



STAFF REVIEW AND RECOMMENDATION

Variance Case #: V2018-23 **Legistar #:** 20180617
Board of Zoning Appeals Hearing: **Monday, June 25, 2018 – 6:00 p.m.**
Property Owner: Lennar GA Inc.
1000 Holcomb Woods Pkwy
Bldg. 200, Suite 200
Roswell, GA 30076
Applicant: Same as above
Address: 32 Hedges Street (to be known as 20 Hedges Street)
Land Lot: 02170 **District:** 17th **Parcel:** 0270
Council Ward: 1A **Existing Zoning:** PRD-SF (Planned Residential Development-Single Family)

Special Exception / Special Use / Variance(s) Requested:

1. Special Land Use request to utilize a temporary building as a sales office. [§710.02]

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES



Subject property at 32 Hedges Street (To be known as 20 Hedges Street)

Recommended Action:

Approval with stipulation. The owner, Lennar GA Incorporated, is requesting a Special Land Use Permit (SLUP) for a sales trailer at 32 Hedges Street (to be known as 20 Hedges Street). The intent is to operate a temporary structure as a sales office for the single-family homes associated with Hedges Park. Surrounding properties are zoned PRD-SF (Planned Residential Development – Single Family) and do not yet contain homes.

The property owners would like to place a sales trailer at the corner of Hedges Street and Mansell Street, which will be dedicated as a public street. According to the submitted plans, the trailer will be twelve (12') feet wide and sixty (60') feet long; or approximately 720 square feet. There will be three parking spaces provided and one of the spaces will be a designated handicap parking space with an ADA compliant handicap ramp. Also, there will be a sidewalk from the trailer to the parking spaces – as shown on site plan.

According to Marietta's Zoning Ordinance – Section 710.02 Temporary Buildings “*Requests to utilize a temporary building pending completion of a permanent building may be granted a SLUP by the Board of Zoning Appeals for a period not to exceed 1 year. Utility hookups to temporary building must be screened from view through fencing or landscaping...*”



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

The owners are requesting this SLUP to provide an office for the sale of the single-family homes. Currently there are no homes built. Once the final plat is approved, the development will be able to obtain building permits for the first phase of homes.

If approved, the trailer must be permitted through Marietta's Building Division, and the structure must comply with all applicable Georgia accessibility codes. In addition to meeting those codes, all utility hook-ups must be on the rear of the trailer to maintain an attractive front façade. As illustrated on the site plans, the trailer will not be seen from any other roadway other than the roadway that serves Hedges Street.

Therefore, Staff recommends approval of this variance request for one year with the following stipulation:

- 1. All utility hookups must be to the rear of the trailer.***



Department of Development Services
205 Lawrence Street
Marietta, GA 30060
Phone: 770-794-5440

APPLICATION FOR SPECIAL LAND USE PERMIT

(Owner/Applicant/or Representative must be present at all public hearings)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application#: V2018-23 SLUP Registrar#: 20180617 PZ #: 18-208

PC Hearing: - CC Hearing: - BZA Hearing: 6/25/2018

Planning Commission/City Council Board of Zoning Appeals

Owner's Name LENNAR GA INC

EMAIL Address: William.wallace@Lennar.com
1000 Holcomb woods PKwy Bldg 200

Mailing Address Suite 200 Roswell GA Zip Code: 30076 Telephone Number 404-324-6008

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: William Jay Wallace - Area Construction Manager Lennar Homes

EMAIL Address: William.wallace@Lennar.com
1000 Holcomb woods PKwy Bldg 200 suite 200

Mailing Address Roswell GA Zip Code: 30076

Telephone Number 404-324-6008 Email Address: William.wallace@Lennar.com

Address of property for which special land use is requested (To Be Known as: 20 Hedges Street, Marietta GA)

Date of Acquisition: 12-12-17 Actual: 32 Hedges ST

Land Lot (s) 217 District 17th Parcel 17-217 Acreage _____ Zoned PRD-SF Ward _____ FLU MXD

List the special land use permit requested (please attach any additional information):
Application for temporary sales trailer -> 20 Hedges Street Lot 26

- Required Information**
1. Application fee: Board of Zoning Appeals (\$250) or Planning Commission/City Council (\$500)
 2. Completed notarized application. **The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.**
 3. Legal description of property. Legal description must be in a WORD DOCUMENT.
 4. Site plan: One copy scaled to an 8 1/2" X 11" size. If larger than 11" x 17", will need 25 copies. Site plan must be drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid.
 5. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

TO: Marietta Daily Journal

FROM: City of Marietta

RUN DATE: June 8, 2018

**CITY OF MARIETTA
PUBLIC NOTICE OF VARIANCES and SPECIAL LAND USE PERMITS**

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests. The Board of Zoning Appeals will consider the following requests on **Monday, June 25, 2018 at 6:00 P.M.**, City Hall. Anyone wishing to attend may do so and be heard relative thereto.

