APPLICATION FOR VARIANCE TO THE CITY OF SMYRNA

Type or Print Clearly

(To be completed by City)

Application No: V20-008-009

Ward:

	Hearing Date: 2/1/2/20
APPLICANT: City of Smyrna-Richard Gar	land
Business Phone: <u>076-031-5397</u> Cell Phone:	Home Phone:
Representative's Name (print): RICHARD GARLAND	
Address: 2800 King St Smyrna, GA 20080	:
Address: 2800 King St Smyrna, GA 30080 Business Phone: Cell Phone:	Home Phone:
E-Mail Address: rgarland & Smyrnaga.gov	
Signature of Representative:	
TITLEHOLDER: <u>City of Smyrna</u>	
Business Phone: Cell Phone:	Home Phone:
Address: 2800 King St Smyrna, GA 30080	
Signature:	
VARIANCE:	
Present Zoning: RDA & R-15 Type of Variance: All01	wencroachment into the
75ft impervious surface setback and 50ft	undisturbed stream
DUTHLY.	
Explain Intended Use: Install hardscaped steps to	help prevent evosion
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 rec	ripts		
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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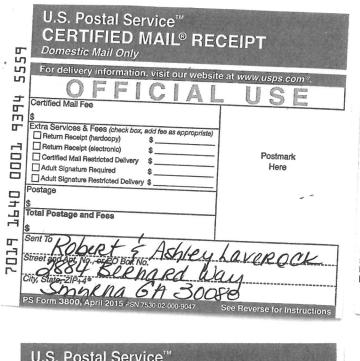
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ZONING ORDINANCE SEC. 1403. VARIANCE REVIEW STANDARDS.

- (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.

COMPDEHENCIVE NADDATIVE

see a Hached email

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)

