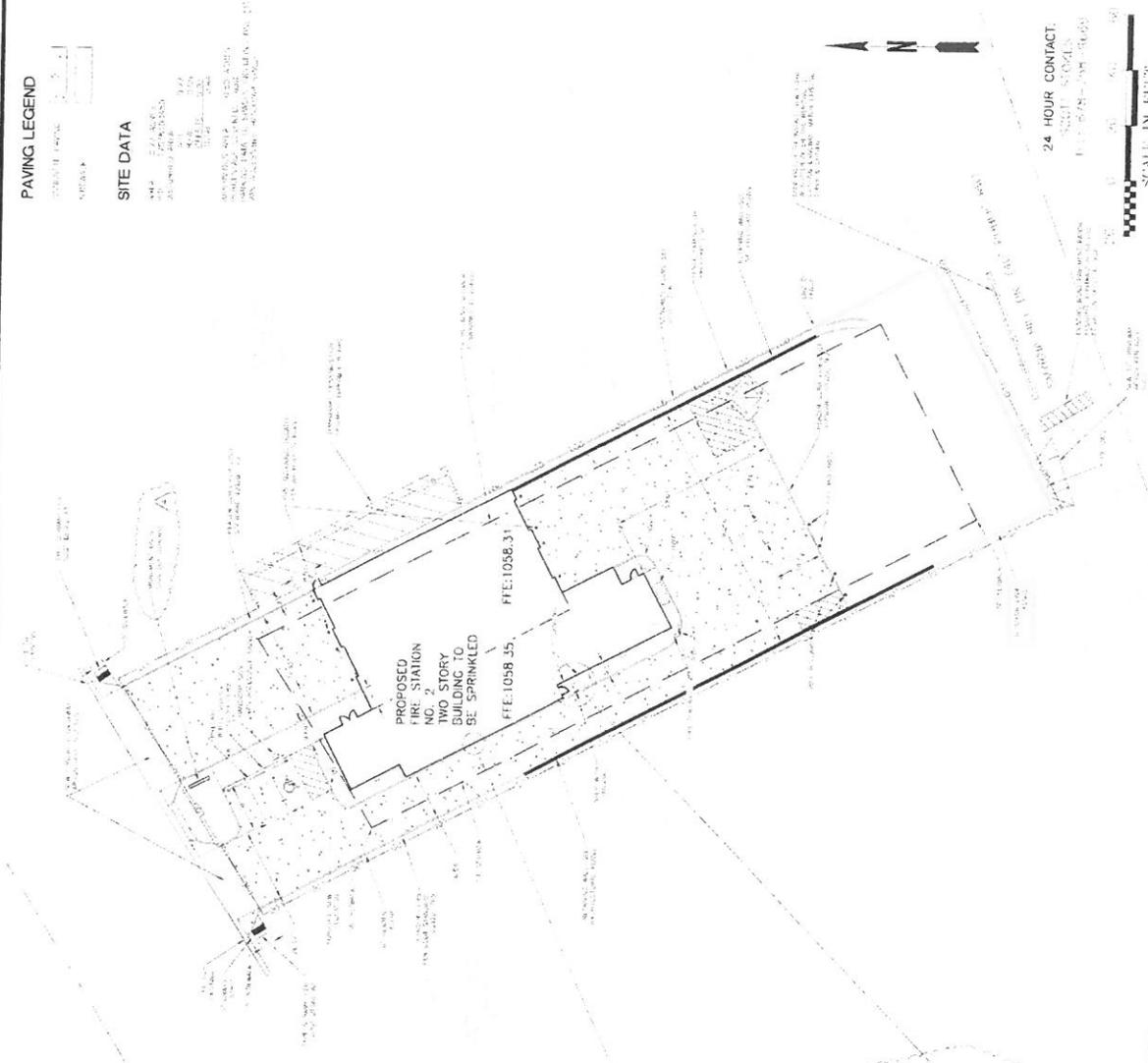
Engineers  
Planners  
Surveyors

### PAVING LEGEND

ASPHALT	1" X 1/2" DASH
CONCRETE	1" X 1/2" DASH
GRAVEL	1" X 1/2" DASH
PAVING	1" X 1/2" DASH

### SITE DATA

PROJECT NO. 17038100450  
 DATE: 01/20/17  
 SHEET NO. 21  
 TOTAL SHEETS: 21  
 PROJECT LOCATION: 642 CONCORD ROAD, SMYRNA, GA 30080  
 CLIENT: CITY OF SMYRNA, GEORGIA  
 DESIGNER: CROY ENGINEERING, INC.



