

CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM

To: License and Variance Board

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

Date: February 18, 2020

RE: VARIANCE CASE V20-018
2811 Mathews Street – Reduce the minimum building separation from 15 feet to 12 feet

BACKGROUND

The applicant is requesting a variance to reduce the minimum building separation from 15 feet to 12 feet at 2811 Mathews for the construction of a new single-family home. The minimum building separation is required based upon the standards associated with the zoning stipulations of rezoning case Z05-025.

ANALYSIS

The subject parcel is a 0.23-acre lot located on the east side of Mathews Street (see Figure 1). The subject parcel and the adjacent properties to the north and south are zoned RDA and are under construction to build new single family-homes (a detached home to the north and a townhome to the south). To the east is Cobb County, which is also occupied by a single-family home, while to the west is zoned RTD and is occupied by a townhome community.

The applicant is proposing to construct a new single-family home within The Village of Williams Park subdivision. The subject property was rezoned in 2005 from R-20 in Cobb County to RDA in Smyrna, with a zoning stipulation of a minimum building separation of 15 feet. When designing the subdivision, an access easement was placed on the southern end of the subject property for rear access to all the proposed homes. This severely limits the available space for the footprint of the home. Additionally, since the adjacent building to the north will exceed 10 feet of separation from the subject property, no fire suppression system is required.

Community Development believes the variance requested is the minimum variance needed to construct a new single-family home on the subject property. Community Development does not foresee any negative impacts to adjacent properties should the variance be approved. Community Development has not received any calls in opposition to the request.

STAFF COMMENTS

The applicant is requesting a variance to reduce the minimum building separation from 15 feet to 12 feet at 2811 Mathews for the construction of a new single-family home. According to

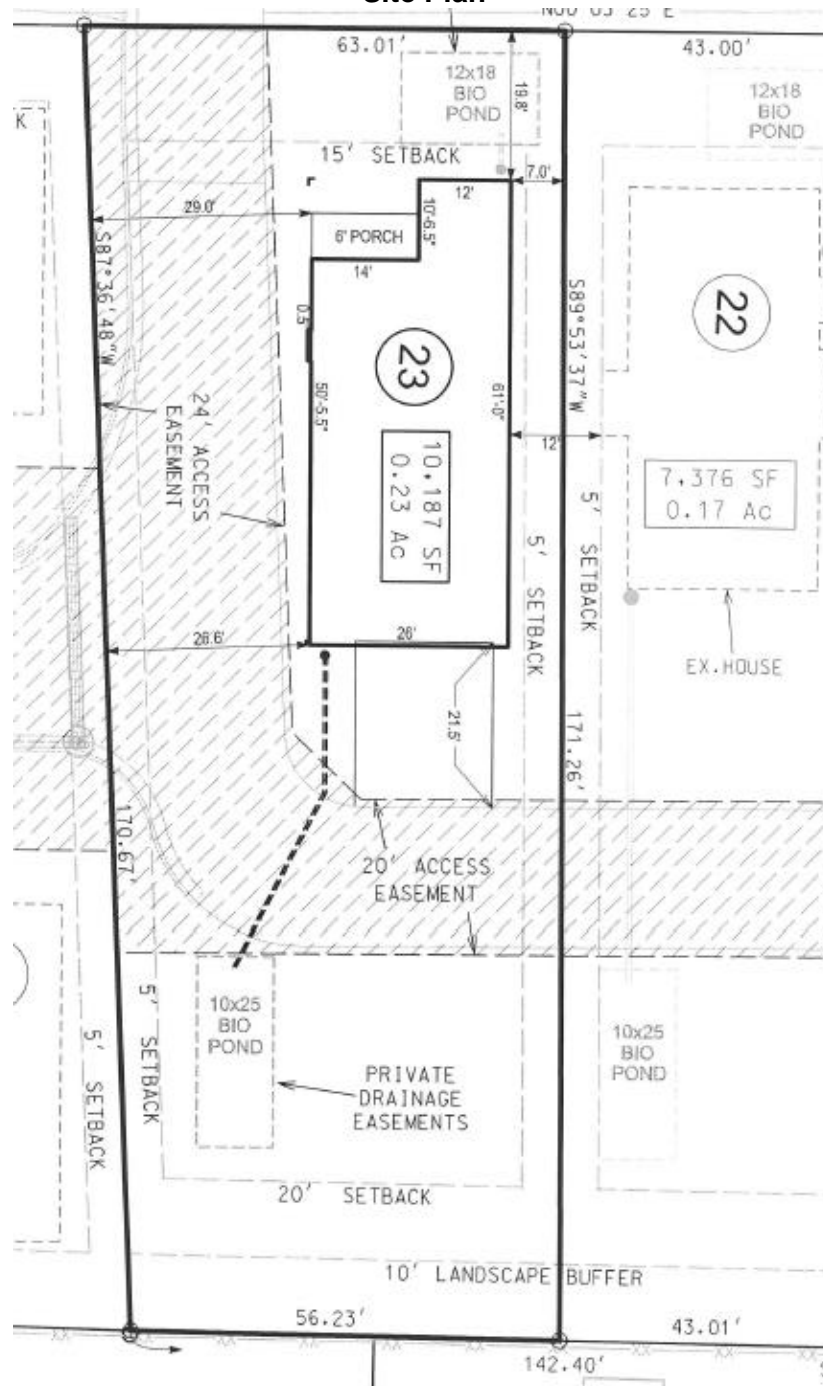
Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether 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, there has been no public objection to the request. 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 elevation submitted with the variance application.

Figure – 1



Figure – 2
Site Plan



**Figure – 3
Subject Property**



**Figure – 4
Adjoining Property to the North**



Figure - 5
Adjacent Property to the South



Figure - 6
Adjacent Property to the West

