



City of Smyrna

Issue Sheet

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

File Number: V23-046

Agenda Date: 8/9/2023

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 - V23-050 - Allow accessory structure size above 25% of the primary structure - Land Lot 453 - 3405 South Cobb Drive - Damian Maher

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting two variances to build a new car wash facility at 3405 S Cobb Drive to allow for an additional accessory structure and to allow an accessory structure over 25% of the primary structure's total square footage. The accessory structure requirements are regulated by Section 501 of the Zoning Ordinance.

RECOMMENDATION / REQUESTED ACTION:

The applicant has requested variances to allow an additional accessory structure and allow the accessory structure to be above 25% of the primary structure's total square footage for the construction of a new car wash facility. 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 variances will not adversely affect surrounding properties; therefore, staff recommends approval of the requested variances with the following condition:

1. Approval of the requested variances shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.
2. The developer shall be required to provide a minimum 6-foot-tall privacy fence in addition to the required landscape buffer along the shared property line with the adjacent single-family residential properties.