



City of Smyrna

Issue Sheet

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

File Number: V24-061

Agenda Date: 7/10/2024

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:

Formal Business

Agenda Number: I.

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V24-061 - Reduce the side setback from 10 feet to 6 feet - Land Lot 702 - 2255 Goodwood Boulevard - Christopher Tzegaegbe

Ward 2 Councilmember - Latonia P. Hines

ISSUE AND 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.

RECOMMENDATION / REQUESTED ACTION:

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.