

# 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: December 29, 2020

**RE: VARIANCE CASE V21-001**  
**1095 Powder Springs Street – Increase accessory building size from 25% to 79%**

**VARIANCE CASE V21-002**  
**1095 Powder Springs Street – Increase accessory building height from 15 feet to 17 feet**

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#### BACKGROUND

The applicant is seeking two variances to increase the accessory building size from 25% to 79% of the primary dwelling and increase the accessory building height from 15 feet to 17 feet to allow for the construction of a new detached covered parking area at 1095 Powder Springs Street. The maximum accessory structure size and height is required based upon the standards associated with Section 501 of the Zoning Code.

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#### ANALYSIS

The subject parcel is a 0.69-acre lot located on the north side of Powder Springs Street (see Figure 1). The subject parcel and adjacent parcel to the east are zoned R-15. The adjoining parcels to the north, south, and west and are all zoned RDA. All parcels including the subject parcel, are occupied by single-family detached residences.

The subject property currently has three non-conforming accessory structures in the rear of the property, two of which have been in place since 1960, according to the Cobb County Tax Assessor. The applicant is proposing to remove the three accessory structures and build an 1,800 square foot detached carport to protect his vehicles from the large oak tree on the lot. The proposed carport will be built of the same materials and the existing home and will also be painted to match. To access the new structure, the applicant will be using the existing driveway off Powder Springs Street. Due to the gradual slope of the property, the structure will have limited visibility from the roadway and should have no disturbance to the surrounding neighbors.

The existing one-story home is 2,284 square feet, which means that the proposed garage exceeds the allowable accessory structure size by 54% based off the primary structure's square footage. However, by removing the three non-conforming structures and rebuilding one larger accessory structure, the applicant is coming closer to compliance with the current Zoning Code. Additionally, there will only be a net increase in impervious square footage of 796 square feet

## VARIANCE CASE V21-001 & V21-002

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since the applicant, in addition to removing the three nonconforming structures, will also be removing 144 square feet of driveway to round off the driveway and maintain an impervious coverage under the 35% maximum.

The applicant has proposed to increase the accessory structure height of the carport from 15 feet to 17 feet to match the roofline of the primary building. Due to the size and composition of the accessory structure, the increase in height will allow it to blend in more seamlessly with the existing building and decrease any visual deterrents.

The variances proposed are the minimum variance needed and should have no negative impact on adjacent properties. In fact, to the north of the property, and thus the closest to the accessory structure, is a detention facility for the Grady Manor subdivision. The proposed carport will replace the three nonconforming accessory structures and use the existing concrete driveway. The adjacent building to the north and west will exceed the minimum 10 feet of building separation from the subject property, thus no fire suppression system is required. Community Development has not received any calls in opposition to the request.

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### STAFF COMMENTS

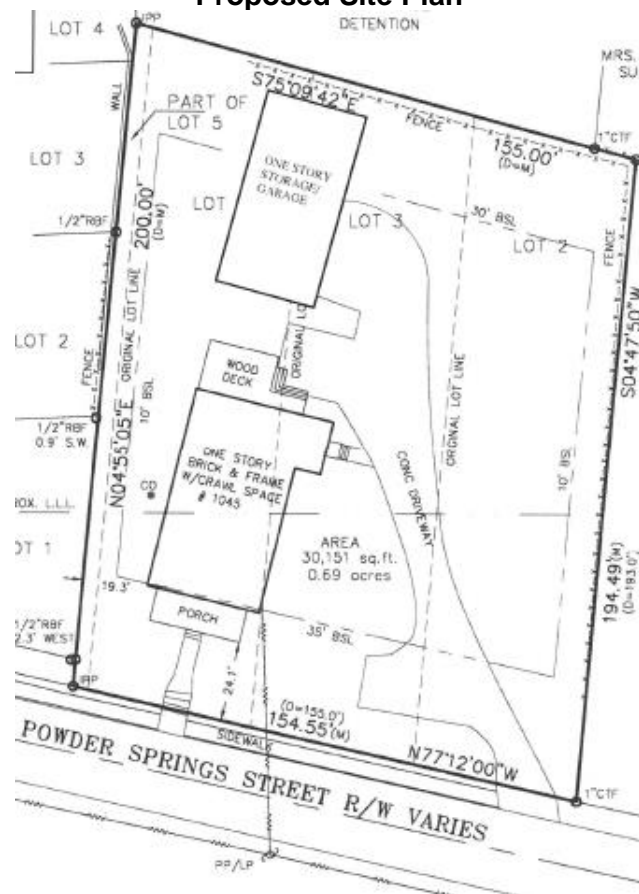
The applicant is requesting to deviate from the development standards established by the City for the maximum accessory structure size of 25% of the main structure and the maximum accessory structure height of 15 feet. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under 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 request against the variance review standards and found it to be in compliance with four (4) of the four (4) standards. At the time of this report, Community Development has not received any calls in opposition to the request. After a review of the standards above, Community Development believes that the variances will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variances with the following conditions:

1. Approval 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**  
**Carport Elevations**

View from Powder Springs ST Side



View from SW Side



**Figure – 4**  
**Subject Property**





**Figure – 5**  
**Non-conforming Accessory Structures in the Rear of the Property**



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



**Figure – 7**  
**Adjacent Property to the East**



**Figure – 8**  
**Adjacent Property across Powder Springs Street**

