



City of Smyrna

Issue Sheet

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

File Number: V22-155

Agenda Date: 1/11/2023

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 - V22-074 - Allow boarding facility within 200 feet of residential property - Land Lot 632 - 0.41 acres - 1717 Spring Street - Max Feidelson Ward 3 / Councilmember Lindley

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting a variance to allow animal boarding within 200 feet of a residential property at 1717 Spring Street. The applicant is proposing to use an existing building for dog boarding, which is adjacent to residential property to the east and northeast. Section 712.11 controls the location of animal boarding in the General Commercial zoning district within the Zoning Code.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting a variance to reduce the distance requirement between an animal boarding facility and a residential property. 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. After a review of the standards above Community Development believes that the variance will not adversely affect surrounding properties; therefore, staff recommends approval of the requested variance with the following conditions:

1. There shall be no outside boarding of dogs or outdoor dog runs on the subject property.
2. Only one dog shall be allowed outside at any time and must be supervised by an employee at all times.
3. The structure shall be insulated in such a way that no outside noise is detectable within ten feet of the structure.