



License and Variance Board Meeting - Final

October 23, 2024
10:00 AM

-
- C. **V24-085** Public Hearing - Variance Request - V24-085 - Reduce the required parking spaces from 49 spaces to 23 spaces - Land Lot 592 - 1565 Roswell Street - Crescent View Engineering, LLC



City of Smyrna

Issue Sheet

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

File Number: V24-159

Agenda Date: 10/23/2024

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V24-085 - Reduce the required parking spaces from 49 spaces to 23 spaces - Land Lot 592 - 1565 Roswell Street - Crescent View Engineering, LLC

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is proposing to renovate an existing building and surrounding parking area to accommodate a new restaurant and office space at 1565 Roswell Street. The renovations will require three variances: a reduction in the front setback from 50 feet to 25 feet, a reduction in the eastern side setback and landscape buffer from 10 feet to 9 feet, and a required parking space reduction from 49 spaces to 23 spaces. Section 802 regulates the required setbacks in the General Commercial zoning district, Section 503 regulates landscape buffer requirements, and Section 906 of the Zoning Ordinance controls the minimum required parking spaces.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the City's required setbacks, buffer requirements, and parking 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 conditions:

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.
2. A 9-foot landscape buffer shall be planted along the length of the eastern side property in accordance with Section 503. A fence shall not be used in place of the screening plants between the new addition and side property line but may be erected in combination with the screening plants.
3. There shall be a clear accessible route from the city sidewalk into the site as well as to and into each first-floor suite.



City of Smyrna

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File Number: V24-159

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Smyrna, GA 30080



CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM

To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director
Caitlin Crowe, Planner I

Date: October 14, 2024

RE: VARIANCE CASE V24-083
1565 Roswell Street – Reduce the front setback from 50 feet to 25 feet

VARIANCE CASE V24-084
1565 Roswell Street – Reduce the eastern side setback and landscape buffer from 10 feet to 9 feet

VARIANCE CASE V24-085
1565 Roswell Street – Reduce the required parking spaces from 49 spaces to 23 spaces

BACKGROUND

The applicant is proposing to renovate an existing building and surrounding parking area to accommodate a new restaurant and office space at 1565 Roswell Street. The renovations will require three variances: a reduction in the front setback from 50 feet to 25 feet, a reduction in the eastern side setback and landscape buffer from 10 feet to 9 feet, and a required parking space reduction from 49 spaces to 23 spaces. Section 802 regulates the required setbacks in the General Commercial zoning district, Section 503 regulates landscape buffer requirements, and Section 906 of the Zoning Ordinance controls the minimum required parking spaces.

ANALYSIS

The subject parcel is 0.67 acres located on the north side of Roswell Street (see Figure 1). The subject parcel is zoned GC (General Commercial) and is occupied by a vacant warehouse building. The adjacent parcel to the north is City right-of-way (in the form of an abandoned alleyway), the adjacent parcels to the south are zoned RMC-8, and the adjacent parcel to the west is zoned RDA; all are occupied by detached single-family homes. The adjacent parcel to the east is zoned R-8 and is currently under construction for two new detached single-family homes.

The subject property was formerly occupied by the Neighbors Feed and Seed, which closed for business in 2021 (after having been occupied by a Feed and Seed business since the building was erected in 1976) and served as a neighborhood business since it is surrounded by residential properties. The property has sat vacant since the business's closure. The applicant

received a building permit in June 2023 to replace the exterior siding of the existing building while the full civil and building plans were being developed; this permit is still active.

The property is currently occupied by a 5,057 square foot warehouse building with a paved and gravel parking area. The applicant is proposing to renovate the existing building to create four office suites and construct a 2,250 square foot two-story building addition at the southern end of the building (closest to Roswell Street) to create a new restaurant space. Per the applicant, the restaurant is to cater to the local community as a coffee shop or café, while the office spaces would hope to meet the needs for local artisans or other local businesses.

