



City of Smyrna

Issue Sheet

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

File Number: V23-150

Agenda Date: 1/11/2023

In Control: .

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: E

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V23-001 - Allow accessory structure height increase from 15 feet to 25 feet - Land Lot 559 - 0.39 acres - 2889 Alexander Street - Robert Harrison

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is seeking a variance to increase the accessory building height from 15 feet to 25 feet to allow for the construction of a new detached garage at 2889 Alexander Street. The maximum accessory structure height is required based upon the standards associated with Section 501 of the Zoning Code.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the development standards established by the City for the maximum accessory structure height of 15 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. Community Development has reviewed the request against the variance review standards and found it to be in compliance with four (4) of the four (4) standards. After a review of the standards above, Community Development believes that the variances will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variances with the following conditions:

1. Approval is conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.
2. The applicant can revise the buffer-averaging to accommodate encroachment into the 75' impervious surface setback however, the plat will need to be revised and recorded with Cobb County Superior Court before the building permit can be approved and released.
3. The applicant is required to submit a site plan developed by a registered design professional prior to the issuance of a building permit.



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