24 HOUR CONTACT:  
CROY ENGINEERING, INC.  
1-800-878-1905

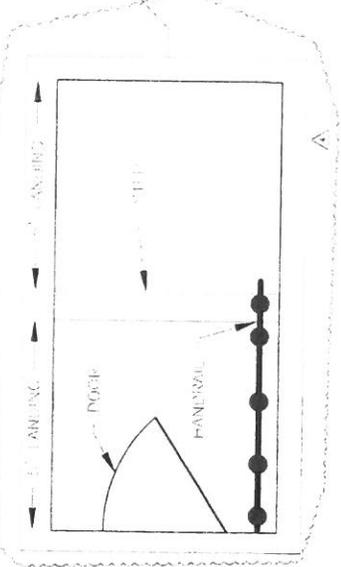
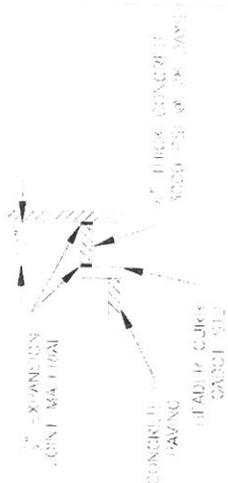
SCALE IN FEET  
0 10 20 30 40 50



ISSUE CERT 2/23/17  
 DATE: 01/20/17  
 PROJECT NO. 17038100450  
 SHEET NO. 21

## C-400

SHEET NO. 21







Croy Engineering, LLC  
200 North Cobb Parkway  
Building 400, Suite 413  
Marietta, Georgia 30062

Phone: 770.971.5407  
Fax: 770.971.0620

[www.croyengineering.com](http://www.croyengineering.com)

June 14, 2018

Owner, Sparkles Family Fun Center  
666 Smyrna Hill Drive SE  
Smyrna, GA 30082

Reference Property: Smyrna Fire Station #2  
642 Concord Rd SE  
Smyrna, GA 30082

Subject: Notification of Contiguous Occupants or Land Owners to Accompany Application for Variance

Dear Owner:

This letter is to provide notice that the City of Smyrna intends to make an application for a variance to reinstall a new 6 ft. chain link fence along the southern property line of 642 Concord Rd (frontage of Smyrna Hill Drive) as shown on the attached plan.

If you have any questions, or if you require any additional information, please contact me at (678) 381-3249.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Robinson", written over a horizontal line.

Thomas Robinson, P.E.  
Construction Engineering Manager

cc: Mr. Joey Staubes, Community Development  
Mr. Roy Acree, Fire Chief  
Mr. Larry Terry, Croy Engineering  
Project file

SMYRNA FIRE STATION NO. 2  
642 CONCORD ROAD, PARC EL 17038100450  
1 AND 1/2 LOTS  
OF THE 17th DISTRICT, 2nd SECTION  
CITY OF SMYRNA, COBB COUNTY, GEORGIA

**CROY**  
ENGINEERING  
Engineers  
Planners  
Surveyors



DATE: 07/06/17  
PROJECT: SMYRNA FIRE STATION NO. 2  
SHEET: 1 OF 2  
SCALE: AS SHOWN  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

