

City of Smyrna

*2800 King Street
Smyrna, Georgia 30080*



Meeting Minutes

Wednesday, July 11, 2018

10:00 AM

Council Chambers

License and Variance Board

1. Roll Call

Present: 3 - Roy Acree, Tammi Saddler Jones and Eric Randall

Also Present: 2 - Elsa Thompson and Joey Staubes

2. Call to Order

Boardmember Tammi Saddler Jones called the meeting of the License and Variance Board to order at 10:00am.

3. Business

A. Public Hearing - Variance Request - V18-051 - Allow reduction of front setback from 23 feet to 15 feet for the construction of an addition to a single family residence - Land Lot 525 - 0.40 acres - 3446 Lee Street - Molly Capistrant

Boardmember Tammi Saddler Jones called applicant, Molly Capistrant to come forward. She asked Ms. Capistrant to speak about her request.

Ms. Capistrant advised that she was planning to add a master suite to the rear of the home. She stated that the home was on a corner lot and required the setback.

There were no questions for the applicant from the Board.

Ms. Saddler Jones asked Community Development Planner Joey Staubes to come forward. He advised that the applicant was requesting a variance to reduce the front setback on Daniell Drive from 23 feet to 15 feet for the purpose of constructing an addition to a single family home. He noted that the addition would be in the rear of the home following the same building line as the existing house and that due to the home being at an angle it caused encroachment into the side setback. He advised that staff had not heard any objections to the request from adjacent properties and stated that staff recommended approval with 1 condition:

1. Approval of the subject property for the requested variance shall be conditioned upon substantial compliance with the site plan submitted.

Boardmember Roy Acree asked staff for clarification because the request stated "front setback" and the addition was to the rear of the home. He inquired if the home had two frontages due to being on a corner lot. Mr. Staubes advised Mr. Acree that he was correct.

Boardmember Eric Randall inquired what the project would do to the impervious percentage cover and asked if it would be below the 35 percent threshold. Mr. Staubes advised that the project would be well below the 35 percent.

Mr. Acree inquired if it was a large lot. Mr. Staubes advised that it was.

Boardmember Tammi Saddler Jones asked the applicant if she accepted the condition as stated, she advised that she did.

Ms. Saddler Jones announced the public hearing. No one came forward as the only parties present were the applicant and staff.

After no further discussion, Ms. Saddler Jones called for a motion.

A motion was made by Boardmember Roy Acree to approve Variance Request V18-051 to allow reduction of the front setback from 23 feet to 15 feet for the construction of an addition to a single family residence in Land Lot 525 on 0.40 acres located at 3446 Lee Street by applicant Molly Capistrant; seconded by Boardmember Eric Randall.

The motion to approve carried by the following vote:

Aye: 3 - Roy Acree, Tammi Saddler Jones and Eric Randall

4. Approval of Minutes:

A. Approval of the June 27, 2018 License and Variance Board Meeting Minutes

A motion was made by Boardmember Eric Randall to approve the June 27, 2018 License and Variance Board Meeting Minutes; seconded by Boardmember Roy Acree.

The motion to approve carried by the following vote:

Aye: 3 - Roy Acree, Tammi Saddler Jones and Eric Randall

5. Adjournment

Boardmember Tammi Saddler Jones adjourned the meeting of the License and Variance Board at 10:05am.