



**To:** Mayor and City Council  
**From:** Bradford D. Townsend, Planning and Zoning Director  
**Date:** 30 October 2009  
**RE:** Request for a Parkway Village Small Tract Approval (PVST09-03)

Enclosed please find a request for Parkway Village Small Tract approval, PVST09-03. The request has been made by Bernie Smith of Mastersmith Holdings, LLC.

The applicant requested an adaptive reuse for 210 West Crossville Road in March 2008. They had purchased a 1998sf single-family home that was in need of repair to use as an office for their respected business. This home was built in 1974 and was used as a rental property.

The applicant received an adaptive reuse approval from staff on March 6, 2008. The project received DRB approval on August 5, 2008 and construction commenced afterwards which included: adding a brick and stone veneer to the structure, adding a second story over the garage, demolishing a portion of the structure that was over the front building setback, and construction of a parking lot. The applicant also installed various landscaping throughout the site to minimize any views to the parking area.

Specifically the previous structure was 3' over the front building setback line. The applicant demolished this portion of the structure to bring it into compliance with the front setback. The rear portion of the building and the existing deck are still in the side building setback and are out of compliance. The side setback is 15' and the structure is approximately 7' over the building setback line. The existing wood deck extends to the western property line and is completely within the side setback.

It has come to staff's attention that we did not have the authority to grant this as an adaptive reuse because the front elevation changed with the addition of the brick veneer. The applicant is not proposing to make any further changes other than what was previously approved by DRB.

Although the site is located on Crossville Road, it is located within the Roswell North subdivision, zoned E-1 (Single Family Residential) and is within the Parkway Village overlay district. The site is bounded to the west by the Crabapple Station subdivision, zoned E-1 (Single Family Residential) and is within the Parkway Village overlay district.

CODE ENFORCEMENT	BUILDING INSPECTIONS	PLANNING & ZONING	ENGINEERING	ECONOMIC DEVELOPMENT	BUSINESS REGISTRATION
City of Roswell	38 Hill Street	Suite G-30	Roswell, Georgia 30075	(770) 641-3780	www.roswellgov.com

The Parkway Village overlay district boundary line is along the southern border of the site although it is in the Roswell North subdivision as well.

The applicant is requesting approval of a Small Tract due to the exterior change on the existing structure that was incorrectly approved by staff. As required by Section 12.2.10(a) of the Zoning Ordinance, the applicant has presented a plan for the Mayor and City Council's review. Should the Council find that "(i) the tract of land can not feasibly be combined with abutting property to create a larger tract of land, or (ii) development of the tract as proposed will result in a better land use than if the small tract were combined with abutting property", the Council may approve development of the proposed plan.

The staff recommends approval of the side yard setback variance and this small tract status request, subject to the following conditions:

1. The applicant shall install a 6' privacy fence along the western property line.
2. Install wheel stops along the 10 parking spaces adjacent to the eastern boundary line.

**Attachments:**

- Article 12.2.10 – Non Single Family – Small Tract Requirement (*Parkway Village Overlay District*)
- Adaptive Reuse approval letter dated March 6, 2008
- DRB approval letter dated August 5, 2008.
- Site Plan and Landscape Plan Dated Received January 7, 2008
- Letter of Intent Dated Received October 5, 2009
- Email from Angela Perrella Dated October 26, 2009
- Rebuttal letter from applicant Dated Received October 29, 2009
- Email from Robin Price Dated October 29, 2009