

**APPLICATION FOR VARIANCE
TO THE CITY OF SMYRNA**

Type or Print Clearly

(To be completed by City)

Ward: 4
 Application No: V14-010-1012
 Hearing Date: 4/9/14

APPLICANT: Blue Frog Construction, LLC
 Business Phone: 770-831-4150 Cell Phone: 404-422-3412 Home Phone: —
 Representative's Name (print): Shawn Rainey
 Address: 4485 Tench Rd., Suite 1410, Suwanee, GA 30024
 Business Phone: 770-831-4150 Cell Phone: 404-422-3412 Home Phone: —
 E-Mail Address: SRainey@bfrog.net
 Signature of Representative: [Signature]

TITLEHOLDER: Roxanne K. Levinson, DVM
 Business Phone: 770-435-6700 Cell Phone: 770-843-9023 Home Phone: 770-437-1494
 Address: 1020 Concord Rd. SE, Smyrna, GA 30080
 Signature: [Signature]

VARIANCE:
 Present Zoning: GC (General Commercial) Type of Variance: Setback + Parking
 already crossing the setback line on the east side. We are not planning on expanding that area, we just want to "clean up" the fact that the building is over the setback. The existing parking (7 spaces) is not able to be expanded due to lot size, so we are asking for it to be approved at one space per 350 sq. ft.
 Explain Intended Use: Expanded due to lot size, so we are asking for it to be approved at one space per 350 sq. ft.
 Pr. Pettit needs to expand her building to add an updated surgery area + make the floor of her office work more efficiently so she can stay in business after all the disturbance from the road work that has occurred. We are proposing to reduce

Location: Smyrna, Georgia
 Land Lot(s): 452 District: 17 Size of Tract: 0.28 Acres

(To be completed by City)
 Received: 3/20/14
 Posted: 2/24/14
 Approved/Denied: _____

the parking requirement so we can add some space to her vet practice on the rear. There is not enough room between the vet building and her residence on the west side to pave a drive to add parking in the back. She is willing to let her staff and her own vehicle park at her residential property to the west, so that would alleviate the need for 3-4 parking spaces, meaning we would only be short 3 spaces from the current requirements.

THANK YOU!

CONTIGUOUS ZONING

North: LC (Limited Commercial)
East: LC (Limited Commercial)
South: FC (Future Commercial)
West: FC (Future Commercial) (Dr. Pettit's personal residential property)

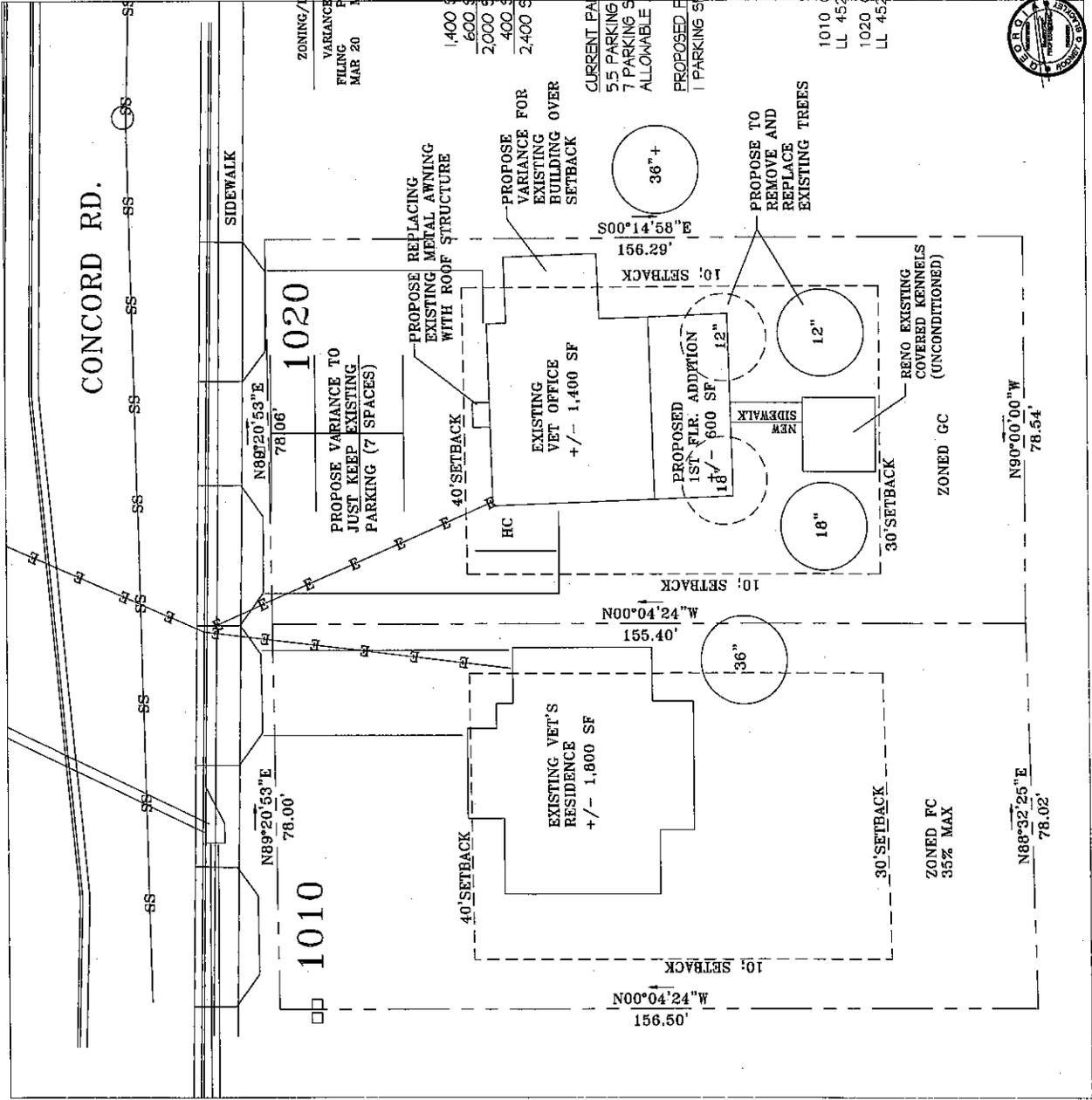
**NOTIFICATION OF CONTIGUOUS OCCUPANTS OR LAND OWNERS TO
ACCOMPANY APPLICATION FOR VARIANCE**

