City of Smyrna

Issue Sheet

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

File Number: V23-034

Agenda Date: 4/26/2023

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: C

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V23-031 - Reduce the northern side setback from 15 feet to 5 feet for a dumpster enclosure - Land Lot 631 - 2979 Jonquil Drive - Anthony Pope

Ward 2 Councilmember - Latonia P. Hines

ISSUE AND BACKGROUND:

The applicant is proposing to build a new business office building for Atlanta Star Plumbing at 2979 Jonquil Drive. The proposed development will necessitate two variance requests: a setback reduction for the dumpster enclosure and a landscape buffer reduction for the front parking area. Section 501 controls the location of accessory structures and Section 717 controls the required landscape buffers in the Spring Road Corridor District (CDD-2).

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the City's required Spring Road Corridor overlay district 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 condition:

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.