The existing building is located on the eastern side of the lot, with a mixed asphalt and gravel parking area on the front and western side of the property and wrapping around the building. Due to the configuration of the existing building and parking area on the site, the applicant can only provide 23 spaces while still maintaining the required 24-foot access aisle and parking space dimensions. Section 906.3 and Section 906.17 of the Zoning Ordinance requires 49 parking spaces on the subject property, which is calculated at 1 space per 250 square feet of gross floor area in the office areas and 1 space per 75 square feet of gross floor area in the restaurant space. Since the office spaces and restaurant are to cater to the surrounding neighborhood, the applicant is anticipating that the majority of clientele will be walking to the location. Thus, the need for on-site parking is limited.

As mentioned, the front of the property currently consists of gravel parking with the existing structure pushed 70 feet back. When the building was erected in 1976, this was in line with the surrounding structures, both commercial and residential. However, Roswell Street has become increasingly pedestrian accessible, with all new residential homes pushed up towards the street to allow for a seamless streetscape. Thus, the applicant is requesting a front setback reduction from 50 feet to 25 feet to keep in line with the surrounding residential properties; the adjacent residential property to the west (1561 Roswell Street) and the under-construction homes to the east (1577 and 1581 Roswell Street) also have 25-foot front setbacks so there is a precedence in the area.

In order to create a viable restaurant space, the applicant is requesting a variance to reduce the eastern side setback by 1 foot to maximize the amount of kitchen and seating potential within the restaurant. This encroachment will also cause the landscape buffer along the eastern side to be reduced to 9 feet nearest to the building. Section 503 requires a 10-foot landscape buffer along any sides of the property that abut residentially zoned properties. Since the property is within a residential neighborhood and has single-family detached homes on either side, the landscape buffer requirement is required. However, Section 503 was enacted in 1977, after the building was erected the year prior. Since the parking area has existed on the western side since the building's creation, no buffer shall be replaced in this location. Although there are homes at the rear of the property, an existing alleyway separates the commercial and residential zoning, so no landscape buffer is required. The eastern landscape buffer shall be installed to screen the two-story building from the new construction next door as dictated in Section 503 so there should be minimal impact to adjacent properties.

Community Development believes the variances will not cause negative impacts to the adjacent properties, as the lot and building configuration have existed since 1976. Additionally, the parking lot will be updated to comply with the current code requirements, including ADA parking