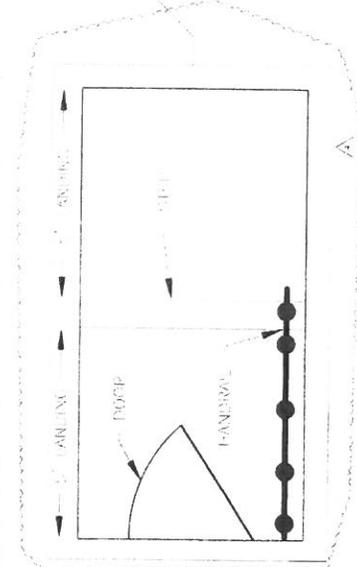
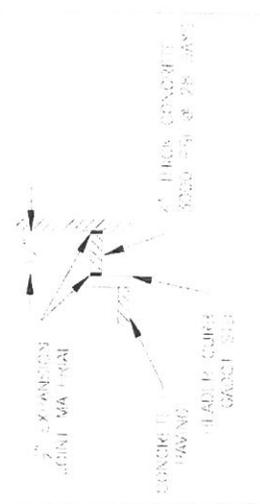
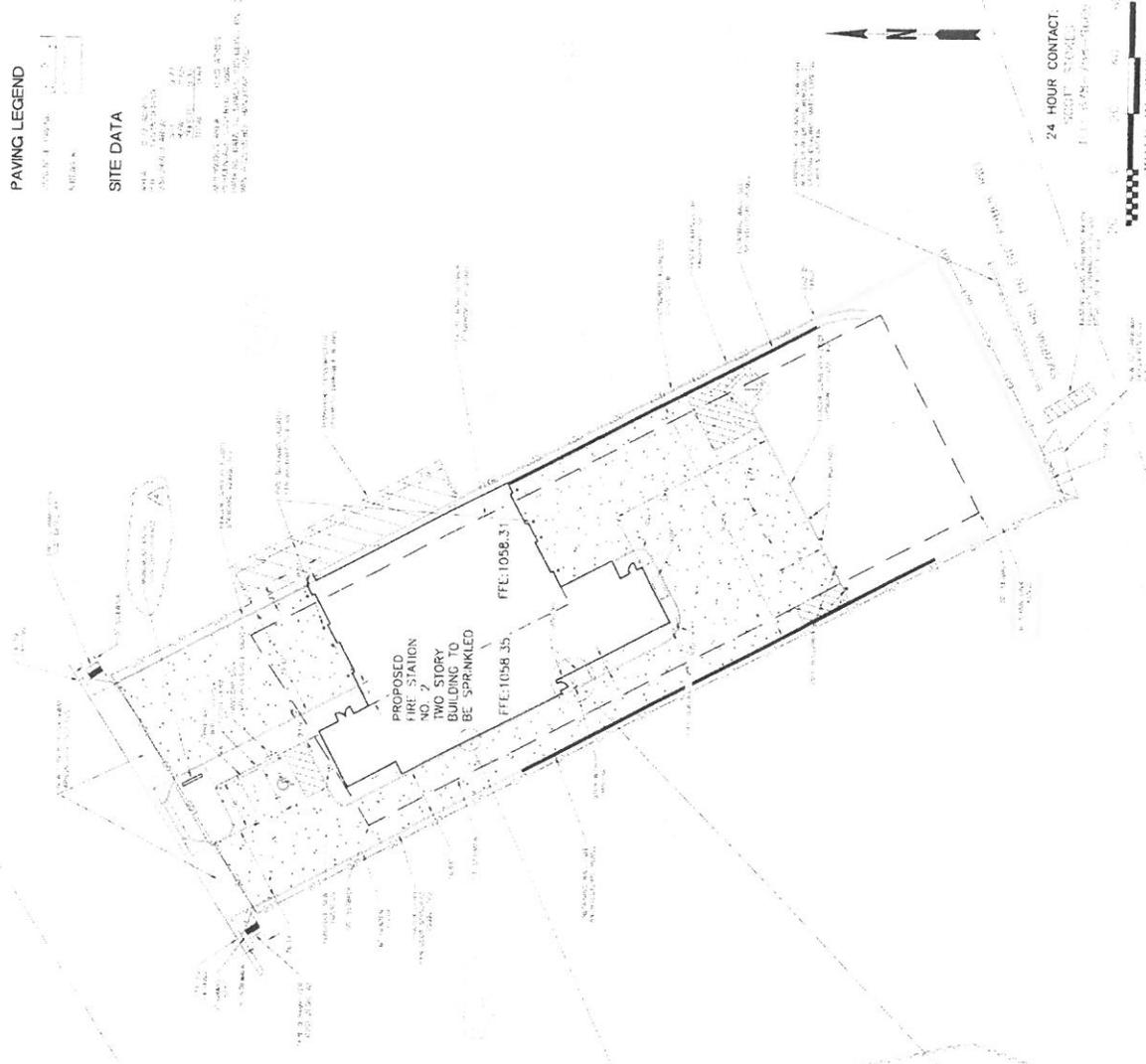
C-400  
SHEET 5 OF 5

**PAVING LEGEND**



**SITE DATA**

PROJECT: SMYRNA FIRE STATION NO. 2  
OWNER: CITY OF SMYRNA  
DESIGNED BY: CROY ENGINEERING  
DATE: 07/06/17  
SCALE: AS SHOWN  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]







Croy Engineering, LLC  
200 North Cobb Parkway  
Building 400, Suite 413  
Marietta, Georgia 30062

Phone: 770.971.5407  
Fax: 770.971.0620

[www.croyengineering.com](http://www.croyengineering.com)

June 14, 2018

Mr. John Gibney, The Crafty Hog  
652 Concord Lake Cir SE  
Smyrna, GA 30082

Reference Property: Smyrna Fire Station #2  
642 Concord Rd SE  
Smyrna, GA 30082

Subject: Notification of Contiguous Occupants or Land Owners to Accompany Application for Variance

Dear Mr. Gibney:

This letter is to provide notice that the City of Smyrna intends to make an application for a variance to reinstall a new 6 ft. chain link fence along the southern property line of 642 Concord Rd (frontage of Smyrna Hill Drive) as shown on the attached plan.

