



## License and Variance Board Meeting - Final

April 24, 2024  
10:00 AM

- 
- B. V24-021** Public Hearing - Variance Request - V24-021 - Increase the maximum impervious surface area from 35% to 40.5% - Land Lot 416 - 850 Bank Street - Carter Ambrester



# City of Smyrna

## Issue Sheet

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

File Number: V24-039

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**Agenda Date:** 4/24/2024

**In Control:** License and Variance Board

**File Type:** Variance Item

**Agenda Section:**  
Formal Business

**Agenda Number:** B

**Department:** Community Development

**Agenda Title:**

Public Hearing - Variance Request - V24-021 - Increase the maximum impervious surface area from 35% to 40.5% - Land Lot 416 - 850 Bank Street - Carter Armbruster

***Ward 5 Councilmember - Susan Wilkinson***

**ISSUE AND BACKGROUND:**

The applicant is seeking a variance to allow an increase in the impervious surface area from 35% to 40.5% to construct a deck on the rear of the single-family home located at 850 Bank Street. Section 801 sets the maximum impervious area of the R-15 zoning district at 35% and Section 1102 sets the requirements for extending non-conforming uses.

**RECOMMENDATION / REQUESTED ACTION:**

The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a maximum impervious area of 35%. The applicant is requesting to maintain the increase of the impervious surface area to 40.5% to allow for the construction of a deck. 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 impervious surface increase will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variance with the following condition:

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

# CITY OF SMYRNA

## COMMUNITY DEVELOPMENT

### MEMORANDUM

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To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director  
Caitlin Crowe, Planner I

Date: April 15, 2024

RE: **VARIANCE CASE V24-021**  
**850 Bank Street – Increase the maximum impervious surface area from 35% to 40.5%**

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#### BACKGROUND

The applicant is seeking a variance to allow an increase in the impervious surface area from 35% to 40.5% to construct a deck on the rear of the single-family home located at 850 Bank Street. Section 801 sets the maximum impervious area of the R-15 zoning district at 35% and Section 1102 sets the requirements for extending non-conforming uses.

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#### ANALYSIS

The subject parcel is a 0.25-acre lot located on the south side of Bank Street, at the intersection of Bank Street and Eastfield Road (see Figure 1). The subject parcel and all adjoining parcels are zoned R-15 and are all occupied by single-family detached homes.

The applicant is proposing to construct a deck on the rear of the property over existing concrete and gravel surfaces, both of which are considered impervious. The existing property is currently over the maximum impervious area of 35% by roughly 5% due to the size of the driveway, which encompasses most of the rear yard. Since the Stormwater Ordinance does not differentiate between replaced and new impervious area, a variance is required for the nonconforming impervious area. Additionally, per Section 1102, “no nonconforming building, structure or use shall be extended, nor shall its total value be enhanced, unless such extensions or alterations conform with the provisions of this ordinance.” With the addition of the deck and thus an expansion of both use and value, the property is no longer considered legally nonconforming. However, since the existing property was already non-conforming, the hardship is not self-created.

Since the increase in impervious surface area was an existing condition on the site and there is no addition of land disturbing activities or stormwater runoff, the City Engineer has determined that a mitigation plan is not required in order to support the variance.

Community Development believes the variance is the minimum variance needed to construct an outdoor amenity on the property. Strict application of the ordinance would deny the applicant any ability to modify any portion of the rear yard since the existing impervious area is already

over the allowable maximum impervious coverage. At the time of this report, Community Development has not received any calls in opposition to the request.