V2018-23 [SPECIAL LAND USE PERMIT] LENNAR GA INC. is requesting a Special Land Use Permit for a temporary sales trailer on property zoned PRD-SF (Planned Residential Development - Single Family), located in Land Lot 217, District 17, Parcel 0270, 2nd Section, Marietta, Cobb County, Georgia, and being known as 20 Hedges Street (aka 32 Hedges Street). Ward 1A.

A description and plat of the property sought for the variances are on file in the Planning and Zoning Office, City Hall, and are available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

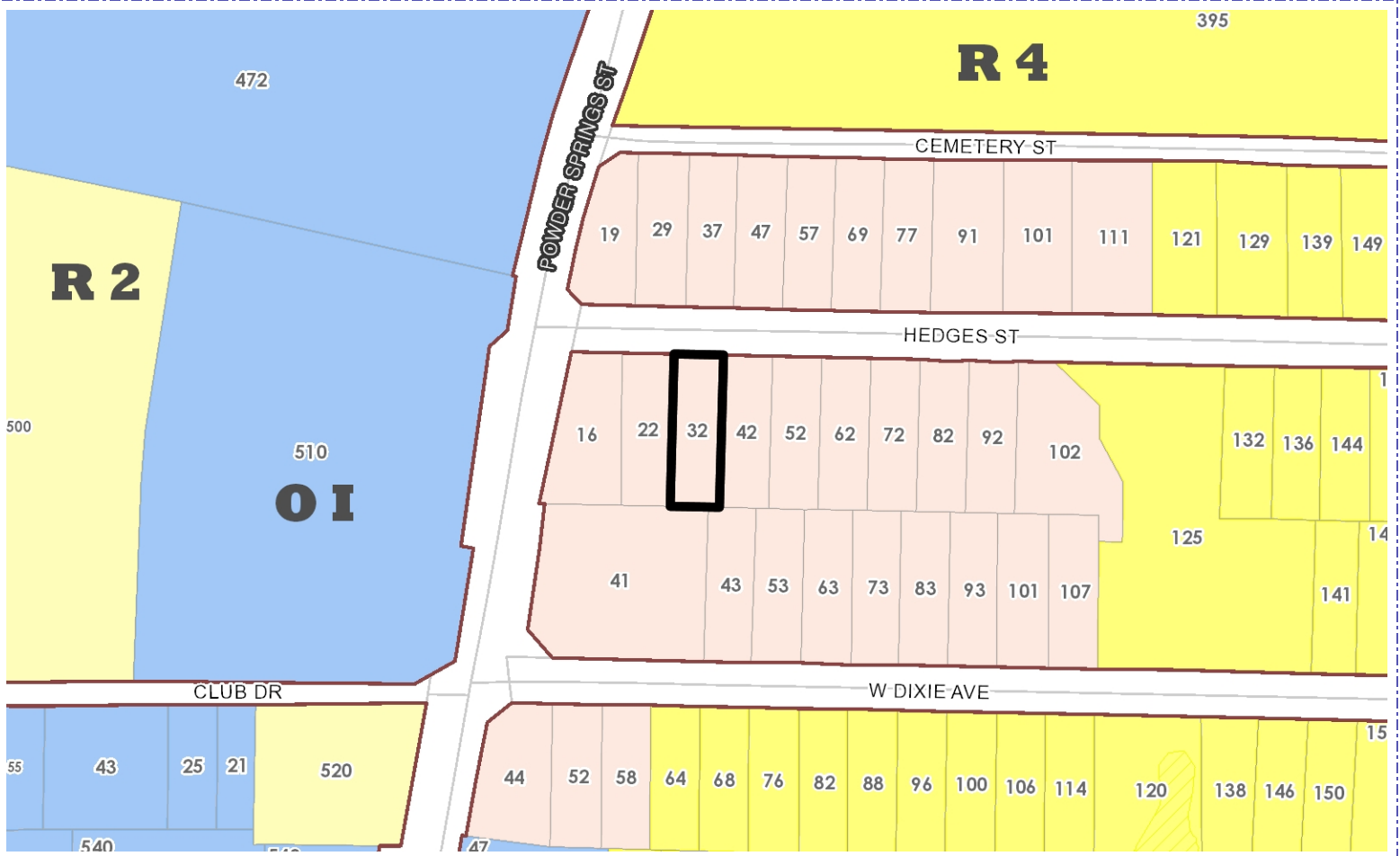
For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Ms. Nicole Curl, ADA Coordinator, at 770-794-5564 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