By signature, it is hereby acknowledged that I have been notified that Blue Frog
Construction, LLC, on behalf of Roxanne K. Levinson, DVM
Intends to make an application for a variance for the purpose of expanding the
ARKLE Veterinary Care facility

on the premises described in the application.

	NAME	ADDRESS
west -	<u>Roxanne K. Levinson, DVM</u>	<u>1010 Concord Rd. SE, Smyrna, GA</u>
south -	<u>Bettie Cagle</u>	<u>1011 Ridgecrest Dr., Smyrna, GA</u>
east -	<u>Durwood Pierce, CPA</u>	<u>1026 Concord Rd. SE, Smyrna, GA</u>
north -	<u>City of Smyrna</u>	

CONCORD RD.



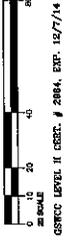
ZONING/LANDSCAPE RESTRICTIONS

VARIANCE DATES: HEARING FILING FEE \$900.00
 POST MAR 20 APR 9
 MAR 20 MAR 24

1,400 S.F. - EXISTING FIRST FLOOR AREA
 600 S.F. - REAR EXPANSION
 2,000 S.F. - TOTAL FIRST FLOOR AREA
 400 S.F. - NEW SECOND FLOOR AREA
 2,400 S.F. - TOTAL HEATED AREA

CURRENT PARKING REQUIREMENT:
 5.5 PARKING SPOTS REQUIRED PER 1,000 S.F.
 7 PARKING SPOTS SHOWN
 ALLOWABLE AREA W/ EXISTING 7 SPACES = 1,275 S.F.
 PROPOSED PARKING REQUIREMENT VARIANCE:
 1 PARKING SPOT REQUIRED PER 350 S.F.

ROXANNE L. LEVINSON
 1010 CONCORD RD. DB 13569 PG 679
 LL 452 DISTRICT 16 BLOCK A
 1020 CONCORD RD. DB 13237 PG 587
 LL 452 DISTRICT 17 SECTION 2 BLOCK A



