City of Smyrna

City of Smyrna
A.Max Bacon City Hall /
Council Chambers
2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Legislation Text

File #: 2021-448, **Version:** 1

WARD / COUNCILMEMBER: Ward 3 / Councilmember Lindley

$ IMPACT: N/A

Public Hearing - Variance Request - V21-053-B - Allow second accessory structure - Land Lot 561 - 1355 Marston Street - Kenya Brock & Yvonne Lloyd

ISSUE AND BACKGROUND:

plicant is seeking variances to allow for an increase in the impervious surface area from 35% to 48.7% and to allow for nd accessory structure to construct an inground pool at 1355 Marston Street. Section 801 sets the maximum ous area in the R-15 zoning district whereas Section 501 controls the maximum allowable number of accessory res.

MMENDATION / REQUESTED ACTION: The applicant is requesting to deviate from the development standards shed by the City for the R-15 zoning district, which requires a maximum impervious area of 35%. The applicant is ting to increase the impervious surface area to 48.7% to allow for the construction of an inground swimming pool. ng to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether re unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is eated by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the ould deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum e needed. Community Development has reviewed the request against the variance review standards and found it to ompliance with four (4) of the four (4) standards. After a review of the standards above, Community Development s that the impervious surface increase will not adversely affect surrounding residents; therefore, staff recommends **al** of the requested variance with the following condition:

Approval is conditioned upon substantial compliance with the site plan submitted with the variance application.