If you have any questions, or if you require any additional information, please contact me at (678) 381-3249.

Sincerely,

A handwritten signature in black ink, appearing to read "TR", written over a horizontal line.

Thomas Robinson, P.E.  
Construction Engineering Manager

cc: Mr. Joey Staubes, Community Development  
Mr. Roy Acree, Fire Chief  
Mr. Larry Terry, Croy Engineering  
Project file

ISSUED FOR CONSTRUCTION

CITY OF SMYRNA, DISTRICT 2, SECTION 1 AND LOT 131

642 CONCORD ROAD, PARC. FL. 17038100450

SMYRNA FIRE STATION NO. 2

**CROY**  
ENGINEERING  
Planners  
Engineers  
Surveyors

1000 W. WINDY HILL ROAD, SUITE 100  
SMYRNA, GA 30080  
PHONE: 770-437-8100  
FAX: 770-437-8101  
WWW.CROYENGINEERING.COM



PROJECT NO. 17038100450  
DATE: 01/06/17  
SHEET NO. 1 OF 1  
ISSUED FOR CONSTRUCTION

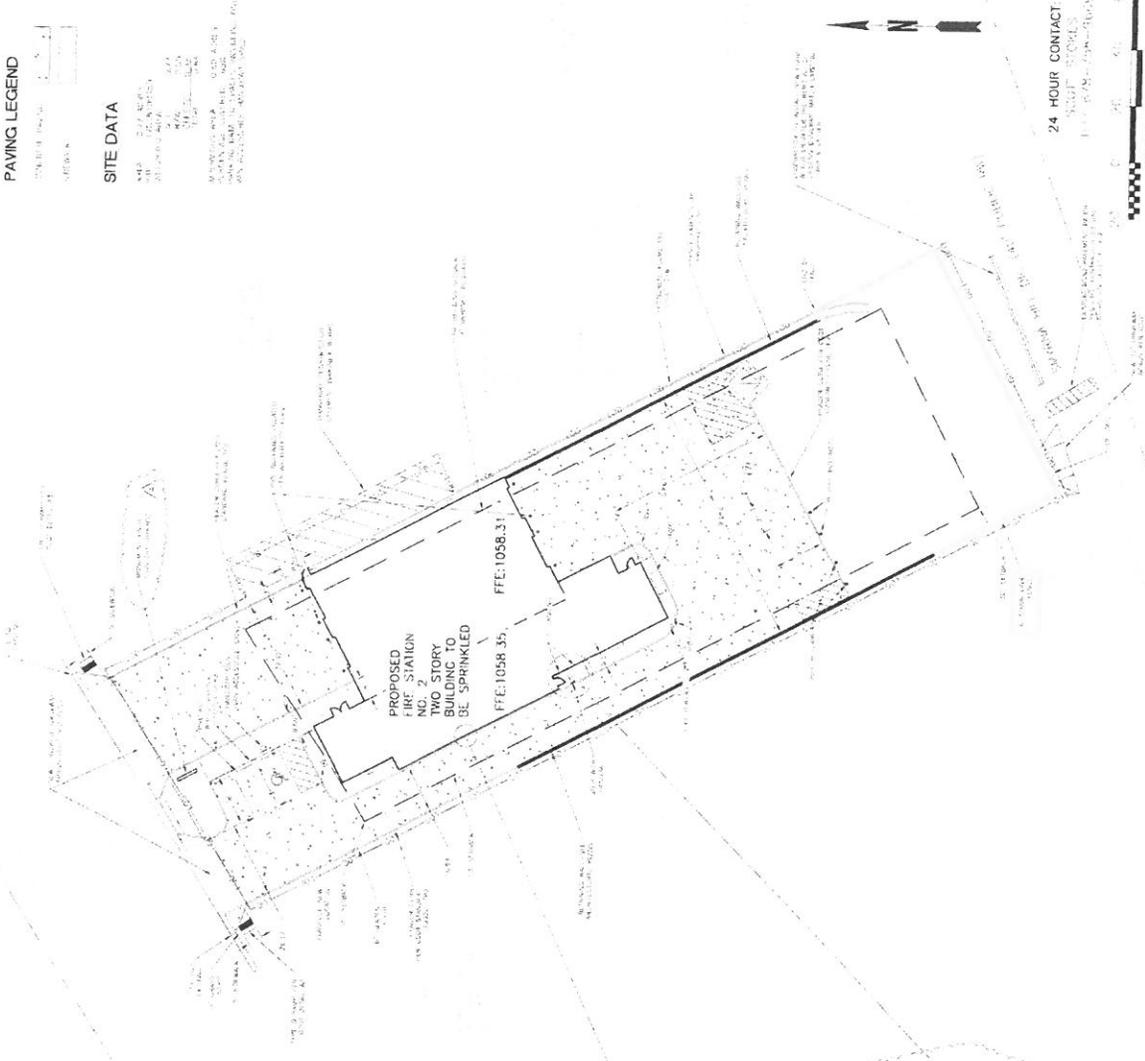
**C-400**  
SHEET 5 OF 21

**PAVING LEGEND**



**SITE DATA**

DATE: 01/06/17  
PROJECT: SMYRNA FIRE STATION NO. 2  
SHEET: 5 OF 21  
SCALE: AS SHOWN  
DRAWN BY: [Name]  
CHECKED BY: [Name]



