

# **CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM**

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To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director  
Joey Staubes, AICP, Planner II

Date: October 5, 2021

**RE: VARIANCE CASE V21-105**  
**2660 Parks Edge Dr – Allow rear setback reduction from 20 feet to 4.7 feet**

**VARIANCE CASE V21-106**  
**2660 Parks Edge Dr – Allow impervious surface area to increase from 45% to 65%**

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## **BACKGROUND**

The applicant is seeking a variance to allow a rear setback reduction from 20 feet to 4.7 feet, and to increase the impervious surface area from 45% to 65% to allow for the construction of a sunroom at the rear of the subject property. Section 801 sets the minimum building setbacks and maximum impervious surface area in the RDA zoning district.

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## **ANALYSIS**

The subject parcel is a 0.14-acre lot located on the west side of Parks Edge Drive (see Figure 1). The subject parcel and adjacent parcels to the north, south, east, and west are zoned RDA and are occupied by single-family homes within the Parks Edge Subdivision.

The applicant is proposing to build a 12 x 16 and 13 x 16 sunroom over an existing deck at the rear of the property. The deck is at grade and extends to 5 feet from the rear property line. The proposed sunrooms will provide cover over the existing deck. The sunrooms will require a rear setback variance since it will connect to and extend the roof line. The subject property is adjacent to open space at the rear of the property, and therefore should not have a negative impact.

Additionally, the impervious surface coverage will increase from 45% to 65%. To offset the increase in impervious surface area, the applicant will be required to submit a water quality mitigation plan if the variance is approved. The water quality plan will need to treat the additional impervious coverage not accounted for in the subdivision's storm water management facility.

The subject property is buffered from adjacent properties by community open space as well the storm water detention facility. Therefore, there should be no negative impacts if approved. Community Development is supportive of the requested variances.

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## STAFF COMMENTS

The applicant is requesting to deviate from the development standards established in Section 801 to reduce the rear setback and increase impervious coverage. 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 the increased impervious coverage will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following conditions:

1. Approval is conditioned upon substantial compliance with the site plan submitted with the variance application.
2. The applicant shall submit a water quality plan subject to approval by the City Engineer.

**Figure – 1**



Figure – 2  
 Proposed Site Plan

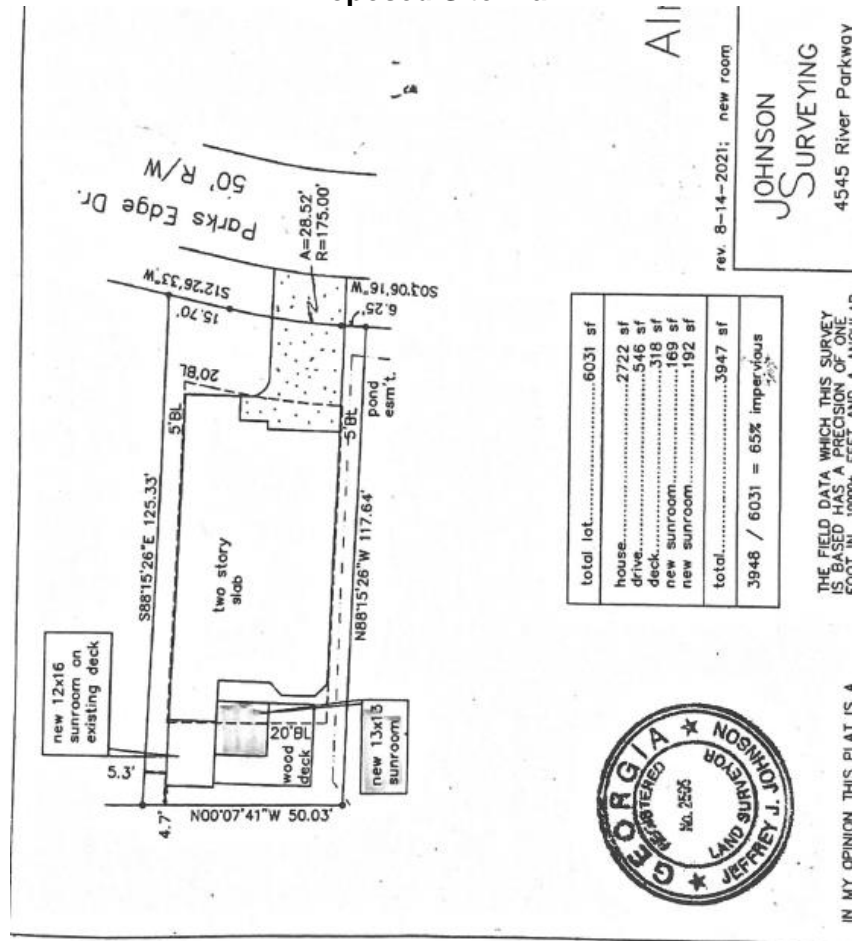


Figure – 3  
 Subject Property



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



**Figure – 5**  
**Adjacent Property to the West**





**Figure – 6**  
**Adjacent Property along Powder Springs**