Figure – 2 Site Plan

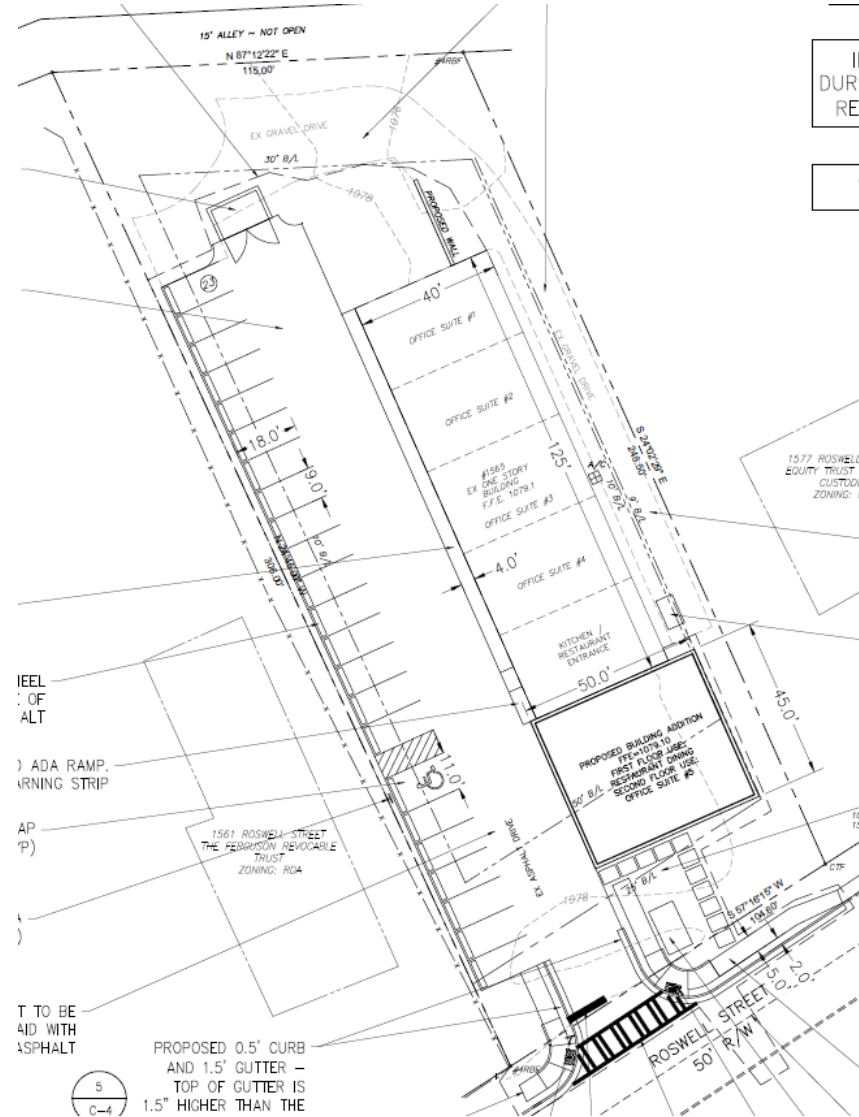
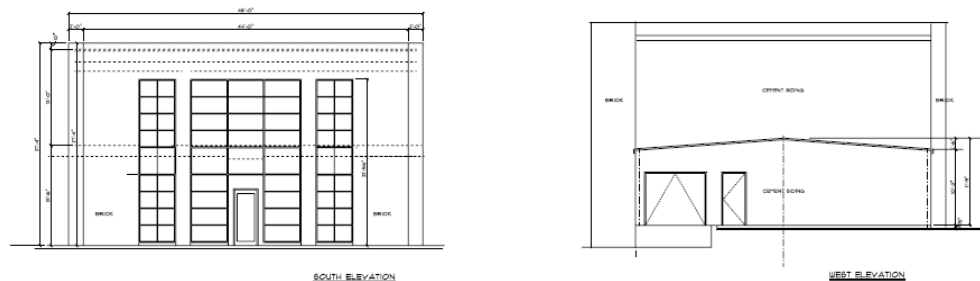