REVISION	DATE



PROPOSED SITE IMPROVEMENT PLAN

ARKLE VETERINARY CARE
 1020 CONCORD RD
 ROXANNE L. LEVINSON
 SMYRNA, GEORGIA

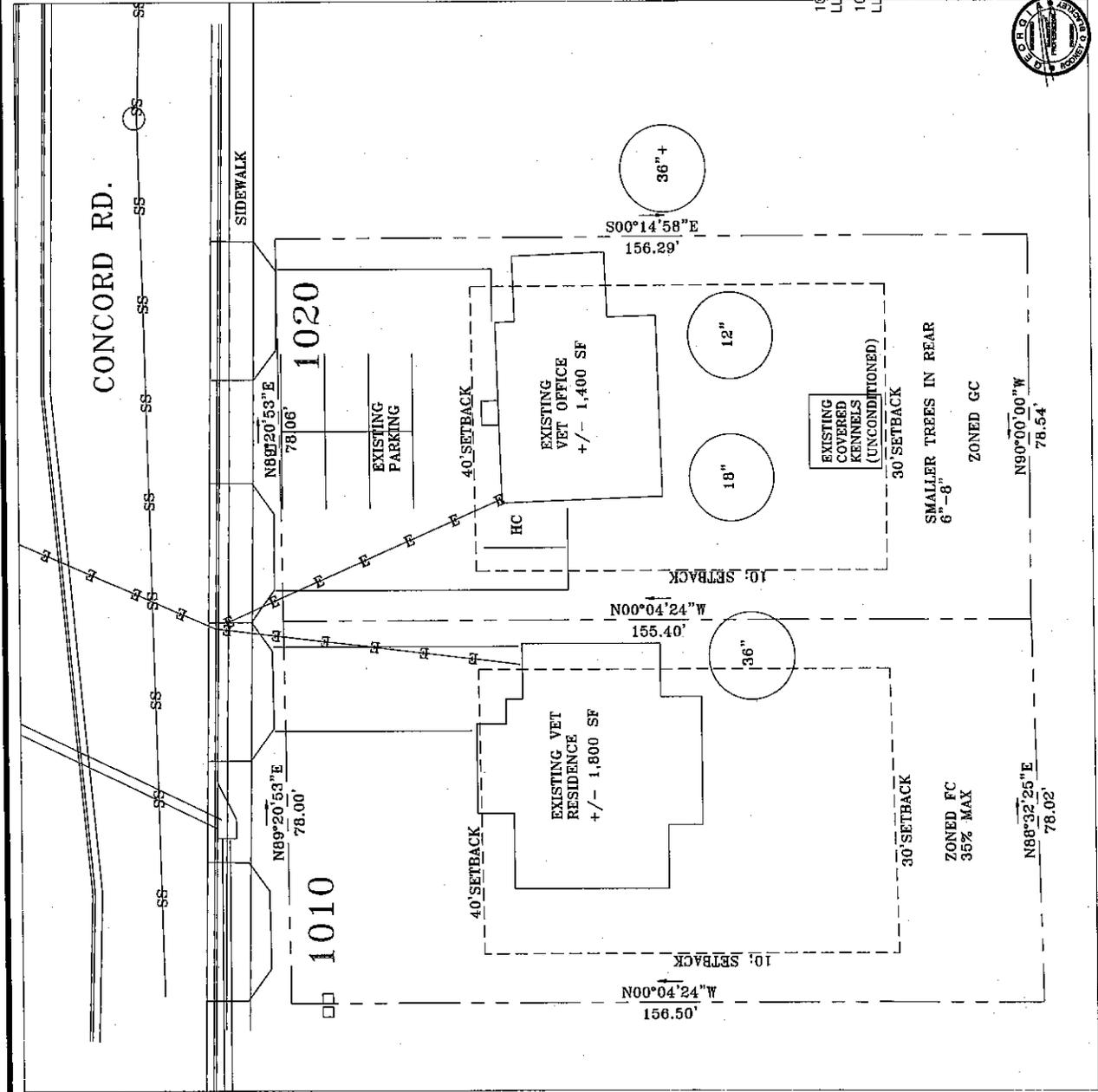
BLUE RIBBON CONSTRUCTION LLC
 4465 TENCH RD. SUITE 140
 BUNNELL GA 30924
 770-881-450

CO1
 12/7/14

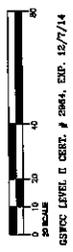
RECORD FOR VARIANCE NUMBER 9-14



DATE	
REVISION	



ROXANNE L. LEVINSON
 1010 CONCORD RD. DB 13569 PG 679
 LL 452 DISTRICT 16 BLOCK A
 1020 CONCORD RD. DB 13237 PG 587
 LL 452 DISTRICT 17 SECTION 2 BLOCK A



FIELD PHOTO REFERENCE 10-4-14



VISUAL MATERIALS

Visual materials must be submitted to the City Clerk's office in City Hall the Monday preceding the License and Variance Board hearing. Equipment is available for the following presentations:

- Overhead projection of transparencies, photographs, renderings or other printed material, **no larger than 8-1/2 x 11 in size.**

Handouts are not permitted during the meeting or large renderings and plats that require use of an easel.

Any questions regarding presentations can contact: Susan Hiott, City Clerk at 770-319-5303

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.