



License and Variance Board Meeting - Final

June 12, 2024
10:00 AM

-
- A. **V24-037** Public Hearing - Variance Request - V24-037 - Reduce the front setback from 35 feet to 32 feet - Land Lot 453 - 1020 Pinedale Drive - John Bradford



City of Smyrna

Issue Sheet

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

File Number: V24-037

Agenda Date: 6/12/2024

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 - V24-037 - Reduce the front setback from 35 feet to 32 feet - Land Lot 453 - 1020 Pinedale Drive - John Bradford

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting a variance to reduce the front setback from 35 feet to 32 feet for the construction of a front porch at 1020 Pinedale Drive. The minimum front setback is required in the R-15 zoning district per Section 801 of the Zoning Code.

RECOMMENDATION / REQUESTED ACTION:

The applicant requests a variance to reduce the front setback for 1020 Pinedale Drive from 35 feet to 32 feet for the construction of a front porch. 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 encroachment will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variance with the following condition:

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

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

Date: May 28, 2024

RE: VARIANCE CASE V24-037
1020 Pinedale Drive – Reduce the front setback from 35 feet to 32 feet

BACKGROUND

The applicant is requesting a variance to reduce the front setback from 35 feet to 32 feet for the construction of a front porch at 1020 Pinedale Drive. The minimum front setback is required in the R-15 zoning district per Section 801 of the Zoning Code.

ANALYSIS

The subject parcel is a 0.26-acre lot located on the south side of Pinedale Drive (Figure 1). The subject parcel and all adjacent properties are zoned R-15 and are occupied by single-family detached residences.

The applicant is proposing to fully renovate the existing 964 square foot home with a 1,085 square foot addition in the rear and a 208 square foot front porch. When completed, the home will be 2,257 square feet. The façade will match the existing home with hardiplank and a brick water table. Additionally, as noted above, the former one-story structure was 964 square feet while the minimum house size of R-15 is 2,000 square feet. Since the renovations to the home will create a 2,257 square foot home, the home will be brought into compliance with the R-15 floor area requirement.

The existing home currently has an uncovered 44 square foot concrete front porch. As part of the overall renovation, the applicant is proposing to replace the existing porch with a 208 square foot covered front porch to enjoy the front yard as well as enter the home in inclement weather more easily. The existing home is currently 5 feet from the front setback line, leaving little room for a roof on the existing front porch, much less any other frontward expansion. The applicant has proposed the new porch will be 32 feet from the front property line and will thus encroach on the front setback by 3 feet. No other variances are required for the renovations, as all other setbacks are met, and the property will be under the maximum impervious surface area of 35%.

Since the existing home was constructed in 1953, prior to the adoption of the current Zoning Ordinance in 1974, Community Development believes the variance requested is the minimum variance needed to construct a usable front porch in the front yard. Community Development does not foresee any negative impacts to adjacent properties should the variance be approved.

Similar variance requests have been approved nearby at 986 Oakview Drive (V24-018), 976 Oakdale Drive (V12-011), and 961 Oakview Drive (V05-014) in 2024, 2012, and 2005, respectively. Thus, there is a precedent for variances of this type in the area. At the time of this report, Community Development has not received any calls in opposition to the request.