Figure – 3
Front and Rear Elevations



Side Elevations

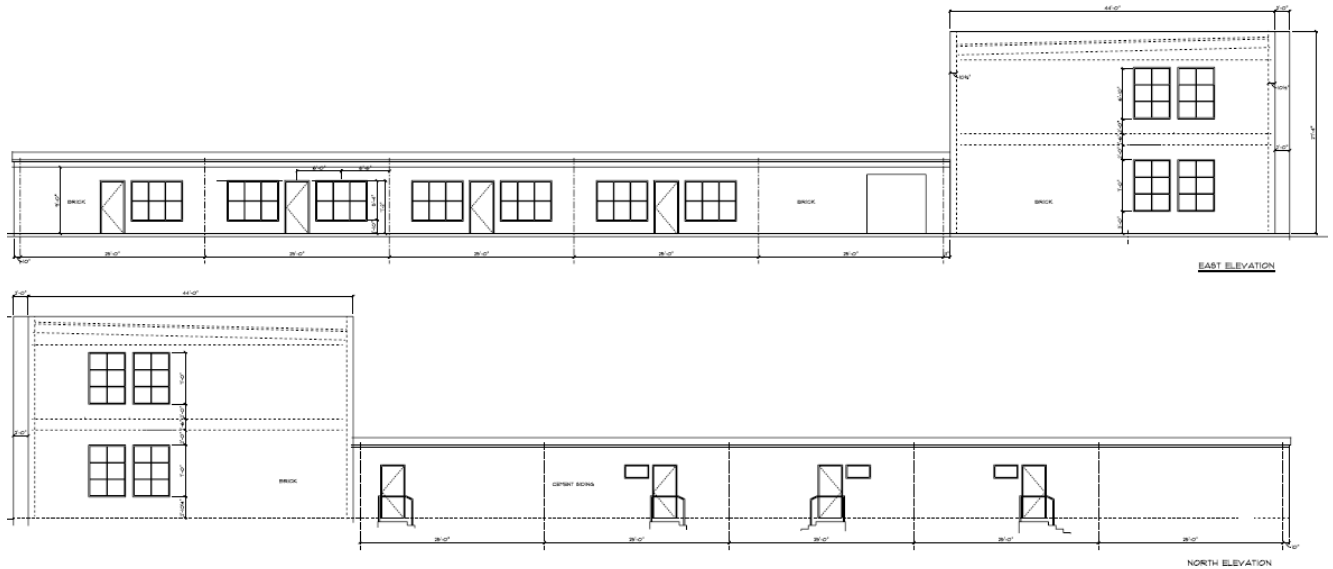


Figure – 4
Subject Property



Figure – 5
Adjacent Property to the West



Figure – 6
Adjacent Properties to the East



Figure – 7
Adjacent Properties across Roswell St



1. THE SITE CONTAINS: 0.67 ACRES
DISTURBED AREA: 0.40 ACRES
2. SITE ADDRESS: 15665 ROSWELL STREET, SMYRNA, GA 30080
PARCEL ID: 1075900901
3. SURVEY INFORMATION AND BOUNDARY SURVEY IS TAKEN FROM SURVEYS PERFORMED BY FOOTHILLS LAND SURVEYING, LLC DATED AUGUST 24, 2022.
4. THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.A. SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #1306701191, DATED 4/4, 2013.
5. THERE ARE NO KNOWN WETLANDS ON THE PROJECT SITE.
6. THERE ARE NO KNOWN STRIPS OR EASEMENTS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FT OF THE SUBJECT PROPERTY.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETRIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS THAT EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
8. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE ANY WORK TO CONDUCT SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINES.
9. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
10. SANITARY SEWER WILL BE PROVIDED TO THE NEW DEVELOPMENT THROUGH AN EXISTING CONNECTION ALONG HIGHLAND PARKWAY INTO THE CITY OF SMYRNA SEWER SYSTEM. NO ONSITE SEPTIC SYSTEM IS PROPOSED.
11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
12. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
13. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
14. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. PRESENT WORK ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-368-2114 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
15. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
16. A PRE-CONSTRUCTION LANDSCAPE CONFERENCE IS REQUIRED FOR THIS PROJECT PRIOR TO ANY FINISH LANDSCAPING. CALL THE CITY OF SMYRNA ARBORIST AT 770-528-2124 OR LANDSCAPE ARCHITECT AT 770-528-2149. THERE ARE CRITICAL CROPPINGS ON THE LANDSCAPE PLAN THAT WILL AFFECT BOTH THE GENERAL PLANTING AND THE LANDSCAPE CONTRACTOR. PLANTING AREA DIMENSIONS, PLANTING METHODS AS WELL AS SPECIES MUST BE DISCUSSED AND APPROVED PRIOR TO ANY CONSTRUCTION. THE LANDSCAPE ARCHITECT MAY RELAY THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

BUILDING FOOTPRINT:

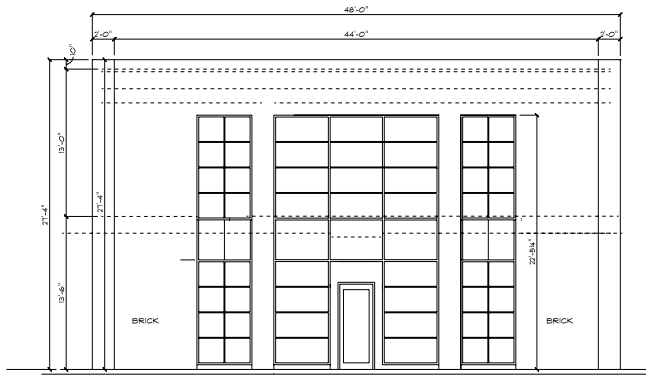
- RESTAURANT AREA = 2,250 SF (1 SPACE / 75 SF = 30 SPACES)
- OFFICE SUITE #1 = 750 SF (1 SPACE / 250 SF = 3 SPACES)
- OFFICE SUITE #2 = 750 SF (1 SPACE / 250 SF = 3 SPACES)
- OFFICE SUITE #3 = 750 SF (1 SPACE / 250 SF = 3 SPACES)
- OFFICE SUITE #4 = 750 SF (1 SPACE / 250 SF = 3 SPACES)
- OFFICE SUITE #5 = 1,750 SF (1 SPACE / 250 SF = 7 SPACES)

Post-Construction Impervious Area	
Existing Impervious Area	5F
Remaining One Story Building	5,067
Remaining Gravel Drive	3,943
Existing Asphalt to be Milled and Overlaid	8,191
Total Existing Area to Remain	17,193
New/Reclaimed Impervious Area	5F
Proposed Building Addition	2,250
Proposed Parking Addition	1,270
Proposed Wheel Stops	489
Proposed Driveway Entrance	193
Proposed Sidewalk	398
Proposed Walkway	200
Proposed Wall	26
Proposed Dumpster Pad	155
Total New/Reclaimed Area	4,981
Existing and New/Reclaimed Impervious Area	22,174
Lot Coverage %	76.03%

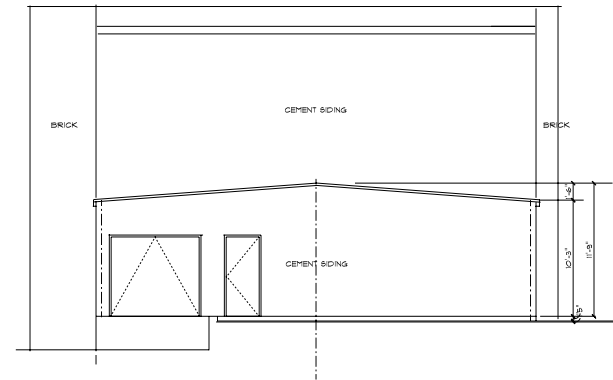
A VARIANCE IS REQUESTED TO REDUCE THE FRONT SETBACK FROM 50 FT TO 25 FT AND THE SIDE SETBACK FROM 10 FT TO 9 FT. THESE PLANS CALL FOR A RESTAURANT ADDITION TO AN EXISTING BUILDING THAT IS TO REMAIN. THE FRONT AND SIDE SETBACK VARIANCE IS NECESSARY TO PROVIDE ENOUGH USABLE SPACE FOR THE RESTAURANT ADDITION.

PROPOSED NEW/RECLAIMED
IMPERVIOUS AREA IS LESS THAN
5,000 SF. THEREFORE STORMWATER
MANAGEMENT IS NOT REQUIRED. SEE
SHEET C-1.1 FOR PAVING DETAILS

