



City of Smyrna

Issue Sheet

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

File Number: V24-040

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 - V24-022 - Reduce the front setback from 35 feet to 18.9 feet -
Land Lot 408 - 824 Reed Road - Chris Westerman

Ward 4 Councilmember - Charles

ISSUE AND BACKGROUND:

The applicant is requesting two variances: to reduce the front setback from 35 feet to 18.9 feet and allow a gravel driveway for a garage addition at 824 Reed Road. Section 801 requires a front setback of 35 feet in the R-15 zoning district and Section 905 requires all parking in single-family residential districts to be on a hard surface.

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 front setback of 35 feet and a paved parking surface. 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 garage in the front setback and gravel driveway 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 site plan submitted with the variance application.
2. The combination plat to adjust the property line to accommodate the new driveway location shall be recorded with the Cobb County Superior Court prior to permitting.
3. A concrete driveway apron shall be installed in the City right-of-way for the new driveway entrance along Green Forest Parkway.