STAFF COMMENTS

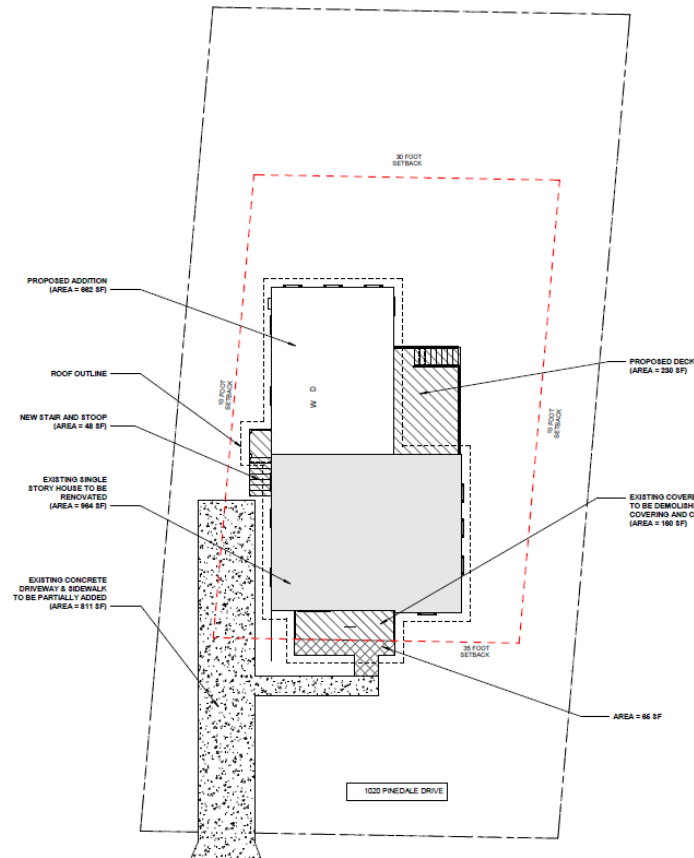
The applicant requests a variance to reduce the front setback for 1020 Pinedale Drive from 35 feet to 32 feet for the construction of a front porch. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or 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 encroachment will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following condition:

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

Figure – 1



**Figure – 2
Site Plan**



**Figure – 3
Proposed Elevation**



Figure - 4
Subject Property



Figure - 5
Adjacent Property to the West

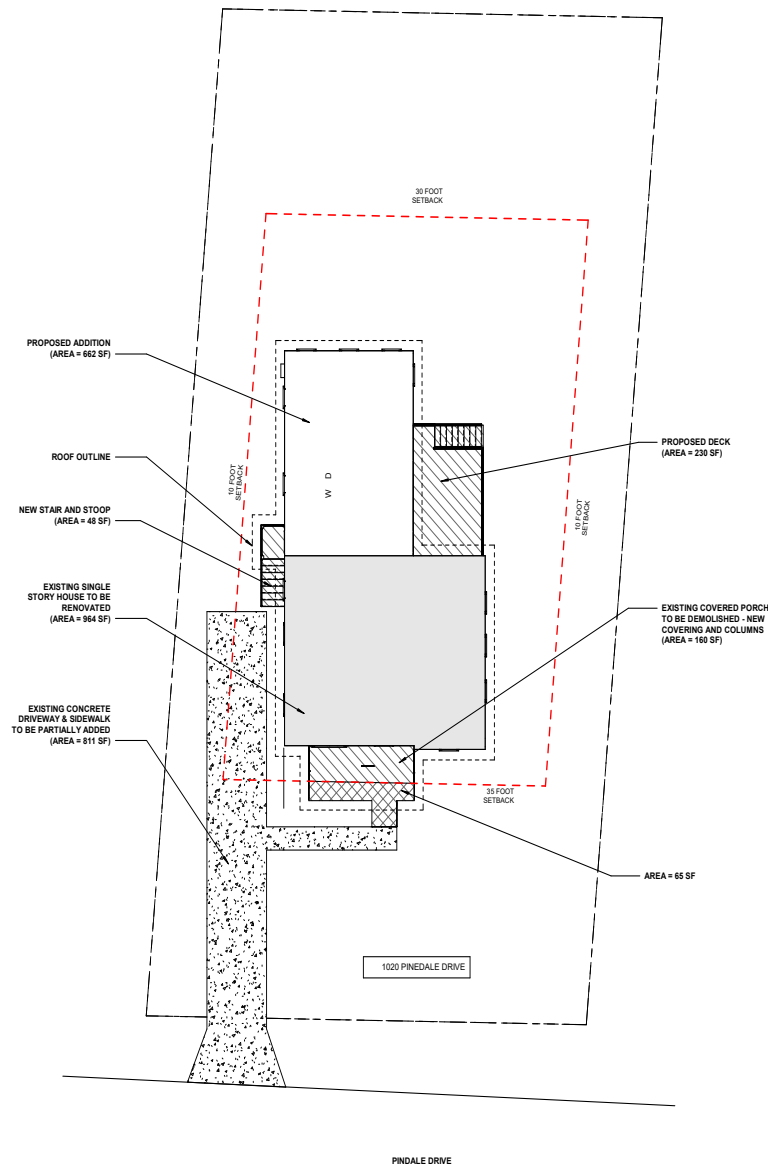


Figure - 6
Adjacent Property to the East



Figure - 7
Adjacent Property across Pinedale Drive





PROPERTY INFORMATION

ADDRESS: 1020 PINDALE DR
SMYRNA, GA
SUBDIVISION: SMYRNA HEIGHTS
ZONING CLASS: R15 - RESIDENTIAL

| IMPERVIOUS MATRIX | | | |
|------------------------------|----------------------|----------|----------|
| PROPERTY AREA | 11,234 SF | | |
| PRINCIPAL BUILDING | FLOOR AREA | EXISTING | PROPOSED |
| | PORCHES | 44 SF | 164 SF |
| | DRIVES AND SIDEWALKS | 760 SF | 76 SF |
| ADDITION | FLOOR AREA | 0 SF | 662 SF |
| | PORCHES AND DECK | 0 SF | 423 SF |
| | DRIVE EXTENSION | 0 SF | 0 SF |
| TOTAL IMPERVIOUS AREA | 1,768 SF | 1,085 SF | 3,093 SF |
| TOTAL ALLOW. IMPERVIOUS AREA | 3,932 SF | 35.00% | |
| PROPOSED IMPERVIOUS AREA | 3,093 SF | 27.53% | |

| AREA MATRIX | | | |
|------------------------------|---------------|--|--|
| PRIMARY HOUSE (SINGLE STORY) | | | |
| FLOOR AREA | 964 SF | | |
| COVERED PORCHES | 44 SF | | |
| ADDITION | LEVEL 1 | 662 SF | |
| | NA | 0 SF | |
| | COVERED PORCH | 423 SF | |
| TOTAL AREA UNDER ROOF | 2,093 SF | | |
| ALLOWABLE ACCESSORY AREA | 252 SF | (1/4 TOTAL AREA OF PRINCIPAL BUILDING) | |
| PROPOSED ACCESSORY AREA | 1,085 SF | | |

| HEIGHT MATRIX | |
|-----------------------|-----------------------|
| ALLOWABLE ROOF HEIGHT | 35' MEAN ROOF HT. |
| ACTUAL HEIGHT | 10'-10" MEAN ROOF HT. |

1 VARIANCE SITE PLAN

1" = 10'-0"

VARIANCE 1020 PINDALE DRIVE

1020 Pinedale Drive, Smyrna, GA

04/29/24

RIDGECREST VENTURES

1020 Pinedale Drive, GA






Variance Application

VAR-24-34

Submitted On: Apr 29, 2024

Applicant

 John Bradford
 16783438939
 @ ridgecrestventures@yahoo.com

Primary Location

1020 PINEDALE DR SE
SMYRNA, GA 30080

Applicant Information

First Name

John

Last Name

Bradford

Street Address

3154 Dunn Street SE

City

Smyrna

State

GA

Zip Code

30080

Email

ridgecrestventures@yahoo.com

Phone Number

6783438939

Are you the titleholder of the subject property?

Yes

Property Information

Property Address

1020 Pindale Drive Smyrna GA 30080

Description of Requested Variances

Reduce front setback from 35' to 32'

Please check the box below if the requested variance(s) includes an increase in the maximum impervious surface area or an encroachment into a City stream buffer.

--

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.

House built in late 50s so not able to move house to allow for front porch of decent size.

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

Ridgecrest Ventures Inc
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



9407 1118 9876 5403 7718 73

Thomas & Judith Jones
1007 OAKVIEW DR SE
SMYRNA GA 30080-4251



\$5.04 US POSTAGE
FIRST-CLASS
Apr 29 2024
Mailed from ZIP 30080
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



stamps
endicia

062S0011485638

Ridgecrest Ventures Inc
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



9407 1118 9876 5403 7717 50

James Kelley
1015 OAKVIEW DR SE
SMYRNA GA 30080-4251



\$5.04 US POSTAGE
FIRST-CLASS
Apr 29 2024
Mailed from ZIP 30080
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



stamps
endicia

062S0011718299

Ridgecrest Ventures Inc
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



9407 1118 9876 5403 7717 67

Keiley 1023 Oakview Drive LLC
4291 BROOKVIEW DR SE
ATLANTA GA 30339-4606



\$5.04 US POSTAGE
FIRST-CLASS
Apr 29 2024
Mailed from ZIP 30080
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