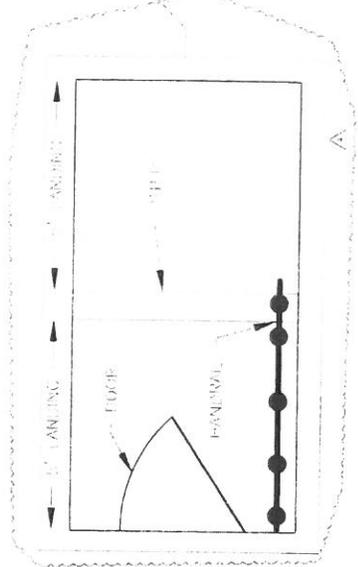
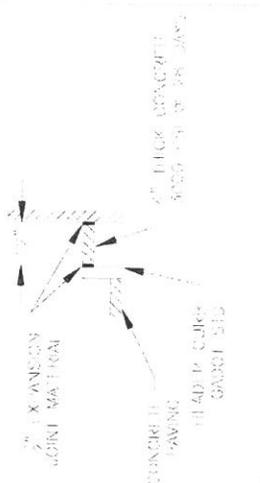
PROPOSED  
FIRE STATION  
NO. 2  
TWO STORY  
BUILDING TO  
BE SPRINKLED

FFE:1058.31

FFE:1058.35



24 HOUR CONTACT  
SMYRNA FIRE DEPARTMENT  
1-770-437-8100





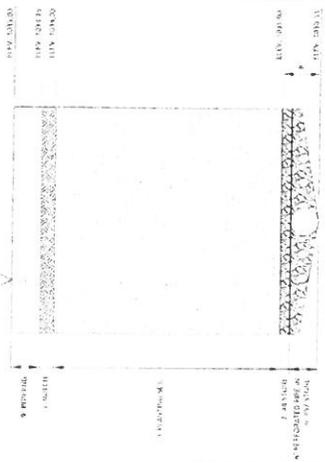
OSWEC CERT # 2973  
CIVIL ENGINEER  
DETAILS

DATE: 01-14-17  
BY: LCC  
CHECKED: 01/16/17  
SCALE: 1"=10'-0"  
PROJECT NO.: 146922

C-904  
SHEET 14 OF 71

**SIZE OF BIORETENTION AREA**

- FOR USE WITH THE BIOMATRIX SYSTEM
- $$A_s = (WQ_2)(6) / [(6)(H_s - 0.1)]$$
- A<sub>s</sub> = surface area of planting area (ft<sup>2</sup>)
  - WQ<sub>2</sub> = water quality volume (inches) to be treated in the bioretention area
  - H<sub>s</sub> = filter bed depth (inches)
  - K = water quality coefficient (inches)
  - T<sub>2</sub> = time of travel (minutes) for water through filter bed
  - T<sub>3</sub> = time of travel (minutes) for water through filter bed
  - T<sub>4</sub> = time of travel (minutes) for water through filter bed
  - T<sub>5</sub> = time of travel (minutes) for water through filter bed
- Filter Bed shall be designed by a Soils Engineer to meet required design k - t, above.
- A<sub>s</sub> = 1540 sq. ft. / (100/gal) (0.175 ft \* 1.10 ft days) = 1369 sq. ft.  
Filter Area Provided = 1383 sq. ft. (to show compliance)



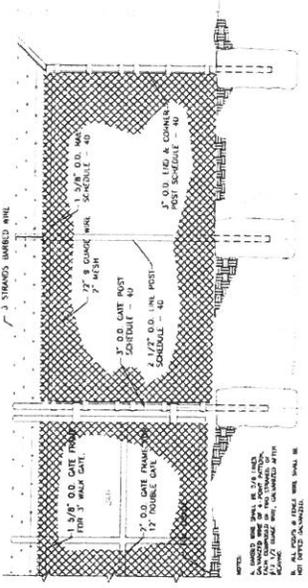
**BIORETENTION AREA SECTION**

PROPOSED SOIL MIX FOR PLANTING SOIL:

