



# City of Smyrna

City of Smyrna  
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## Issue Sheet

File Number: 2021-378

Agenda Date: 8/25/2021

Version: 1

Status: Agenda Ready

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: C.

**WARD / COUNCILMEMBER:** Ward 3 / Councilmember Lindley

**\$ IMPACT:** N/A

### Agenda Title:

**Public Hearing** - Variance Request - V21-088 - Allow increase in impervious lot coverage from 35% to 60% - 1.87 acres - Land Lot 447 - 2323 Ward Street - Paces Consulting & Design, LLC.

### **ISSUE AND BACKGROUND:**

The applicant is proposing to redevelop the existing Luxury Ward Apartments at 2323 Ward Street to accommodate two new apartment buildings on the subject property. The proposed buildings will necessitate an impervious coverage increase to 60%. Section 801 of the Zoning Ordinance requires a maximum impervious area of 35% in the RM-12 zoning district.

**RECOMMENDATION / REQUESTED ACTION:** The applicant is requesting to deviate from the City's required parking minimums and South Cobb Corridor overlay district requirements. 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 requests against the variance review standards and found them to be in compliance with the review standards. Community Development believes that the requested variances will not adversely affect surrounding properties. Therefore, Community Development recommends **approval** of the requested variance with the following conditions:

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