



City of Smyrna

Issue Sheet

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

File Number: V25-060

Agenda Date: 6/11/2025

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V25-060 - Reduce the southern side setback from 10 feet to 5 feet for an accessory structure - Land Lot 449 - 2721 Fraser Street - Fairbanks Construction Services

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is seeking five variances to build an addition and replace a detached garage in the rear of 2721 Fraser Street: increase the maximum impervious surface area from 35% to 46.7%, reduce the northern side setback from 10 feet to 5.1 feet, reduce the southern side setback from 10 feet to 5 feet for an accessory structure, increase the accessory structure size from 25% to 30.2% of the primary dwelling, and eliminate the driveway setback. The side setbacks, driveway setback, and the maximum impervious surface area are associated with Section 801 of the Zoning Code whereas the maximum accessory structure size is required per Section 501 of the Zoning Code.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the development standards established by the City for the side setbacks, maximum size of accessory structures, driveway setbacks, and maximum impervious surface area. 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 variances will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variances with the following conditions:

1. Approval of the requested variances is conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.
2. A Stormwater Inspection and Maintenance Agreement shall be completed and recorded with the Cobb County Superior Court prior to issuance of the building permit.
3. A stormwater as-built certification statement shall be submitted to Community Development for approval prior to issuance of the building permit Certificate of Completion.
4. Any damaged or broken curb caused during construction shall be replaced prior to issuance of the building permit Certificate of Completion.



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