

Variance Memo RE: 1424 Spring Street, Smyrna, GA 30080

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RE: Variance for front setback reduction on Lot 2

Lot 2 is 100' deep. The requirements for R8 Zoning are for a 25' front and rear building setback. The house plan that is proposed to be built has a wrap-around front porch and is meant to be similar to the large front porches along Spring Street and Roswell Street in Williams Park. We would like to mimic the historic designs in the neighborhood. As drawn, the porch extends 2-3' over the front setback line. The property to the rear of the house is a two story nursing home and we are trying to keep from having to push the house further back towards this building. Therefore, we are asking that the front setback be reduced to 20' to accommodate the larger front porch. The neighbors across the street as well as representatives from the neighborhood association have reviewed this request and are in favor of it.

RE: Variance for not widening the road (all three lots)

The city engineer has requested that the road be widened to 26'. Alexander Street is a short residential street with commercial property at the end. Widening Alexander Street to 26' would make it wider than Spring Street and every other road/street in Williams Park except for the portion of Roswell Street that has bike lanes on either side. Alexander Street is not a major collector street with thru-traffic. Widening Alexander Street will needlessly cause the removal of approximately ten trees along the road side. This would completely destroy the unique character of this road and also further diminish the tree canopy of the neighborhood.

Widening Alexander Street to 26' would make Lots 2 and 3 unbuildable since they are only 100' deep once the front and rear setbacks are taken into account. It would also put an undue burden on the existing house on the corner since it would take away their parking.

Alexander Street is currently wide enough to accommodate large trucks which include fire trucks. I have video of Cobb County's largest firetruck (Tiller Truck) entering and leaving Alexander Street without a problem. I personally have witnessed the City of Smyrna's firetrucks driving in and out of Alexander Street without a problem numerous times over the past five years.

None of the neighbors around Alexander Street are in favor of widening the road. The neighborhood association is against widening the road per Rob Allen (current president) and Keith Bentley (former president). The following City Council members are also against widening Alexander Street: Travis Lindley, Sue Wilkinson, Charles Welch and Tim Gould. We are waiting for appointments to meet with other city representatives.

No other developer in the neighborhood that has added density upon rezoning has been required to widen the road in front of their property. Brad Thompson did not have to widen Foster Street when he added density. Terry Wilson did not have to widen Spring Street, Mimososa Circle or Walker Court when he added density on Spring Street. Brad Thompson/Terry

Wilson did not have to widen Walker Street or Whitfield when they added density on the corner property there. SE Real Estate Developers did not have to widen Walker Street when they added two more lots to the existing lot. These are just a few examples that are only 100 yards away from Alexander Street. More can be provided upon request.

Attempting to enforce a law on one person but not anyone else is referred to as Arbitrary and Capricious Enforcement Under the Law therefore, because of this and because of the other reasons stated above, we are asking for a variance from the requirement to widen Alexander Street to 26'. A 7' right of way can be granted to facilitate the installation of utilities and sidewalks next to the road.

Robert Harrison
Alexandio Properties, LLC