062S0010282495

Ridgecrest Ventures Inc
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



9407 1118 9876 5403 7717 29

Jimmy Kieley
1036 PINEDALE DR SE
SMYRNA GA 30080-4223



\$5.04 US POSTAGE
FIRST-CLASS
Apr 29 2024
Mailed from ZIP 30080
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



stamps
endicia

062S0011718300

Ridgecrest Ventures Inc
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



9407 1118 9876 5403 7717 05

Jerry Pittman
1031 PINEDALE DR SE
SMYRNA GA 30080-4222



\$5.04 US POSTAGE
FIRST-CLASS
Apr 29 2024
Mailed from ZIP 30080
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



stamps
indicia

062S0010282495

Ridgecrest Ventures Inc
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



9407 1118 9876 5403 7717 98

Moreno & Miquel Martinez
1021 PINEDALE DR SE
SMYRNA GA 30080-4222



\$5.04 US POSTAGE
FIRST-CLASS
Apr 29 2024
Mailed from ZIP 30080
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



stamps
endicia

062S0011485638

Ridgecrest Ventures Inc
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



9407 1118 9876 5403 7717 43

DBS Legacy LLC
720 REED RD SE
SMYRNA GA 30082-3360



\$5.04 US POSTAGE
FIRST-CLASS
Apr 29 2024
Mailed from ZIP 30080
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



stamps
endicia

062S0011718299

Ridgecrest Ventures Inc
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



9407 1118 9876 5403 7233 08

Open Concepts Georgia Inc
1014 PINEDALE DR SE
SMYRNA GA 30080-4223



\$5.04 US POSTAGE
FIRST-CLASS
Apr 29 2024
Mailed from ZIP 30080
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



stamps
endicia

062S0011485644

Ridgecrest Ventures Inc
John Bradford
3154 DUNN ST SE
SMYRNA GA 30080-4479

USPS CERTIFIED MAIL



9407 1118 9876 5403 7233 46

Equity Trust Company
PO BOX 680813
MARIETTA GA 30068-0014



\$5.04 US POSTAGE
FIRST-CLASS
Apr 29 2024
Mailed from ZIP 30080
1 OZ FIRST-CLASS MAIL LETTER
RATE
11923275



stamps
endicia

062S0011718299

Real Estate (Your House or Land)

| | |
|-----------|-----------------------------|
| View Bill | |
| As of | 4/29/2024 |
| Bill Year | 2023 |
| Bill | 16751 |
| Owner | STROUPE DEBORAH A & JAMES R |
| Parcel ID | 17045300790 |

[View payments/adjustments](#)

| Installment | Pay By | Amount | Payments/Credits | Balance | Interest | Due |
|-------------|------------|------------|------------------|---------|----------|--------|
| 1 | 11/15/2023 | \$1,080.56 | \$1,080.56 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL | | \$1,080.56 | \$1,080.56 | \$0.00 | \$0.00 | \$0.00 |



