



City of Smyrna

Issue Sheet

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

File Number: V23-058

Agenda Date: 9/13/2023

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: {{item.number}}

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V23-062 - Allow shipping containers to be used as accessory structures - Land Lot 346 - 2433 Ventura Place - Kyle Crump

Ward 5 Councilmember - Susan Wilkinson

ISSUE AND BACKGROUND:

The applicant is requesting two variances: to allow for a gravel parking area and allow shipping containers at 2433 Ventura Place. Section 901(b) of the City's Zoning Ordinance requires parking surfaces to be paved and Section 501.11 does not allow shipping containers to be used as accessory structures.

RECOMMENDATION / REQUESTED ACTION:

The applicant has requested two variances to allow for a gravel parking area and shipping containers. 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 has reviewed the request against the variance review standards and recommends approval of that request (V23-061) with the below conditions. However, Community Development finds there to be no unique or extraordinary circumstances applying to the use of shipping containers as accessory structures and recommends denial of that request (V23-062).

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan submitted with the variance application.
2. The applicant shall submit a stormwater mitigation plan, to be reviewed and approved by the City Engineer, that addresses water quality prior to issuance of the land disturbance permit.
3. The applicant shall install a concrete driveway apron at the front of the property.
4. Any sections of gravel that is within the City right-of-way shall be removed and replaced with sod.



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