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## STAFF COMMENTS

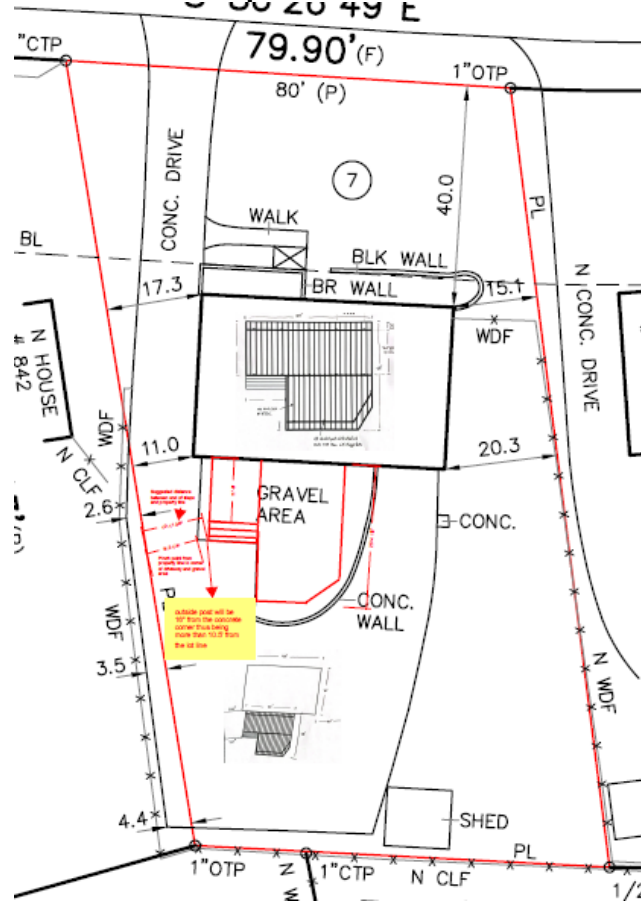
The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a maximum impervious area of 35%. The applicant is requesting to maintain the increase of the impervious surface area to 40.5% to allow for the construction of a deck. 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 impervious surface increase will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following condition:

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

**Figure – 1**



**Figure – 2**  
**Proposed Site Plan**



**Figure – 3**  
**Proposed Deck**



**Figure – 4**  
**Subject Property**



**Figure – 5**  
**Adjacent Property to the East**



**Figure – 6**  
**Adjacent Property to the West**



**Figure – 7**  
**Adjacent Property across Bank Street**



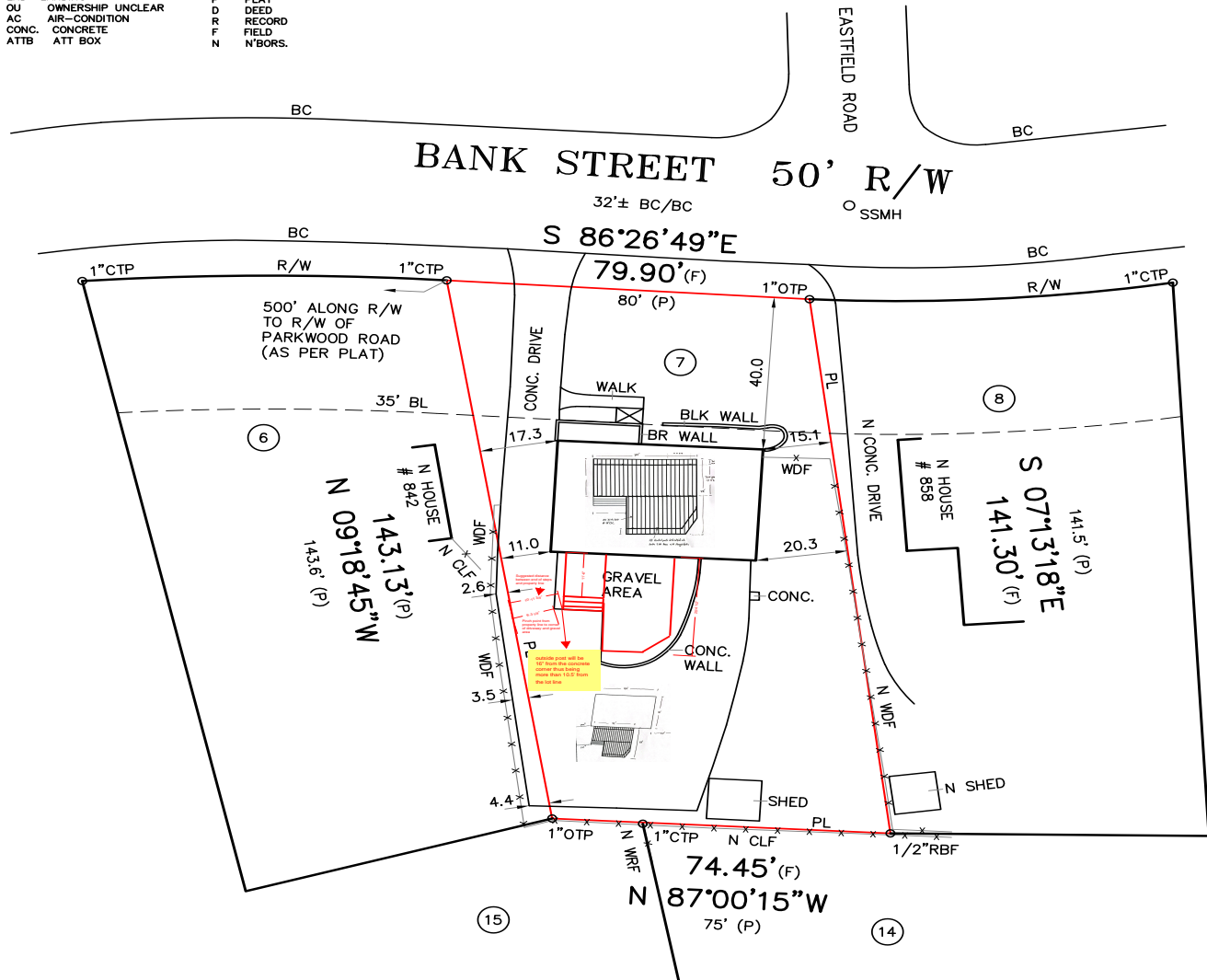
# \* LEGEND \*

POB	POINT OF BEGINNING	IPF	IRON PIN FOUND
LLL	LAND LOT LINE	IPS	IRON PIN SET
MH	MAN HOLE	OTP	OPEN TOP PIPE FOUND
SSL	SANITARY SEWER LINE	CTP	CRIMP TOP PIPE FOUND
CO	SAN SEWER CLEANOUT	RB	REINFORCING BAR
CB	CATCH BASIN	RBF	REINFORCING BAR FOUND
JB	JUNCTION BOX	RBS	REINFORCING BAR SET
DI	DRAINAGE INLET	MAG	MAGNETIC READING
YI	YARD INLET	AIF	ANGLE IRON FOUND
HW	HEAD WALL	CP	CALCULATED POINT
PP	POWER POLE	-X-X	FENCE
LP	LIGHT POLE	CLF	CHAIN LINK FENCE
PW	POWER LINE	WDF	WOOD FENCE
GW	GUY WIRE	WRF	WIRE FENCE
SSE	SANITARY SEWER ESMT.	IRF	IRON FENCE
DE	DRAINAGE EASEMENT	FC	FENCE CORNER
UE	UTILITY EASEMENT	WW	WET WEATHER
AE	ACCESS EASEMENT	BL	BUILDING LINE
TB	TOP OF BANK	R/W	RIGHT-OF-WAY
BB	BOTTOM OF BANK	PC	PROPERTY CORNER
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
RCP	REINFORCED CONC. PIPE	CL	CENTER LINE
APP	AS PER PLAT	CPT	CARPOT
APD	AS PER DEED	SP	SCREEN PORCH
APR	AS PER RECORD	PR	PORCH
APF	AS PER FIELD	PT	PATIO
BC	BACK OF CURB	SH	SHED
EP	EDGE OF PAVEMENT	STR	STORAGE
EB	ELECTRIC POWER BOX	FI	FIRE HYDRANT
EM	ELECTRIC METER	CBX	CABLE BOX
GM	GAS METER	COL	COLUMN
GV	GAS VALVE	BLK	BLOCK
WM	WATER METER	BR	BRICK
WV	WATER VALVE	FR	FRAME
OH	OVERHANG	WD	WOOD
LND	LANDING	SN	SIGN
OU	OWNERSHIP UNCLEAR	P	PLAT
AC	AIR-CONDITION	D	DEED
CONC.	CONCRETE	R	RECORD
ATTB	ATT BOX	F	FIELD
		N	N'BORS.

