



City of Smyrna

3180 Atlanta Road

Smyrna, Georgia 30080

(678) 431-5387 / Community Development

City of Smyrna Department of Community Development Variance Request Decision

Dear Mr. Anderson,

This letter is to certify that your application for a variance request was received on June 18, 2021. You, as the applicant, requested the following variances for 3393 Pretty Branch Drive, Smyrna, GA, 30080:

VARIANCE CASE V21-058 – Reduce side setback from 12 feet to 7 feet for a detached garage

VARIANCE CASE V21-059 – Increase accessory structure building height from 15 feet to 18.8 feet

VARIANCE CASE V21-060 – Increase accessory building size from 25% to 41%

Your request for this variance was approved by a vote of 3-0 at the July 14, 2021 meeting of the License and Variance Board with the following conditions:

1. Approval of the requested variances shall be conditioned upon the development of the property in substantial compliance with the site plan submitted with the variance application.
2. Gutters and downspouts will be installed to divert stormwater away from adjacent properties.
3. The proposed garage shall not be rented or occupied for gain.
4. These conditions shall run in perpetuity with the property and as such are also applicable to any future owner.

If you have any questions regarding the variance request, please contact me at (678) 631-5360.

Date: July 14, 2021


Caitlin Crowe
City of Smyrna, Planner I

Mayor – Derek Norton

City Council Ward 1 – Glenn Pickens / Ward 2 – Austin Wagner / Ward 3 – Travis Lindley / Ward 4 – Charles Welch
Ward 5 – Susan Wilkinson / Ward 6 – Tim Gould / Ward 7 – Lewis Wheaton

City Administrator – Joe Bennett / City Clerk – Heather Peacon-Corn / City Attorney – Scott Cochran
Municipal Court Judge – Phyllis Gingrey Collins