

Variance Application

VAR-24-60

Submitted On: Sep 5, 2024

Applicant

 CRESCENT VIEW ENGINEERING, LLC.
 678-324-8410
 emily@crescentvieweng.com

Primary Location

1565 ROSWELL ST SE
SMYRNA, GA 30080

Applicant Information

First Name

Crescent View

Street Address

211 Frasier St. SE

State

GA

Email

emily@crescentvieweng.com

Last Name

Engineering, LLC.

City

Marietta

Zip Code

30060

Phone Number

678-324-8410

Are you the titleholder of the subject property?

No

Titleholder Information

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

Matt Junger

City

Smyrna

Zip Code

30080

Phone Number

404-493-1555

Street Address

1565 Roswell St.

State

GA

Email Address

mjungerhomes@gmail.com

Property Information

Property Address

1565 Roswell Street Smyrna GA 30080

Description of Requested Variances

A variance is requested to reduce the front setback from 50ft to 25ft and the side setback from 10ft to 9ft. These plans call for a restaurant addition to an exisiting building that is to remain. The front and side setback variance is necessary to provide enough usable space for the restaurant addition.

A variance is requested to remove the parking minumum from the site. The exisiting site does not meet the requirement as is and with the new addition and parking lot configuration, the site will still not meet the parking minimum. The site will have 20 spaces (includes 1 ADA space).

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. 1565 Roswell street is a unique property. It is a commercial property located in a residential setting. It has always been a retail establishment in the past. The intention is to keep the property a retail property which would continue to serve the community as a coffee shop or small cafe as well as the addition of 4 small studio work spaces for local business. Which is something neighbors have expressed need for. Thinking along the lines of an artist studio or local advertising company work space.

The site plan of the property and the building itself isn't is not in keeping with the new development standard in terms of setbacks from the street or new urbanism concepts of hiding parking lots from view and in turn improving the street scape to beautify the neighborhood.

Our intention is to modernize the property as we have done down the street at 1625 Roswell Street. The front parking lot which when filled with cars blocks the sight of the building and creates a large ugly parking lot in the middle of a street with nice homes all set 25' from the street. The front parking lot creates a hole or oddity in what would be a more uniform street scape with nice new homes. Because the front parking lot takes up the whole front of the property.

We are proposing to redesign the site and use the right side as the parking area. This will move the cars farther from view from the street and out from In front of the building. By doing this we can create a new facade for the building which would bring the front of the building in line with the neighboring properties. Our goal is to replace the ugly parking lot and building with a new addition. The new addition will transform the property and the neighborhood as we did down the street at 1625 Roswell St with the 5 points development. The new space will offer high ceiling with large steel window that will fill the space with great natural light. The exterior will be painted brick with large steel windows gas lights and professional landscape. The new street scape with allow for a new inviting entry as well as outdoor seating.

This new addition is being built to serve the neighborhood and Smyrna community with needed spaces for people to dine conduct business and enjoy friends and neighbors.

2. No

3. Strict application will limit the opportunities to develop the property into a viable business do to the outdated nature of the existing building and parking areas. It will also prevent us from improving the neighborhood street scope because the current zoning setback are not in keeping with the new setbacks that have been granted in either side of the property.

4. This is the minimum variance. We are not asking to be closer to the street than the neighbors. This is the minimum distance to bring the buildings on the street into line and avoid one property in the middle to be set back 3 times the distance from the street than the neighbors.

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 678-631-5387 / Fax 770-431-2808

I, Matt Junger, swear that I am the Property Owner of the property

located at: 1565 Roswell Street Smyrna, GA 30080

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): Crescent View Engineering, LLC.