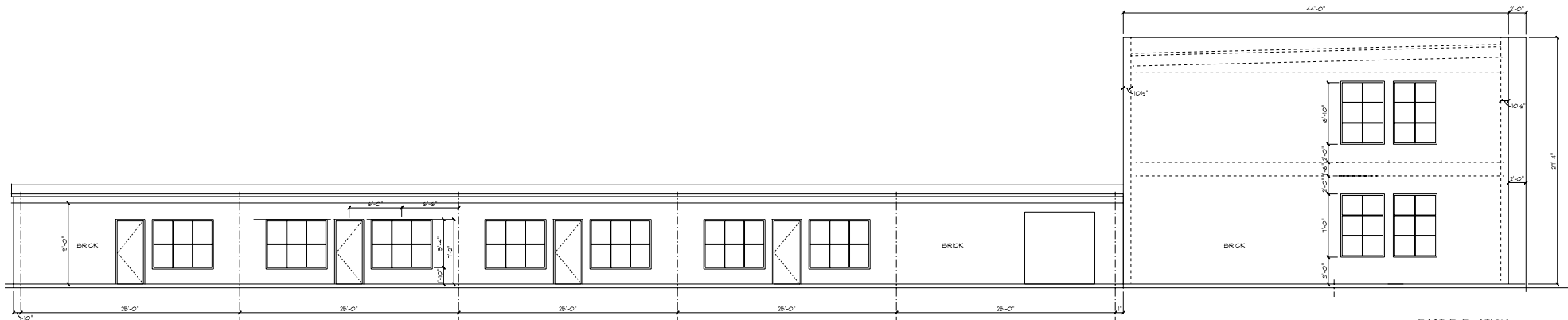
SHEET NO.
C-1



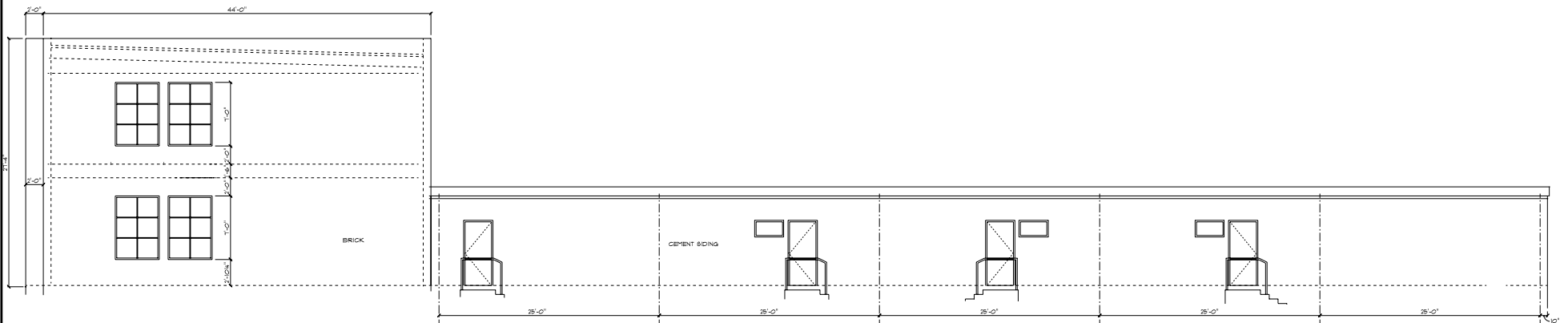
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

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 existing 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 minimum from the site. The existing 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.

--

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

SITE NOTES:

1. THE SITE CONTAINS GUY WIRES
2. SITE ADDRESS: 1565 ROSWELL STREET, SUIT 100, SUITE 1000
3. THE PROPERTY IS A BUSINESS DISTRICT ZONED BY THE CITY OF ATLANTA, GA. THE PROPERTY IS A BUSINESS DISTRICT ZONED BY THE CITY OF ATLANTA, GA. THE PROPERTY IS A BUSINESS DISTRICT ZONED BY THE CITY OF ATLANTA, GA.
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5. THERE ARE NO KNOWN STORMS OR WATERS OF THE STATE OF GEORGIA LOCATED ON OR WITHIN 200 FT OF THE SUBJECT PROPERTY.
6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, ARCHAEOLOGICAL, OR ANTHROPOLOGICAL LANDMARKS LOCATED ON OR WITHIN 200 FT OF THE SUBJECT PROPERTY.
7. THE PROPERTY IS A BUSINESS DISTRICT ZONED BY THE CITY OF ATLANTA, GA. THE PROPERTY IS A BUSINESS DISTRICT ZONED BY THE CITY OF ATLANTA, GA. THE PROPERTY IS A BUSINESS DISTRICT ZONED BY THE CITY OF ATLANTA, GA.
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PARKING SPACE CALCULATIONS (CENTRAL BUSINESS DISTRICT):

