



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: V24-159

Agenda Date: 10/23/2024

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V24-085 - Reduce the required parking spaces from 49 spaces to 23 spaces - Land Lot 592 - 1565 Roswell Street - Crescent View Engineering, LLC

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is proposing to renovate an existing building and surrounding parking area to accommodate a new restaurant and office space at 1565 Roswell Street. The renovations will require three variances: a reduction in the front setback from 50 feet to 25 feet, a reduction in the eastern side setback and landscape buffer from 10 feet to 9 feet, and a required parking space reduction from 49 spaces to 23 spaces. Section 802 regulates the required setbacks in the General Commercial zoning district, Section 503 regulates landscape buffer requirements, and Section 906 of the Zoning Ordinance controls the minimum required parking spaces.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the City's required setbacks, buffer requirements, and parking requirements. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. Community Development believes that the requested variances will not adversely affect surrounding properties. Therefore, Community Development recommends approval of the requested variances with the following conditions:

1. Approval of the requested variances shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.
2. A 9-foot landscape buffer shall be planted along the length of the eastern side property in accordance with Section 503. A fence shall not be used in place of the screening plants between the new addition and side property line but may be erected in combination with the screening plants.
3. There shall be a clear accessible route from the city sidewalk into the site as well as to and into each first-floor suite.



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