



City of Smyrna

Issue Sheet

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

File Number: V24-089

Agenda Date: 6/26/2024

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 - V24-049 - Reduce the rear setback from 25 feet to 17.1 feet - Land Lot 617 - 5011 Duxford Drive - Verender Varma

Ward 7 Councilmember - Rickey N. Oglesby Jr.

ISSUE AND BACKGROUND:

The applicant is seeking two variances to build a sunroom addition on the rear of the single-family home located at 5011 Duxford Drive: increase the impervious surface area from 45% to 55.3% and reduce the rear setback from 25 feet to 17.1 feet. Section 801 sets the maximum impervious area of the RDA zoning district. The rear setback of 25 feet is regulated by the Woodland Gate Unit I plat, recorded in 2001.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the development standards established by the City for the RDA zoning district and the Woodland Gate Unit I subdivision plat, which requires a maximum impervious area of 45% and a rear setback of 25 feet. 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 impervious surface increase will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variance with the following condition:

1. Approval of the variance is conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.
2. If any work must occur within the 20-foot drainage easement, the wooden deck may be required to be moved at the property owner's expense.