Printed: 4/29/2024

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
JAMES & DEBORAH A STROUPE

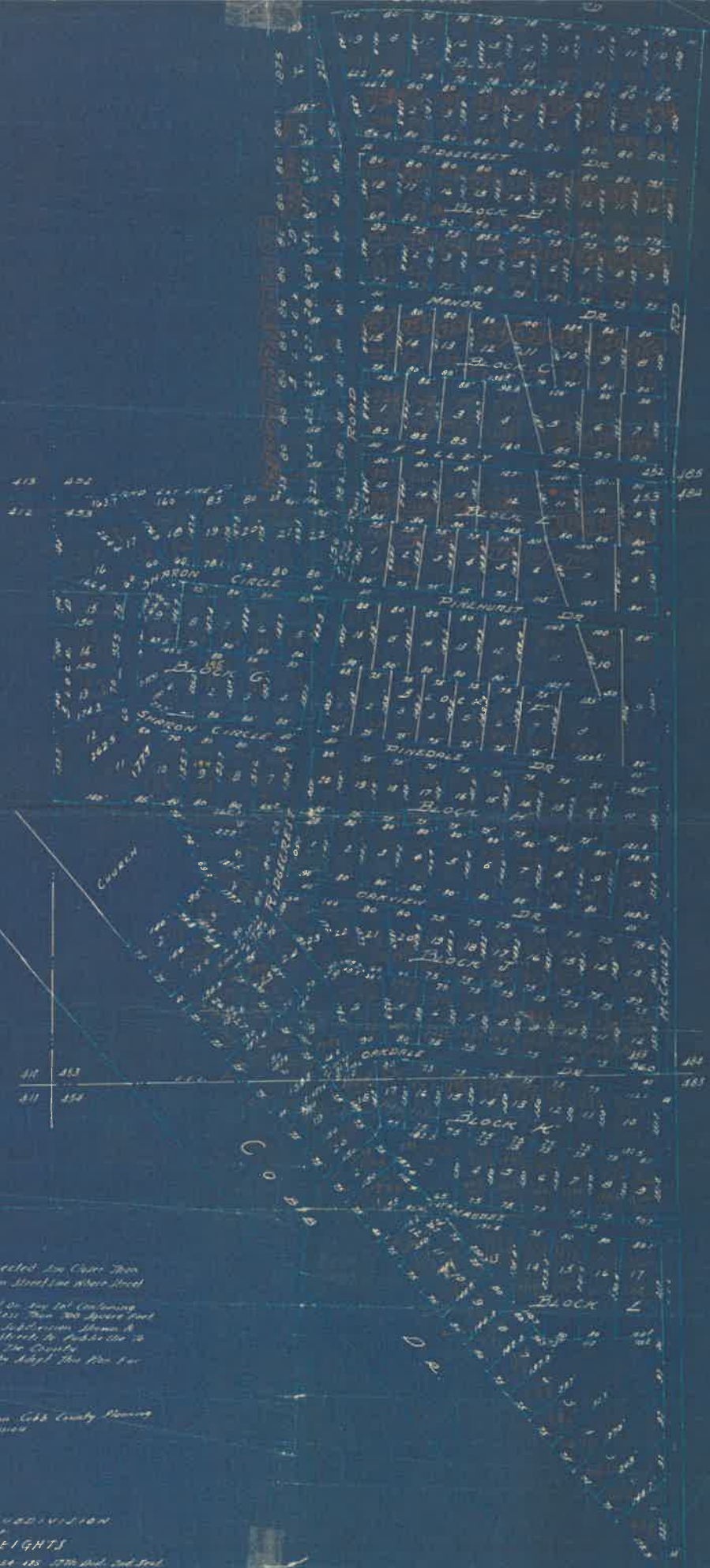
STROUPE DEBORAH A & JAMES R

Payment Date: 8/21/2023

| Tax Year | Parcel ID | Due Date | Appeal Amount | | | Taxes Due |
|----------|-------------|------------|---------------|-------------|---------|-----------|
| 2023 | 17045300790 | 10/15/2023 | Pay: | N/A | or | \$0.00 |
| Interest | Penalty | Fees | Total Due | Amount Paid | Balance | |
| \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,137.63 | \$0.00 | |



Scan this code with your
mobile phone to view
this bill!!



No Dwelling Shall Be Erected Any Closer Than
 20' to Street Line Or 5' from Street Line Where Street
 Is 40' Wide or Less.
 No Dwelling Shall Be Erected On Any Lot Containing
 Less Than Four Acres Or Less Than 200 Square Feet
 Unless It Is a Single-Family Dwelling.
 No Dwelling Shall Be Erected On Any Lot Containing
 Less Than Four Acres Or Less Than 200 Square Feet
 Unless It Is a Single-Family Dwelling.
 No Dwelling Shall Be Erected On Any Lot Containing
 Less Than Four Acres Or Less Than 200 Square Feet
 Unless It Is a Single-Family Dwelling.

Approved:
 Chairman Cobb County Planning
 Commission

PLAT OF SUBDIVISION
 OF
 IMYRNA HEIGHTS
 Cont. 140-142-143-144-145 177th St. and 2nd St.
 COBB COUNTY GA.
 Scale 1" = 100' Nov. 1951
 S. S. Hill Co. Eng'rs - L. A. Hill Co. Eng'rs