

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 6

Application No: V19-026

Hearing Date: 7/10/19

APPLICANT: Blue Frog LLC.

Business Phone: 770-831-4150 Cell Phone: _____ Home Phone: N/A

Representative's Name (print): Shawn Rainey

Business Phone: 770-831-4150 Cell Phone: 404-422-3412 Home Phone: N/A

Address: 3001 Sutton Gate Dr. Suite 120 Suwanee, GA. 30024

E-Mail Address: srainey@bfrog.net

Signature of Representative; 

TITLEHOLDER: Jessica Glavas on behalf of Quik Trip Corporation

Business Phone: 913-905-2026 Cell Phone: 819-697-7167 Home Phone: _____

Address: 5752 Foxridge Drive, Mission, KS. 66202

Signature: 

VARIANCE:

Present Zoning: GC (General Commercial) Type of Variance: _____

Explain Intended Use: The intended use of the existing building is to be an Animal Hospital open to the public for treatment and care of domesticated pets.

Location: 3875 South Cobb Drive.

Land Lot(s): N/A District: Ward 6

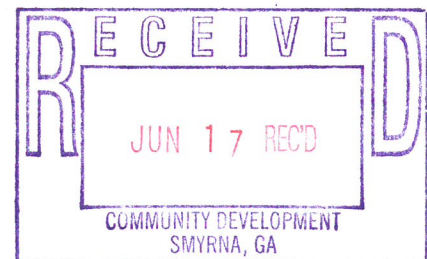
Size of Tract: 0.86 Acres

(To be completed by City)

Received: 6/17/19

Posted: 6/24/19

Approved/Denied: _____



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 LLC.

Intends to make an application for a variance for the purpose of on the premises described in the application.

The intended use of the existing building is to modify, renovation, and expansion of the existing one-story stand-alone former QuikTrip gas station located at 3875 South Cobb Drive. To be converted into an Animal Hospital open to the public for treatment and care of domesticated pets.

6/13/2019		COBB COUNTY VARIANCE - STONE CASTLE CIRCLE - ADJACENT PROPERTIES	
PARCEL	OWNER	PROPERTY ADDRESS	OWNER ADDRESS
17052800440	King Springs Th, LLC	1224 Stone Castle Circle, Smyrna, GA 30080	325 Montevallo Dr. NE, Atlanta, GA 30342
17052800450	King Springs Th, LLC	1228 Stone Castle Circle, Smyrna, GA 30080	325 Montevallo Dr. NE, Atlanta, GA 30342
17052800460	King Springs Th, LLC	1232 Stone Castle Circle, Smyrna, GA 30080	325 Montevallo Dr. NE, Atlanta, GA 30342
17052800470	King Springs Th, LLC	1236 Stone Castle Circle, Smyrna, GA 30080	325 Montevallo Dr. NE, Atlanta, GA 30342
17052800480	King Springs Th, LLC	1240 Stone Castle Circle, Smyrna, GA 30080	325 Montevallo Dr. NE, Atlanta, GA 30342
17052800490	King Springs Th, LLC	1244 Stone Castle Circle, Smyrna, GA 30080	325 Montevallo Dr. NE, Atlanta, GA 30342
17052800540	King Springs Th, LLC	1264 Stone Castle Circle, Smyrna, GA 30080	325 Montevallo Dr. NE, Atlanta, GA 30342
17052800550	King Springs Th, LLC	1268 Stone Castle Circle, Smyrna, GA 30080	325 Montevallo Dr. NE, Atlanta, GA 30342
17052800560	King Springs Th, LLC	1272 Stone Castle Circle, Smyrna, GA 30080	325 Montevallo Dr. NE, Atlanta, GA 30342
17052800570	King Springs Th, LLC	1276 Stone Castle Circle, Smyrna, GA 30080	325 Montevallo Dr. NE, Atlanta, GA 30342
17052800640	King Springs Th, LLC	Stone Castle Circle, Smyrna, GA 30080	325 Montevallo Dr. NE, Atlanta, GA 30342
17052800380	Weg King Springs, LLC	1200 Stone Castle Circle, Smyrna, GA 30080	227 Sandy Springs Place, Suite D51, Atlanta, GA 30328
17052800390	Weg King Springs, LLC	1204 Stone Castle Circle, Smyrna, GA 30080	227 Sandy Springs Place, Suite D51, Atlanta, GA 30328
17052800400	Weg King Springs, LLC	1208 Stone Castle Circle, Smyrna, GA 30080	227 Sandy Springs Place, Suite D51, Atlanta, GA 30328
17052800430	Weg King Springs, LLC	1220 Stone Castle Circle, Smyrna, GA 30080	227 Sandy Springs Place, Suite D51, Atlanta, GA 30328
17052800500	Weg King Springs, LLC	1248 Stone Castle Circle, Smyrna, GA 30080	227 Sandy Springs Place, Suite D51, Atlanta, GA 30328
17052800510	Weg King Springs, LLC	1252 Stone Castle Circle, Smyrna, GA 30080	227 Sandy Springs Place, Suite D51, Atlanta, GA 30328
17052800520	Weg King Springs, LLC	1256 Stone Castle Circle, Smyrna, GA 30080	227 Sandy Springs Place, Suite D51, Atlanta, GA 30328
17052800530	Weg King Springs, LLC	1260 Stone Castle Circle, Smyrna, GA 30080	227 Sandy Springs Place, Suite D51, Atlanta, GA 30328
17052800600	Weg King Springs, LLC	1288 Stone Castle Circle, Smyrna, GA 30080	227 Sandy Springs Place, Suite D51, Atlanta, GA 30328
17052800610	Weg King Springs, LLC	1292 Stone Castle Circle, Smyrna, GA 30080	227 Sandy Springs Place, Suite D51, Atlanta, GA 30328
17052800620	Weg King Springs, LLC	1296 Stone Castle Circle, Smyrna, GA 30080	227 Sandy Springs Place, Suite D51, Atlanta, GA 30328
17052800410	Lisa Rochelle Morgan	1212 Stone Castle Circle, Smyrna, GA 30080	1212 Stone Castle Circle, Smyrna, GA 30080
17052800420	Rasheed Malik/Erin Cottman	1216 Stone Castle Circle, Smyrna, GA 30080	1216 Stone Castle Circle, Smyrna, GA 30080
17052800580	Sharonda Martin	1280 Stone Castle Circle, Smyrna, GA 30080	1280 Stone Castle Circle, Smyrna, GA 30080
17052800590	Anita Hollis	1284 Stone Castle Circle, Smyrna, GA 30080	1284 Stone Castle Circle, Smyrna, GA 30080
17052800630	Ronald Lanier	1300 Stone Castle Circle, Smyrna, GA 30080	1300 Stone Castle Circle, Smyrna, GA 30080

