

CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM

To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director
Caitlin Crowe, Planner I

Date: July 1, 2024

RE: VARIANCE CASE V24-055
2255 Goodwood Boulevard – Increase the maximum impervious surface area from 30% to 38.5%

VARIANCE CASE V24-060
2255 Goodwood Boulevard – Reduce the front setback from 25 feet to 24.5 feet

VARIANCE CASE V24-061
2255 Goodwood Boulevard – Reduce the side setback from 10 feet to 6 feet

BACKGROUND

The applicant is requesting several variances for an addition at 2255 Goodwood Boulevard: increase the maximum impervious surface area from 30% to 38.5%, reduce the front setback from 25 feet to 24.5 feet and reduce the side setback from 10 feet to 6 feet. Section 801 controls the setbacks and maximum impervious surface area for properties zoned RTD.

ANALYSIS

The subject parcel is currently a 0.12-acre lot located on the south side of Goodwood Boulevard within the Oakley Downs subdivision (see Figure 1). The subject parcel and all adjacent parcels are zoned RTD and are occupied by attached single-family townhomes.

The applicant is proposing to remodel the existing 1,607 square foot three-story townhome by adding a 1,076 square foot addition on the northwestern side of the home. The addition will consist of added square footage on all three levels: the lower level will be completely remodeled, enclosing the one-car garage to create a laundry and flex room and adding a new family room and master suite; the main floor will expand the living room and create a dining room and office, and the upper floor will expand to include an additional living space. The addition will have a hardy plank façade, painted to match the existing home.

The existing home is pushed to the southeast of the property with a large front and side yard due to the triangular shape of the lot and its relation to the connected townhome. Due to this irregular shape, the applicant is proposing to extend the line of the existing home with a 0.5-foot encroachment into the front setback and 4-foot encroachment into the side setback. Since the western side of the home is on the 10-foot side setback and the front porch is already at the 25-

foot front setback, any expansion in line with the existing foundation and floor plan would create a setback encroachment. Thus, the hardship is not self-created.

After the proposed addition of 465 square feet of impervious surface to the property, the impervious surface area will be above the allowable 30% by 8.5% (or 430 square feet). To offset the increase in impervious surface area, the applicant is adding a gravel pit in front of the new addition. The City Engineer has reviewed the application in concept only and is supportive of the proposed mitigation method with the stipulation that a Stormwater Inspection & Maintenance Agreement be recorded prior to building permit issuance. A full review of the mitigation plan will be conducted with the building permit application.

The variances proposed are the minimum variances needed to construct any type of addition in line with the current home due to the triangular geometry of the lot. Community Development does not foresee any negative impacts to adjacent properties should the variances be approved. Similar variances have been approved throughout the city when an appropriate mitigation method has been included. At the time of this report, Community Development has not received any calls in opposition to these requests.

STAFF COMMENTS

The applicant is requesting to deviate from the development standards established by the RTD zoning district, which requires a maximum impervious surface area of 30% , a front setback of 25 feet and a side setback of 10 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 placing the addition within the setbacks will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variances with the following conditions:

1. Approval of the requested variances shall be conditioned upon substantial compliance with the mitigation 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 Certificate of Completion.

[illegible]

Figure – 3
Front and Side Elevations

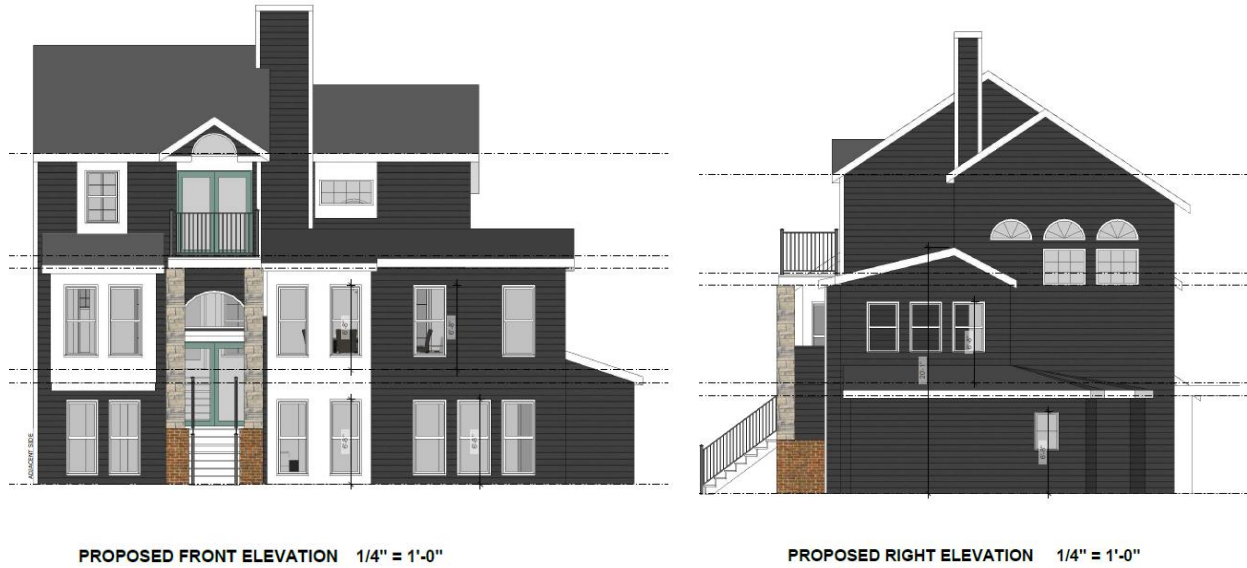


Figure – 4
Subject Property



Figure – 5
Location of Proposed Addition



Figure – 6
Adjacent Properties to the East



Figure – 7
Adjacent Property to the West



Figure – 8
Adjacent Property across Goodwood Boulevard

