

Variance Application

VAR-24-46

Submitted On: Jul 31, 2024

Applicant

 Taylor Pounds
 14044002926
 @taylorpounds@foleydesign.com

Primary Location

0 CREATWOOD TRL SE
SMYRNA, GA 30080

Applicant Information

First Name

Taylor

Last Name

Pounds

Street Address

950 Lowery Blvd NW

City

Atlanta

State

GA

Zip Code

30318

Email

taylorpounds@foleydesign.com

Phone Number

404.400.2438

Are you the titleholder of the subject property?

No

Titleholder Information

Full Name (i.e., First and Last Name, or Name of Entity)

City of Smyrna

Street Address

2800 King St SE

City

SMYRNA

State

GA

Zip Code

30080

Email Address

--

Phone Number

678.631.5397

Property Information

Property Address

0 Creatwood Trail

Description of Requested Variances

Requesting variance to reduce front setback from 35' to 10' for the addition of a pavilion structure and playground at the existing Creatwood Park

Please check the box below if the requested variance(s) includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer.

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Comprehensive Narrative

In rendering its decisions, the License and Variance Board 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.

A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.

1. To maximize the space for the public to enjoy, the applicant is seeking variance from the 35' front setback to 10'. It should be noted that the subject property is public park space and no housing unit(s) are proposed). Existing underground utilities do limit the buildable area and is a factor in the front setback reduction.
2. The underground utilities are existing and the property is landlocked by private land owners providing physical constraints that cannot be avoided.
3. Application of the zoning code would limit the potential of maximizing the space for the public to enjoy.
4. The request for a 25' reduction of the front setback was established by thorough studies by a design professional to meet the program request by the applicant (City of Smyrna).

Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

Applicant Signature:

true



PROPERTY OWNER AUTHORIZATION

City of Smyrna Community Development Department, 3180 Atlanta Rd, Smyrna, GA 30080
Office Phone 770-319-5387 / Fax 770-431-2808

I, City of Smyrna, swear that I am the Property Owner of the property

located at: 0 Creatwood Trail (PIN 17067000730)

as shown in the records of Cobb County, Georgia, which is the subject matter of the attached application.

I authorize the person named below to act as the applicant in pursuit of this application.

Name of Applicant (print clearly): Taylor Pounds

Address: 950 Lowery Blvd, Atlanta, GA 30318

Telephone: 404.400.2438 Email: taylorpounds@foleydesign.com

I have read, understood, and answered the aforementioned items to the best of my knowledge. If I am found to have misrepresented myself on this affidavit or the attached application, I am aware I may be in violation of the City Code and run the risk of being issued a citation for violation of the City of Smyrna Code of Ordinances.

(Must be signed by the property owner. If the landowner is a corporation, the form must be signed by an officer of the corporation.)



Signature of Property Owner

1250 POWDER SPRINGS ST SE
Address

CITY OF SMYRNA
Name of Property Owner (print clearly)

SMYRNA, GA 30080
City, State, Zip

9589 0710 5270 2116 2112 15

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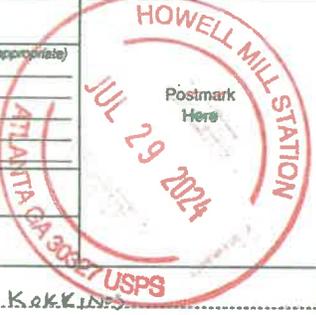
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