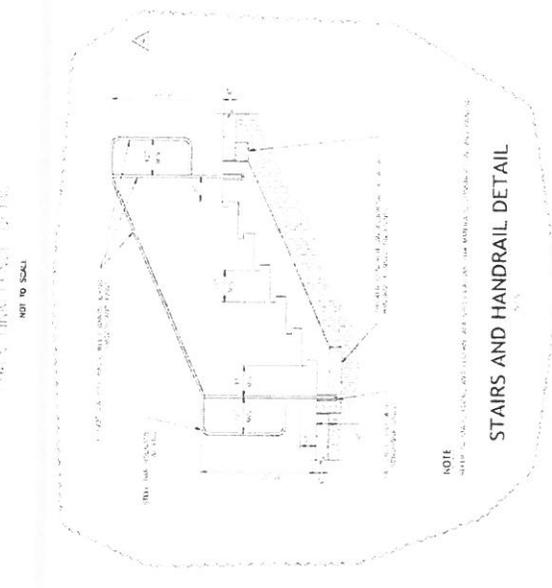
CLAY	10%
COMPOST	15%
SILT	30%
SAND	45%

Filter Bed shall be designed by a Soils Engineer to meet required design k \* t as stated above and shall be in accordance with Appendix F, Section F-9.2, Planting Soil Characteristics

- CONTRACTOR TO SUBMIT FOR APPROVAL SOILS ANALYSIS FOR PLANTING SOIL FILTER MEDIA.
- CONTRACTOR TO SUBMIT FOR APPROVAL PLAN SPECIFYING ALL BIO PLANTS, SPECIES, QUANTITY, AND LOCATION PER GEORGIA STORMWATER MANUAL, 2016 EDITION.

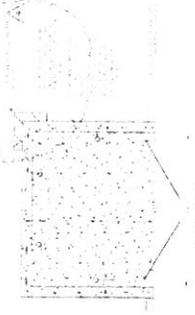


**TRASH PAD ENCLOSURE DETAIL**



**STAIRS AND HANDRAIL DETAIL**

NOTE: SEE ARCHITECTURAL DRAWINGS FOR STAIRS AND HANDRAIL DETAILS.



PLAN VIEW

**ALUMINUM GATE DETAIL**



ELEVATION



PLAN VIEW



Croy Engineering, LLC  
200 North Cobb Parkway  
Building 400, Suite 413  
Marietta, Georgia 30062

Phone: 770.971.5407  
Fax: 770.971.0620

[www.croyengineering.com](http://www.croyengineering.com)

June 14, 2018

Mr. David B Ward  
618 Concord Lake Cir SE  
Smyrna, GA 30082

Reference Property: Smyrna Fire Station #2  
642 Concord Rd SE  
Smyrna, GA 30082

Subject: Notification of Contiguous Occupants or Land Owners to Accompany Application for Variance

Dear Mr. Ward:

This letter is to provide notice that the City of Smyrna intends to make an application for a variance to reinstall a new 6 ft. chain link fence along the southern property line of 642 Concord Rd (frontage of Smyrna Hill Drive) as shown on the attached plan.

If you have any questions, or if you require any additional information, please contact me at (678) 381-3249.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Robinson", written over a horizontal line.

Thomas Robinson, P.E.  
Construction Engineering Manager

cc: Mr. Joey Staubes, Community Development  
Mr. Roy Acree, Fire Chief  
Mr. Larry Terry, Croy Engineering  
Project file

