



City of Smyrna

Issue Sheet

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

File Number: V24-039

Agenda Date: 4/24/2024

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 - V24-021 - Increase the maximum impervious surface area from 35% to 40.5% - Land Lot 416 - 850 Bank Street - Carter Armbruster

Ward 5 Councilmember - Susan Wilkinson

ISSUE AND BACKGROUND:

The applicant is seeking a variance to allow an increase in the impervious surface area from 35% to 40.5% to construct a deck on the rear of the single-family home located at 850 Bank Street. Section 801 sets the maximum impervious area of the R-15 zoning district at 35% and Section 1102 sets the requirements for extending non-conforming uses.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a maximum impervious area of 35%. The applicant is requesting to maintain the increase of the impervious surface area to 40.5% to allow for the construction of a deck. 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.