

# **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: April 13, 2021

**RE: VARIANCE CASE V21-039  
3212 Ridgecrest Road – Reduce the side setback from 10 feet to 3 feet for a  
carport and reduce the driveway setback from 5 feet to 3 feet**

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## **BACKGROUND**

The applicant is requesting a variance to reduce the side setback from 10 feet to 3 feet at 3212 Ridgecrest Road to replace an existing nonconforming driveway and carport. The existing driveway and carport are currently non-conforming at three feet from the property line. Section 801 requires a side setback in the R-15 zoning district of 10 feet and a driveway setback of 5 feet.

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## **ANALYSIS**

The subject parcel is a 0.26-acre lot located on the west side of Ridgecrest Road, at the intersection of Ridgecrest Road and Ridgecrest Drive (see Figure 1). The subject parcel and adjacent parcel to the south are zoned R-15 while the adjacent parcels to the north and east are zoned FC (Future Commercial) and are all occupied by detached single-family homes. The adjacent parcel to the west is zoned R-15 and is occupied by a commercial non-profit organization.

The applicant is requesting a variance to replace the existing nonconforming driveway and carport with a new carport and driveway. The existing nonconforming driveway and carport are currently three feet off the property line. The replacement of the driveway and carport is part of a larger home renovation project on the subject property. The applicant is renovating the existing one-story house, adding an 868 square foot addition to the rear of the home as well as a 392 square foot deck. The existing one-story structure is 1,333 square feet, while the minimum house size of R-15 is 2,000 square feet. With all the renovations, the home will be 2,201 square feet, bringing the home into compliance with the R-15 floor area requirement. Additionally, to remain under the allowed 35% impervious surface area requirement, the applicant will be removing a large section of the driveway, which previously went from the carport to the rear shed structure and the driveway turnaround in the front yard. Furthermore, the adjacent building to the south will be further than 10 feet from the closest point of the carport on the subject property, thus no fire suppression system is required for the carport.

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Due to the location of the existing carport and concrete driveway, the location of the proposed carport and driveway will minimize disturbance to the subject property and surrounding neighbors. Strict application of the ordinance would deny the applicant the ability to add covered parking to the subject property. The variance proposed is the minimum variance needed to replace the carport and driveway. The hardship is not self-created since the driveway has historically existed in the same location and within three feet of the property line.

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### STAFF COMMENTS

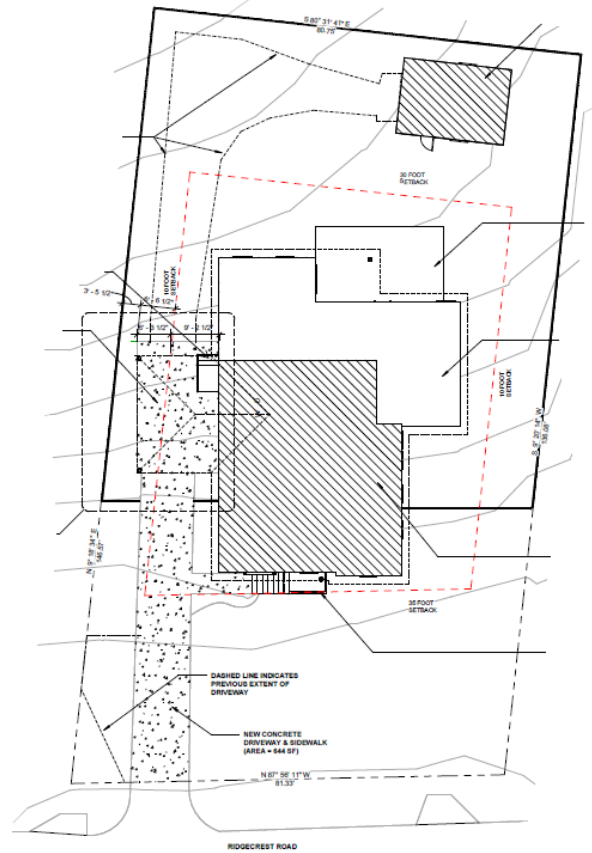
The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a side setback of 10 feet. The applicant is requesting to construct a carport in the side setback, approximately three feet from the side property line. According 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. After a review of the standards above, Community Development believes that placing the carport in the side setback will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following condition:

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

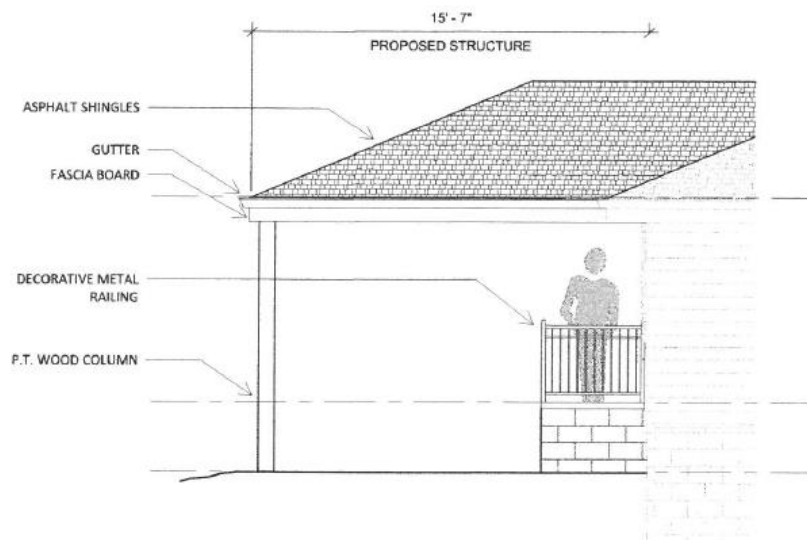
Figure – 1



**Figure – 2  
Site Plan**



**Figure – 3  
Carport Rendering**





**Figure – 4**  
**Subject Property**



**Figure – 5**  
**Location of Existing/Proposed Carport**





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



**Figure – 7**  
**Adjacent Property across Ridgecrest Road**



**Figure – 8**  
**Adjacent Property to the North**