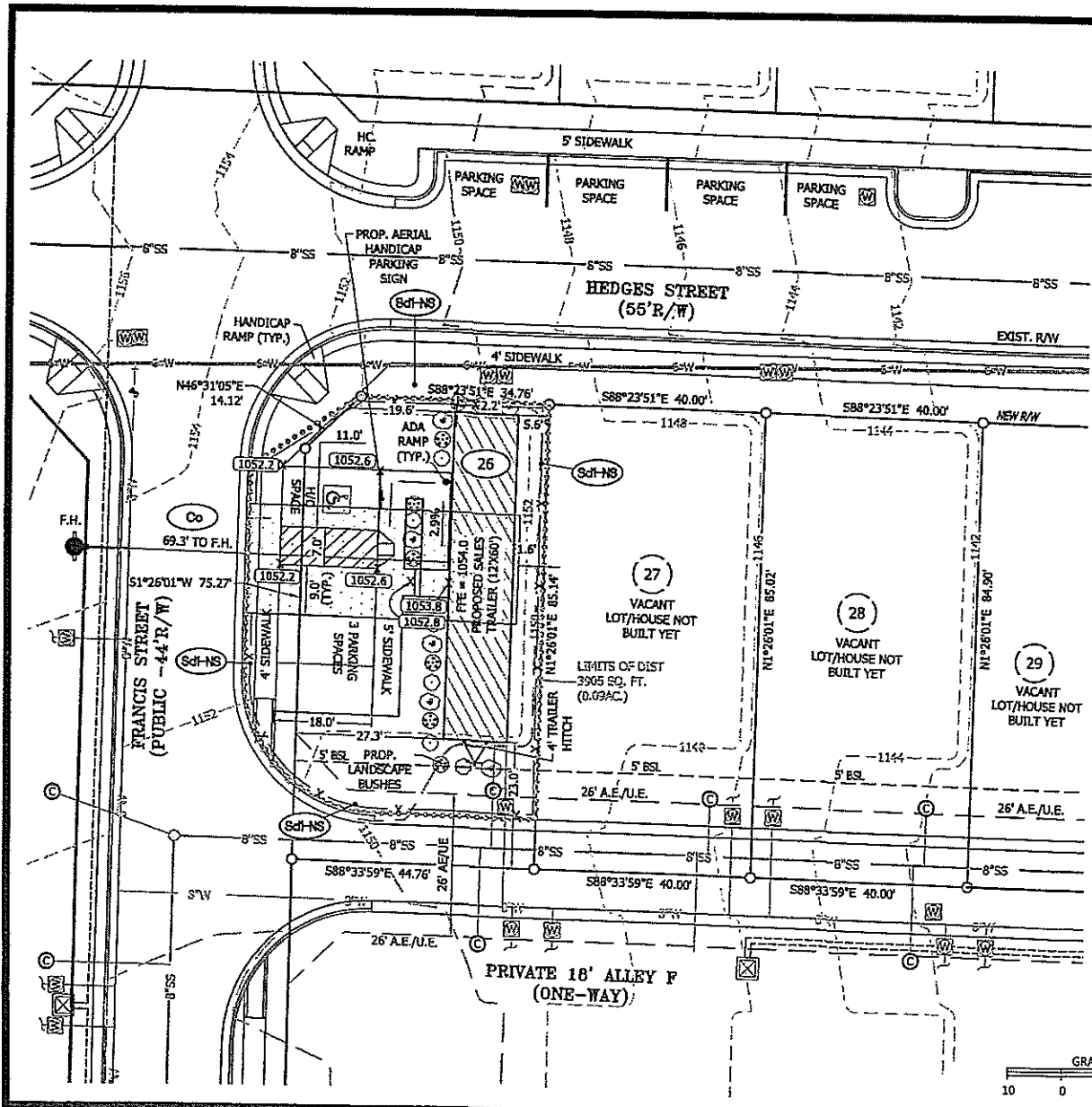


Special Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
32 HEDGES ST (To Be Known As 20 Hedges St)	17021700270	0.256		PRD_SF	MXD

