



City of Smyrna, GA

12/27/2022

## VAR-22-42

Variance Application

**Status:** Active**Date Created:** Dec 6, 2022

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### Applicant

Robert Harrison  
robert@lairdmckee.com  
2889 Alexander Street  
Smyrna, GA 30080  
7706162728

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### Applicant Information

**First Name**

Robert

**Last Name**

Harrison

**Street Address**

2889 Alexander Street

**City**

smyrna

**State**

ga

**Zip Code**

30080

**Email**

Robert@LairdMcKee.com

**Phone Number**

7706162728

**Are you the titleholder of the subject property?**

Yes

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### Property Information

**Property Address**

2889 Alexander Street

**Description of Requested Variances**

Building height variance

### Comprehensive Narrative

In rendering its decisions, the License and Variance Board shall consider the following factors:

1. Whether there are extraordinary and exceptional conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district.
2. Whether any alleged hardship which is self-created by any person having an interest in the property or is not the result of mere disregard for or ignorance of the provisions from which relief is sought.
3. Whether strict application of the relevant provisions of the zoning code would deprive the applicant of reasonable use of the property for which the variance is sought.
4. Whether the variance proposed is the minimum variance which makes possible the reasonable use of the property.

**A comprehensive narrative detailing the extraordinary and exceptional conditions which will necessitate a nonconforming use.**

I need a detached garage/workshop with a loft storage area. The back yard is limited because of an impervious buffer setback on two sides so there is not enough room for the garage and storage area to be side by side so they need to be on top of each other (two story). This proposed garage will be 25' tall and is directly next to my home which is 35' tall on that side. There is a church building directly behind the proposed garage which is close to 30' tall and a commercial/light industrial building on the other side which is over 30' tall. Therefore the proposed garage will still be shorter than the surrounding buildings on three sides (vacant lot across the street).

### Variance Requests

<p><b>Case Number</b> V23-001</p>	<p><b>Variance Request to:</b> Allow accessory structure height increase</p>
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### Acknowledgement

Applicant further affirms they are aware that any knowingly false statement made in the permit application may subject said applicant to

**Applicant Signature:**  
Robert Harrison  
12/06/2022

prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) nor more than five (5) years, or both.

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