BUILDING FOOTPRINT: 5,057 SF (EX) + 2,250 SF (PROPOSED) = 7,307 SF
 - RESTAURANT AREA = 2,250 SF (1 SPACE / 75 SF = 30 SPACES)
 - KITCHEN AREA = 1,000 SF (1 SPACE / 75 SF = 13 SPACES)
 - OFFICE AREA = 3,000 SF (1 SPACE / 250 SF = 12 SPACES)
 - STORAGE AREA = 1,057 SF (EXEMPT)
 TOTAL REQUIRED SPACES: 55 SPACES
 EXISTING PARKING SPACES: 20 SPACES
 PROPOSED PARKING SPACES: 35 SPACES
 TOTAL PARKING SPACES: 55 SPACES
 ADA PARKING SPACE REQUIRED: 1 SPACE
 TOTAL ADA SPACES: 1 SPACE

POST-CONSTRUCTION IMPERVIOUS AREA:

Category	Area (SF)
Existing Impervious Area	15,000
Proposed Impervious Area	15,000
Total Impervious Area	30,000
Proposed Permeable Area	15,000
Total Permeable Area	15,000
Total Area	45,000
Impervious Ratio	66.67%

24 HOUR EMERGENCY CONTACT: MATT JUNGER 404-493-1555

BUILDING IS TO BE SPRINKLED

ALL ROADWAY STRIPING, WITHIN THE RIGHT-OF-WAY TO BE THERMOPLASTIC.

