

APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Ward: 3

Application No: V20-008-009

Hearing Date: 2/12/2020

APPLICANT: City of Smyrna-Richard Garland

Business Phone: 678-631-5397 Cell Phone: _____ Home Phone: _____

Representative's Name (print): Richard Garland

Address: 2800 King St Smyrna, GA 30080

Business Phone: _____ Cell Phone: _____ Home Phone: _____

E-Mail Address: rgarland@smyrnaga.gov

Signature of Representative: _____

TITLEHOLDER: City of Smyrna

Business Phone: _____ Cell Phone: _____ Home Phone: _____

Address: 2800 King St Smyrna, GA 30080

Signature: _____

VARIANCE:

Present Zoning: RDA & R-15 Type of Variance: Allow encroachment into the 75 ft impervious surface setback and 50 ft undisturbed stream buffer.

Explain Intended Use: install landscaped steps to help prevent erosion

Location: 1554 Spring St

Land Lot(s): 594 District: 17 Size of Tract: 2.72 Acres

(To be completed by City)

Received: 1/21/2020

Posted: _____

Approved/Denied: _____

CONTIGUOUS ZONING

North: R-15

East: RDA

South: RDA

West: RDA

**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 _____

on the premises described in the application.

see attached receipts

NAME

ADDRESS

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.

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Tyler A. & Brittney M. Stephens
1537 Spring St SE
Smyrna GA 30080

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.

see attached email COMPREHENSIVE NARRATIVE

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Caitlin Crowe

From: Joey Staubes
Sent: Tuesday, January 21, 2020 1:40 PM
To: Caitlin Crowe
Subject: FW: Variance request
Attachments: DURHAM SITE PLAN 2020-1-9.pdf; durham park-8239.jpg

Expires: Sunday, July 19, 2020 12:00 AM

Joey Staubes, AICP
Planner II
City of Smyrna
Phone: 678.631.5355
jstaubes@smyrnaga.gov



From: Richard Garland <rgarland@smyrnaga.gov>
Sent: Tuesday, January 21, 2020 11:55 AM
To: Joey Staubes <jstaubes@smyrnaga.gov>
Subject: Variance request

Joey:

Good morning. I am emailing this morning to request a variance inside the 50' and 75' stream buffer at Durham Park. If you will refer to the attached photo, you will see the bank of Spring Rd. that is currently being used as an entrance into the park. All organic material has been removed and is going to become an erosion problem in the park. The Parks and Recreation Department was able to secure funding for this project through CIP this year. Foley Design is the firm that has been developing the plan.

The attached pdf show the initial plans of installing hardscaped steps into the park using matching material (Tennessee stone and field stone). However, this remedy does fall inside the 50' and 75' buffer. In addition to the steps there will also be landscaping that is not shown on the drawing. The trail network that is shown on the drawing is the existing trail into which we plan to tie the steps.

Please let me know if you need additional information or if we need to set up a meeting with Foley Design to discuss necessary steps in order to make this happen.

Thanks for your help on this project.

Richard Garland

Parks and Recreation Director
404.780.2682 (cell)