INDICATES STAIRS

## SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.



PROPERTY ADDRESS:  
850 BANK STREET, SE  
SMYRNA, GA 30080

LAND AREA:  
0.246 AC

PLAT PREPARED FOR:

**CARTER ARMBRESTER**

LOT 7	BLOCK C
SUBDIVISION	CHENEY WOODS UNIT
LAND LOT 416	17TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA	
FIELD WORK DATE	MAR 07, 2024
PRINTED/SIGNED	MAR 11, 2024
PLAT BOOK 13	PAGE 10
DEED BOOK 16134	PAGE 2701
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SJ  
COORD # 20240343  
DWG # 20240343

**SURVEY LAND EXPRESS, INC.**  
LAND SURVEYING SERVICES

24 LENOX POINTE,  
ATLANTA, GA 30324  
FAX 404-601-0941  
TEL 404-252-5747  
INFO@SURVEYLANDEXPRESS.COM



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

0 30  
SCALE 1" = 30'  
PAPER FORMAT 11"x17"

Variance Application

VAR-24-16

Submitted On: Feb 19, 2024

Applicant

 Carter Armbrester  
 7708719591  
 cartera@tallcotthome.com

Primary Location

850 BANK ST SE  
SMYRNA, GA 30080

Applicant Information

First Name

Carter

Last Name

Armbrester

Street Address

86 Church Road

City

Smyrna

State

GA

Zip Code

30082

Email

CarterA@Tallcotthome.com

Phone Number

7708719591

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

850 Bank St Smyrna GA

Description of Requested Variances

Building a back deck onto the back of the house where part of the old driveway sat

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.

The goal is to build a walk out back deck over the area where the old drive way sat in the backyard against the house. The old driveway sloped back toward the house and caused many water intrusion problems in the basement. We tore up the old driveway and graded it away from the house and

covered that area in stone for proper drainage. Me and my fiance would love to build a back porch over a portion of this area now for usable and useful space and as a way to get into the house from behind.

**Acknowledgement**

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

**Applicant Signature:**

true

SOHO Office  
2500 Dallas Hwy. SW Suite 202  
Marietta, GA 30064  
(770) 590-8511

USPS First Class Mail 13.70  
\$0.79 discount -0.79  
Track #: 9589071052700638540845  
Ret Rcpt: 95890940275062098756636  
USPS First Class Mail 13.70  
Track #: 9589071052700638540869  
Ret Rcpt: 95890940275062098756674  
USPS First Class Mail 13.70  
\$0.79 discount -0.79  
Track #: 9589071052700638540876  
Ret Rcpt: 95890940275062098756629  
USPS First Class Mail 13.70  
\$0.79 discount -0.79  
Track #: 9589071052700638540883  
Ret Rcpt: 95890940275062098756650  
SUBTOTAL 65.34  
TAX 0.00  
TOTAL 65.34

TEND American Express

Discounts: \$3.16  
Total savings: \$3.16

Total shipments: 0  
Customer: None selected

#189680

Workstation: 0 - Master Workstation  
CCTrans: 2a392fc7-d35e-4c96-9fc5-d6beb805d640

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Total Postage and Fees \$  
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Street and Apt. No., or PO Box No.  
City, State, ZIP+4®  
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

ite (Your House or Land)

[View bill image](#)

2/19/2024  
2023  
16981  
TALLCOTT HOME RENOVATIONS LLC  
17041600790

[adjustments](#)

Pay By	Amount	Payments/Credits	Balance	Inter
11/15/2023	\$325.87	\$325.87	\$0.00	\$0.
	\$325.87	\$325.87	\$0.00	\$0.

