



City of Smyrna

Issue Sheet

File Number: 2021-368

City of Smyrna
A.Max Bacon City Hall /
Council Chambers
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Agenda Date: 8/25/2021

Version: 1

Status: Agenda Ready

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: D.

WARD / COUNCILMEMBER: Ward 5 / Susan Wilkinson

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Variance Request - V21-092 - Allow a gravel parking surface - Lot 347
- 2385 Ventura Road - Gonzalo Marquez

ISSUE AND BACKGROUND: The applicant is requesting a variance to allow for a temporary gravel parking area at 2385 Ventura Road. The applicant will need a variance from 901(b) of the City's Zoning Ordinance which requires parking surfaces to be paved.

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting to deviate from the City's parking requirements, which are established in Section 901(b) of the Zoning Ordinance. 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. Therefore, Community Development recommends approval of the requested variance with the following conditions:

1. The property owner shall remove the asphalt millings and replace with gravel.
2. A site plan showing the limits of the gravel parking lot, done by a certified Surveyor, shall be submitted for permitting within 60 days of the License and Variance Board decision.
3. The variance for the gravel parking area shall expire December 31, 2024. At the end of the three-year period, the applicant shall submit a parking lot plan in accordance with the regulations of Section 901 of the Zoning Ordinance, which shall include paving, striping and current ADA regulations.