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:

- (I) 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

See attached attachment (A) Dated 6/17/2019 Application for Variance

See attached attachment (A) Dated 6/17/2019 Application for Variance

Tax Receipts



CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Printed: 6/12/2019

Cobb County Online Tax Receipt

Thank you for your payment!

Payer
RYAN TAX COMPLIANCE SERVICES LLC

QUITRIP CORPORATION

Payment Date: 10/15/2018

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2018	17052800370	10/15/2018	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid		Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$9,970.29		\$0.00



Scan this code with your
mobile phone to view this
bill!!



BLUE FROG

Application For Variance City of Smyrna

June 17, 2019

Attachment (A)

For: Apex Animal Hospital
Kimberly S. Cary, DVM
James D. Cary III

Property Located at: 3875 South Cobb Drive
Smyrna, GA 30080

Re: Zoning Ordinance
SEC. 1403. Variance Review Standards.
Comprehensive Narrative:

The intended use of the existing building is to modify, renovation, and expansion of the existing one-story stand-alone former QuikTrip gas station located at 3875 South Cobb Drive. To be converted into an Animal Hospital open to the public for treatment and care of domesticated pets. We are proposing a 186 SF addition, a new interior layout along with exterior improvements and the existing parking will be restriped, but otherwise have minimal modifications. The existing overhead gas island canopy on site will remain and will be used for covered parking.

There are two variance requirements required by the City of Smyrna.

1. The veterinary clinic is within 200 feet of a residentially zoned area and a variance is required.
2. If the existing outdoor area (Artificial Turf Area) door is removed and the area is enclosed, then the area becomes an accessible structure and a variance is required due to the proximity to the residential property line.

Variance #1. The existing building is located less than 200 feet from a residentially zoned property.

The existing building is 30 feet from the residential property. The area between the existing building and the residential property is NOT intended to permit animals to be kenneled or to be exercised. This area is not to be used by the animals being treated by the veterinary hospital. The Variance #1 request is for the existing building to be used as an Animal Hospital.

We request that the 200 feet restriction be reduced to 25 feet for that use.



BLUE FROG

Variance #2. The existing brick enclosed outdoor area (Artificial Turf Area) door is proposed to be removed and the area to be enclosed. The existing enclosed structure is 17 feet from the residential property. The removal of the existing "gate" access door will be replaced with a solid wall to match existing. Per the City of Smyrna the enclosed structure would become an accessible structure. The purpose of this modification additional security to the enclosure and the enclosure, would have artificial turf installed. This area is NOT to permit animals to be kenneled or exercised. Only a single animal at a time would be within this area and the animal will be leashed and a dedicated Animal Hospital personnel will be with the animal.

The Variance #2 request is for the modification of the outdoor area and to permit this area to become an accessible structure. We request that the setback for this accessible structure be reduced to 15 feet.