**CROY**  
ENGINEERING  
Planners  
Engineers  
Surveyors

SMYRNA FIRE STATION NO. 2

642 CONCORD ROAD, PARCEL 17038100450

LAND LOTS 1381  
OF THE 1<sup>ST</sup> DISTRICT,  
CITY OF SMYRNA, COUNTY OF GOWAN,  
STATE OF GEORGIA



STATE OF GEORGIA  
LCC  
12/15/17  
136124  
SITING  
SITE PLAN

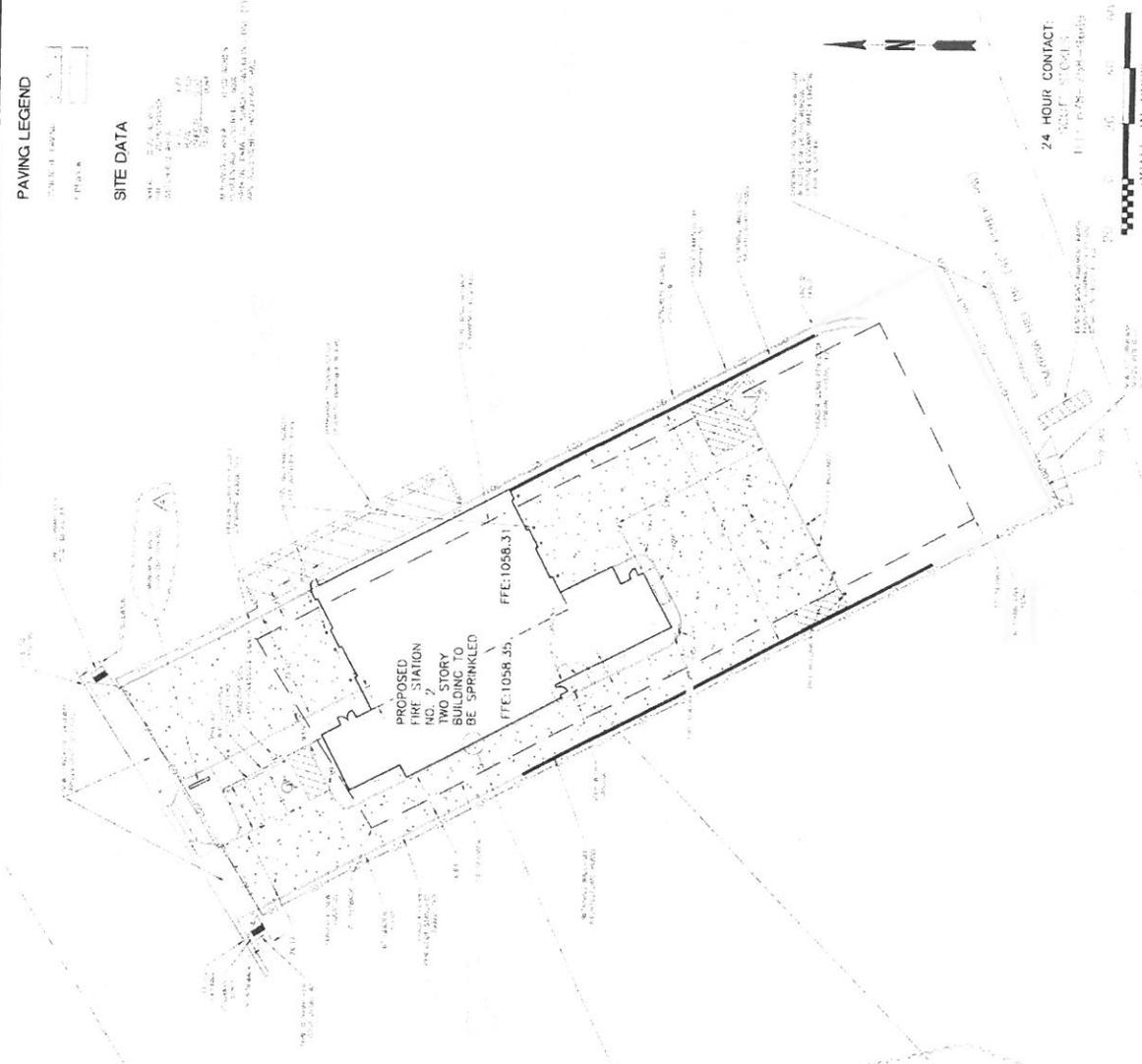
C-400  
SHEET 5 OF 21

PAVING LEGEND

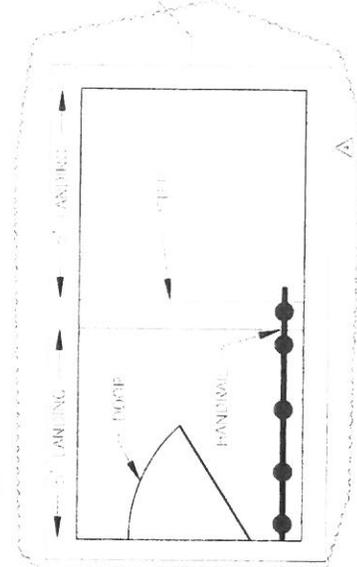
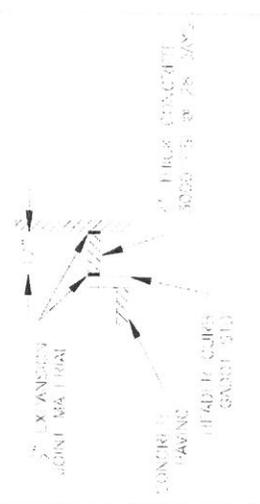


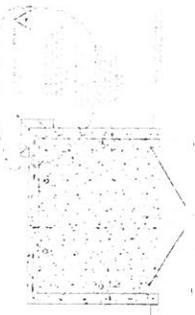
SITE DATA

DATE: 12/15/17  
PROJECT: SMYRNA FIRE STATION NO. 2  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