Address: 211 Frasier Street SE Marietta, GA 30060

Telephone: 678-324-8410 Email: emily@crescentvieweng.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

60 Palisades Road

Address

Matt Junger

Name of Property Owner (print clearly)

Atlanta, GA 30309

City, State, Zip



CRESCENT VIEW ENGINEERING, LLC

211 Frasier Street SE

Marietta, GA 30060

Phone: 678-324-8410

trey@crescentvieweng.com

August 20, 2024

Neighbors of 1565 Roswell Street

RE: Variance for 1565 Roswell Street LDP-23-33
Proposed Restaurant with Parking Lot

Dear Neighbor:

This letter is prepared by Crescent View Engineering, LLC. on behalf of Matt Junger (the "Applicant"). The Applicant requests to renovate an existing building into a restaurant which includes building an addition, sidewalks, accessory structures and milling and overlaying an existing asphalt parking lot.

The current site plan proposed are attached hereto for your convenience. City of Smyrna requires the Applicant to provide notice to you of the intention of the City of Smyrna City Council to consider this application as a "Variance" on October 23, 2024 at 10:00am. The meeting will be held at a public hearing held in the Council Chambers in City Hall located at 2800 King Street SE Smyrna, GA 30080.

Prior to the public hearing regarding this matter, please contact our office if you have any questions or comments for consideration.

Sincerely,

George H. Baltz III
President, PE, LEED AP
Crescent View Engineering, LLC.
Cc: Mr. Matt Junger

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☐ Adult Signature Restricted Delivery \$0.00

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Total Postage and Fees

Sent To

Street and Apt. No., or

City, State, ZIP+4[®]

Equity Trust Company Custodian FBO
Bradley Thompson IRA
PO Box 680813
Marietta, GA 30068

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

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Mesolewski Patrick Michael
1564 Roswell Street SE
Smyrna, GA 30080

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Convington, Rodney E & Lakesha J
1566 Roswell Street SE
Smyrna, GA 30080

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The Ferguson Revocable Trust
1561 Roswell Street SE
Smyrna, GA 30080

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

City of Smyrna



Parcel Find

PARCEL: 17-0592-0-0100
LOCATION: 1565 ROSWELL ST
NAME: ** VARIOUS **

EFF DATE: 08/21/2024

YEAR	CAT	BILL #50	REFERENCE	BILLED/ADJ	UNPAID BAL	DUE NOW
2023	RE-R	33 N	1565 ROSWELL ST	2,047.78	0.00	0.00
2022	RE-R	27 N	1565 ROSWELL ST	1,019.83	0.00	0.00
2021	RE-R	4495 N	1565 ROSWELL ST	949.31	0.00	0.00
2020	RE-R	4446 N	1565 ROSWELL ST	865.31	0.00	0.00
2019	RE-R	4461 N	1565 ROSWELL ST	799.21	0.00	0.00
2018	RE-R	4362 N	1565 ROSWELL ST	799.21	0.00	0.00
2017	RE-R	4253 N	1565 ROSWELL ST	701.87	0.00	0.00
2016	RE-R	4197 N	1565 ROSWELL ST	701.87	0.00	0.00
2015	RE-R	4121 N	1565 ROSWELL ST	650.62	0.00	0.00
2014	RE-R	4083 N	1565 ROSWELL ST	650.62	0.00	0.00
2013	RE-R	115950 N	1565 ROSWELL ST	810.18	0.00	0.00
2012	RE-R	1142384 N	1565 ROSWELL ST	934.51	0.00	0.00
2011	RE-R	1124820 N	1565 ROSWELL ST	934.51	0.00	0.00
2010	RE-R	1107348 N	1565 ROSWELL ST	934.51	0.00	0.00
2009	RE-R					

TOTAL DUE NOW 0.00
TOTAL UNPAID 0.00

** END OF REPORT - Generated by Mike Hickenbottom **

All Smyrna Taxes are paid in full.

Mike Hickenbottom
8-20-2024



Printed: 8/15/2024

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
PPJ HOLDINGS LLC

1625 ROSWELL STREET LLC

Payment Date: 10/16/2023

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2023	17059200100	10/15/2023	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$5,932.83	\$0.00	



Scan this code with your
mobile phone to view
this bill!!