[View & Print Back of Bill](#)[View & Print Receipt](#)[Address Change/Ownership Change Notification](#)[eAlerts](#)

### Payment Information

Status  Paid  
Last Payment Date 10/17/2023  
Amount Paid \$2,781.30

[Search for /](#)

### Bill Information

17041600790  
0  
\$155,640  
\$389,100  
6 - City of Smyrna  
111 Basic

Record Type  
Bill Type  
Tax Year  
Due Date

Parcel  
Original  
2023  
10/15/2023

### Taxes

Base Taxes  
Penalty  
Interest  
Fees  
Good Through  
Balance Due

40% Assessed Value	- Less Exemption	- Net Tax Value	x Millage	= Calculated Tax Value
155,640	10,000	145,640	0.018700	\$2,723.47
155,640	0	155,640	0.000000	\$0.00
155,640	109,388	46,252	0.008460	\$391.29
155,640	0	155,640	0.000000	\$0.00
155,640	2,000	153,640	0.000000	\$0.00

UNIT 3  
**CHENEY WOODS SUB.**  
 LAND CORP. 371-416-418-419  
 17th DIST 2nd SECT  
 CITY OF SMYRNA  
 COBB COUNTY, GA.  
 NOTES: 1. BEARING - ANGLES  
 AUGUST 19134 SCHEMATIC  
 DEED RECORDED IN COBB COUNTY RECORDS  
 AT 211 P. 215 - COBB COUNTY RECORDS  
 APPROVED THIS 11th DAY OF AUGUST 19134  
 SMYRNA LAND CO. BY \_\_\_\_\_

APPROVED THIS 11th DAY OF AUGUST 19134  
 By \_\_\_\_\_  
 Chairman of Planning Committee Smyrna, GA.



RESERVED FOR BUSINESS  
 SOUTH CREEK  
 COBB  
 DR  
 111 113 115 117 119 121 123 125 127 129 131 133 135 137 139 141 143 145 147 149 151 153 155 157 159 161 163 165 167 169 171 173 175 177 179 181 183 185 187 189 191 193 195 197 199 201 203 205 207 209 211 213 215 217 219 221 223 225 227 229 231 233 235 237 239 241 243 245 247 249 251 253 255 257 259 261 263 265 267 269 271 273 275 277 279 281 283 285 287 289 291 293 295 297 299 301 303 305 307 309 311 313 315 317 319 321 323 325 327 329 331 333 335 337 339 341 343 345 347 349 351 353 355 357 359 361 363 365 367 369 371 373 375 377 379 381 383 385 387 389 391 393 395 397 399 401 403 405 407 409 411 413 415 417 419 421 423 425 427 429 431 433 435 437 439 441 443 445 447 449 451 453 455 457 459 461 463 465 467 469 471 473 475 477 479 481 483 485 487 489 491 493 495 497 499 501 503 505 507 509 511 513 515 517 519 521 523 525 527 529 531 533 535 537 539 541 543 545 547 549 551 553 555 557 559 561 563 565 567 569 571 573 575 577 579 581 583 585 587 589 591 593 595 597 599 601 603 605 607 609 611 613 615 617 619 621 623 625 627 629 631 633 635 637 639 641 643 645 647 649 651 653 655 657 659 661 663 665 667 669 671 673 675 677 679 681 683 685 687 689 691 693 695 697 699 701 703 705 707 709 711 713 715 717 719 721 723 725 727 729 731 733 735 737 739 741 743 745 747 749 751 753 755 757 759 761 763 765 767 769 771 773 775 777 779 781 783 785 787 789 791 793 795 797 799 801 803 805 807 809 811 813 815 817 819 821 823 825 827 829 831 833 835 837 839 841 843 845 847 849 851 853 855 857 859 861 863 865 867 869 871 873 875 877 879 881 883 885 887 889 891 893 895 897 899 901 903 905 907 909 911 913 915 917 919 921 923 925 927 929 931 933 935 937 939 941 943 945 947 949 951 953 955 957 959 961 963 965 967 969 971 973 975 977 979 981 983 985 987 989 991 993 995 997 999 1001 1003 1005 1007 1009 1011 1013 1015 1017 1019 1021 1023 1025 1027 1029 1031 1033 1035 1037 1039 1041 1043 1045 1047 1049 1051 1053 1055 1057 1059 1061 1063 1065 1067 1069 1071 1073 1075 1077 1079 1081 1083 1085 1087 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