

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

From: Ken Suddreth, Community Development Director
Joey Staubes, AICP, Planner II

Date: April 5, 2019

RE: VARIANCE CASE V19-017
2685 Brown Circle – Allow encroachment into City’s 75 ft. Impervious Surface Setback

BACKGROUND

The applicant is requesting a variance to allow encroachment into the City’s 75 ft. Impervious Surface Setback by approximately 5 feet. The applicant plans remodel the existing home and build an addition on the rear of the existing home. Stream buffers are controlled by Chapter 46.

ANALYSIS

The subject parcel is located on the south side of Brown Circle (See Figure 1). The subject parcel and adjoining parcels to the north, east, and west are zoned R-15 and occupied with single family homes. The adjoining properties to the south are zoned R-15 and RDA (Residential) and are also occupied with single family homes. The subject property is 0.774 acres (33,715 sq. ft.).

The subject property is occupied by an existing single-family residence, constructed in 1943; prior to the adoption of zoning ordinances. The applicant is proposing an 18 ft. by 18 ft. addition on the rear of the house. The existing house is 1,342 sq. ft; below the 2,000 sq. ft. floor area minimum. Including the addition, the house will increase to 1,665 sq. ft.

To build the addition the applicant is requesting a reduction of the 75 ft. Impervious Surface Setback by approximately 5 ft. The subject property is substantially larger than most lots in the area, however the location of the stream greatly reduces the buildable area of the lot.

The City Engineer has reviewed the proposal and has no concerns with proposed encroachment into the City’s 75 ft. Impervious Surface Setback. Prior to issuance of building permit, the City Engineer will provide final approval of the stormwater management plan.

Community Development believes the hardship is not self-created, as the lot of record existed before the stream buffer ordinance was adopted. Additionally, the existing home was constructed in 1943, before the zoning ordinance was adopted. Community Development believes the variances requested is the minimum variance needed, and that there should be no

Figure – 2
Subject Property



Figure – 3
Adjacent Property



Figure – 4
Adjacent Property



Figure – 5
Site Plan (Addition)