IF ANY CURB AND GUTTER IS BROKEN DURING CONSTRUCTION, IT WILL NEED TO BE REPLACED AT THE DEVELOPER'S EXPENSE

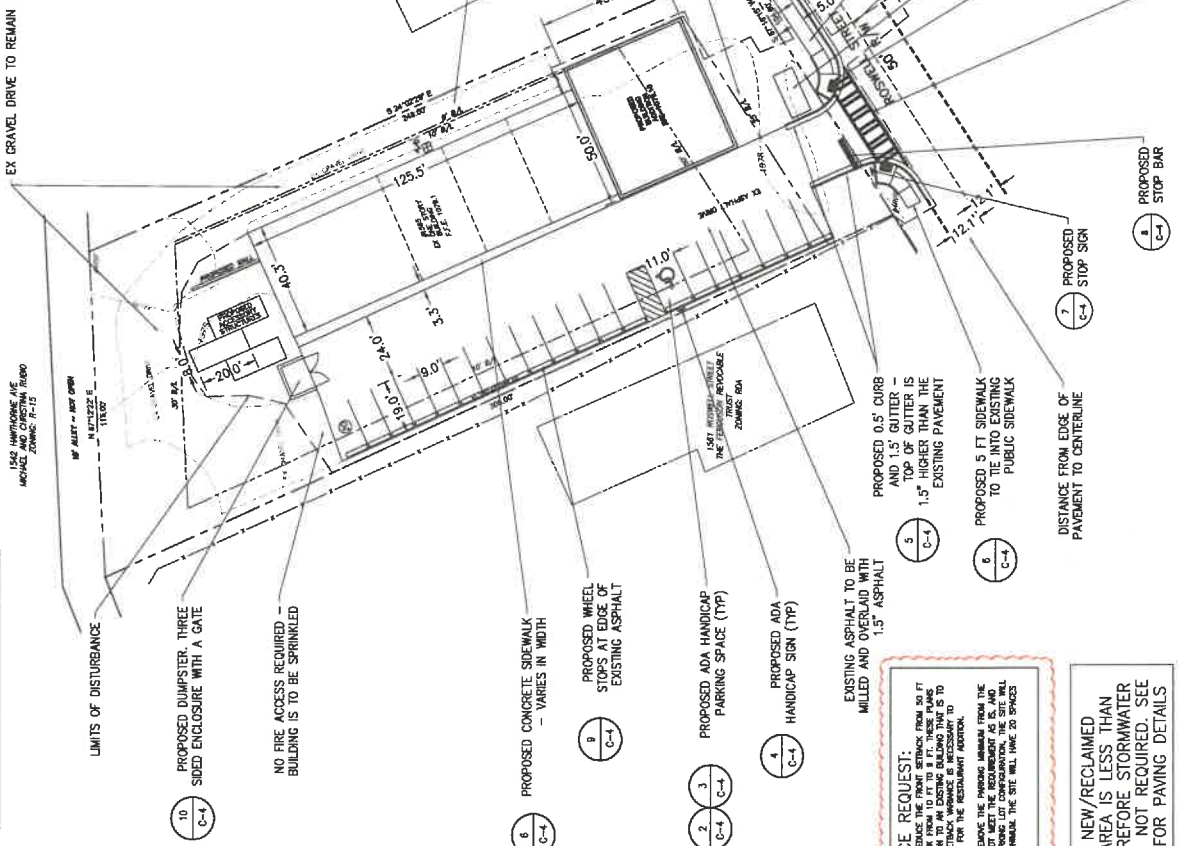
WALL PACK LIGHTING IS TO BE USED

ZONING REQUIREMENTS:

PROPOSED ZONING: CB
 MAXIMUM LOT COVERAGE BY BUILDINGS AND OTHER STRUCTURES INCLUDING PARKING: 100%
 MINIMUM LOT WIDTH AT SETBACK LINE: 100 FT
 MAXIMUM BUILDING HEIGHT: 40 FT
 MAXIMUM BUILDING AREA: 10,000 SF
 MAXIMUM BUILDING VOLUME: 10,000 SF
 MAXIMUM HEIGHT OF STRUCTURES: ADDITIONAL HEIGHT MUST BE APPROVED BY THE MAYOR AND CITY COUNCIL

SIDE SETBACK VARIANCE TO BE APPLIED FOR TO REDUCE SIDE SETBACK FROM 10 FT TO 9 FT

FRONT SETBACK VARIANCE TO BE APPLIED FOR TO REDUCE FRONT SETBACK FROM 50 FT TO 25 FT



VARIANCE REQUEST:
 A VARIANCE IS REQUESTED TO REDUCE THE FRONT SETBACK FROM 50 FT TO 25 FT. THE VARIANCE IS REQUESTED TO REDUCE THE FRONT SETBACK FROM 50 FT TO 25 FT. THE VARIANCE IS REQUESTED TO REDUCE THE FRONT SETBACK FROM 50 FT TO 25 FT.

PROPOSED NEW/RECLAIMED IMPERVIOUS AREA IS LESS THAN 5,000 SF. THEREFORE STORMWATER MANAGEMENT IS NOT REQUIRED. SEE SHEET C-1.1 FOR PAVING DETAILS

Prepared By:
 CRESCENT VIEW
 ENGINEERING, LLC
 121 Peachtree Street, Suite 1200
 Atlanta, GA 30309
 404-493-1555
 www.crescentvieweng.com

Prepared For:
 MATT JUNGER
 404-493-1555
 mjunger@mmj.com

SITE PLAN
 DATE: 11-09-23
 DRAWN BY: RAHON
 CHECKED BY: RAHON
 QTY COMMENTS



CONSTRUCTION PLANS FOR:
 1565 ROSWELL STREET
 LAND LOT 562, 17TH DISTRICT, 2ND SECTION
 SHERMAN COUNTY, GA 30080

SHEET NO.
C-1
 OF 1

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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	



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