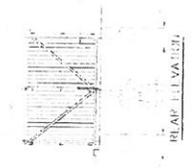


24 HOUR CONTACT  
303.275.1111  
1111 1111 1111 1111

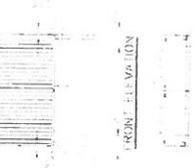




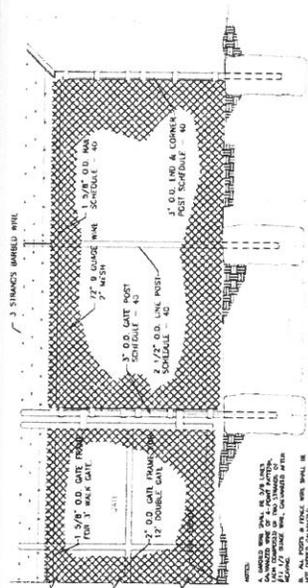
TRASH PAD ENCLOSURE DETAIL  
PLAN VIEW



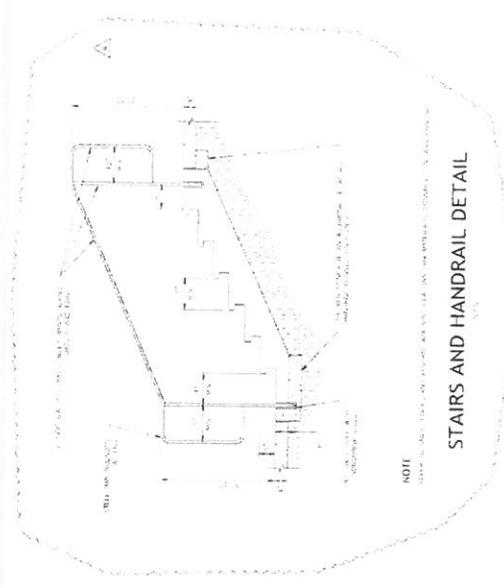
BIORETENTION DETAIL  
PLAN VIEW



ALUMINUM GATE DETAIL  
PLAN VIEW



STAIRS AND HANDRAIL DETAIL  
PLAN VIEW



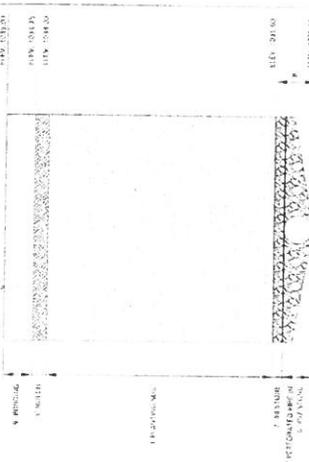
BIORETENTION DETAIL  
PLAN VIEW

### SIZE OF BIORETENTION AREA

$A_1 = (WQ_2) / (K) / (H) \cdot (D) / (L)$   
 where:  
 A<sub>1</sub> = bioretention area (sq ft)  
 WQ<sub>2</sub> = 2-year stormwater runoff (cfs)  
 K = runoff coefficient (0.1 to 0.2)  
 H = height of water above filter media (ft)  
 D = depth of filter media (ft)  
 L = length of filter media (ft)

Filter Area Provided = 1383 sq ft  
 Filter Area Required = 1369 sq ft

Filter Bed shall be designed by a Soils Engineer to meet required design k - c, above.



### BIORETENTION AREA SECTION

PROPOSED SOIL MIX FOR PLANTING SOIL:  
 CLAY 10%  
 COMPOST 15%  
 SILT 30%  
 SAND 45%

1. CONTRACTOR TO SUBMIT FOR APPROVAL SOILS ANALYSIS FOR PLANTING SOIL TO BE FURNISHED FOR SOIL FILTER MEDIA.
2. CONTRACTOR TO PROVIDE A PLANTING PLAN SPECIFYING ALL BID PLANTS, SPECIES, QUANTITIES, AND LOCATION PER GEORGIA STORENUTRIMENT MANUAL, 2016 EDITION.

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 ATLANTA, GA 30324  
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SMYRNA FIRE STATION NO. 2  
 642 CONCORD ROAD, PARCEL 17038100450  
 LAND LOTS 381  
 OF THE 118 DISTRICT 2ND SECTION  
 CITY OF SMYRNA, COBB COUNTY, GA 30080

ISSUED FOR CONSTRUCTION  
 GSWCC CERT. # 2273  
 CONSTRUCTION DETAILS  
 1409.23  
 C-904  
 SHEET 14.7 21