



City of Smyrna, GA

12/27/2022

VAR-22-44

Variance Application

Status: Active**Date Created:** Dec 20, 2022

Applicant

Scott LeFevre
slefevre@clipperpetroleum.com
5317 T L Bower Way
Flowery Branch, GA 30542
770-965-6416

Applicant Information

First Name

Paladins

Last Name

Partners, LLC

Street Address

5317 T L Bower Way

City

Flowery Branch

State

GA

Zip Code

30542

Email

legal@clipperpetroleum.com

Phone Number

770-965-7240

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

2535 Cobb Pkwy SE, Smyrna, GA 30080

Description of Requested Variances

Reduction in building setback distance from property line.

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.

Applicant purchased the property in June 2020. Applicant now desire to make additions to the existing structure. Strict application of the relevant zoning provisions would prohibit Applicant from making necessary improvements to the property that will benefit customers and the public. Applicant is seeking the minimum variance necessary to complete the building improvements which include the addition of ADA compliant restrooms.

Variance Requests

Case Number

V23-003

Variance Request to:

Allow rear setback reduction

Hearing Date

01/11/2023

Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the

Applicant Signature:

Thomas Scott LeFevre
12/20/2022

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.