Property Owner:	Lennar GA, Inc.	Zoning Symbols <ul style="list-style-type: none"> --- Railroads City Limits Cobb County Pockets NA R1 - Single Family Residential (1 unit/acre) R2 - Single Family Residential (2 units/acre) R3 - Single Family Residential (3 units/acre) R4 - Single Family Residential (4 units/acre) RA4 - Single Family Residential - Attached RA6 - Single Family Residential - Attached RA8 - Single Family Residential - Attached MHP - Mobile Home Park PRD-SF - Planned Residential Dev. Single Family RM8 - Multi Family Residential (8 units/acre) RM10 - Multi Family Residential (10 units/acre) RM12 - Multi Family Residential (12 units/acre) RHR - Residential High Rise PRD-MF - Planned Residential Dev Multi Family NRC - Neighborhood Retail Commercial CRC - Community Retail Commercial RRC - Regional Retail Commercial PCD - Planned Commercial Development LI - Light Industrial HI - Heavy Industrial PID - Planned Industrial Development MXD - Mixed Use Development CBD - Central Business District OIT - Office Institutional Transitional LRO - Low Rise Office OI - Office Institutional OS - Office Services OHR - Office High Rise
Applicant:	William Jay Wallace	
Agent:		
Proposed Use:		
Planning Commission Hearing Date:		
City Council Hearing Date:		
Case Number:	V2018-23	
City of Marietta Planning & Zoning		



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REFERENCE PLAT
 THE SITE DEVELOPMENT PLANS FOR HEDGES BY DEVELOPMENT PLANNING & ENGINEERING, INC. APPROVED FOR CONSTRUCTION DATED 5/30/2017.

REFERENCE PLAT
 THE FINAL PLAT FOR HEDGES NOT YET RECORDED.

FLOOD HAZARD NOTE
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A. F.I.R.M. MAP NUMBER 13067C010BJ FOR COBB COUNTY, GEORGIA DATED 3/04/2013.

THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING.

PROJECT DESCRIPTION:
 PROPOSED SALES TRAILER

ADDRESS:
 TBD - HEDGES STREET

SITE AREA:
 LOT 26: 3763 S.F. OR 0.086 AC.

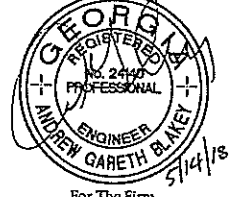
SITE ZONING:
 PRD-F

TAX ID & PARCEL #:
 TAX PARCEL NO. 17-217

BUILDING SETBACKS:
 FRONT YARD: 0' REAR ENTRY/15' FRONT ENTRY
 REAR YARD: 5' FROM A.E. OR OPEN SPACE/
 25' FROM EXTERIOR PROPERTY LINE
 SIDE YARD: 0' (MIN. 7' BETWEEN STRUCTURES)

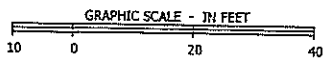
MINIMUM FINISHED FLOOR ELEV.:
 LOT 26: NONE

GSWC #0000015198



For The Firm
Travis Pruitt & Associates, Inc.

HLP LEGEND	
⊙	CLEAN OUT
⊞	DROP INLET
⊕	SEWER MANHOLE
⊞	WATER VALVE
⊞	WATER METER
UE	UTILITY EASEMENT
- S -	SANITARY SEWER LINE
- W -	WATER LINE
DE	DRAINAGE EASEMENT
LL	LAND LOT
S/W	SIDEWALK
R/W	RIGHT-OF-WAY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
○	1/2" IRON PIN SET
⊙	1/2" IRON PIN FOUND
AE	ACCESS EASEMENT
DH	BUILDING ROOF OVERHANG
BSL	BUILDING SETBACK LINE



DATE: 05-08-2018
 SCALE: 1" = 20'
 CN: LOTS 26-27-28
 JH: 180170
 CLIENT: LENNAR HOMES
 DRAWN BY: DDW/JIT
 SHEET NO. 1 OF 2

9317 Park Drive, Suite 400
 Norcross, Georgia 30093
 Phone: (770) 465-9311
 Fax: (770) 465-0259
 Email: info@travispruitt.com
 Contact Person: Jon Lyons

PROPOSED SALES TRAILER PLAN FOR
HEDGES LOT 26

LAND LOTS 216 & 217 - 17TH DISTRICT
 CITY OF MARIETTA - COBB COUNTY, GEORGIA

NO.	REVISIONS
7	
6	
5	
4	
3	
2	
1	