



# City of Smyrna

## Issue Sheet

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

File Number:

---

**Agenda Date:** 1/10/2024

**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 - V23-101 - Reduce the eastern side setback from 35 feet to 32.7 feet - Land Lot 775 - 1336 Koa Court - Gregg Jones

***Ward 2 Councilmember - Latonia P. Hines***

**ISSUE AND BACKGROUND:**

The applicant is requesting a variance on seven new single-family townhome residences in the Rowan Walk subdivision to build decks on the rear of each unit. During the rezoning in 2019 to RM-10-PD (zoning case Z19-019), the subject property was approved with conditions for an eastern side setback of 35 feet for the townhomes.

**RECOMMENDATION / REQUESTED ACTION:**

The applicant is requesting to deviate from the development standards established by zoning case Z19-019 for the eastern side setback of 35 feet to erect decks on the rear of seven new townhomes in the Rowan Walk subdivision. 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 encroachments will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variances with the following condition:

1. Approval is conditioned upon substantial compliance with the site plans and elevations submitted with the variance application.