
PICTURES



327 Camp Street

Recommended Action:

Approval. The applicant, Mr. James C. Taylor, is requesting a variance for the property located at 327 Camp Street. The property contains a single family residence and is zoned R-3 (Single Family Residential – 3 units/acre). Adjacent properties to the north and west also contain single family residences zoned R-3. To the south is another single family residence, zoned PRD-SF (Planned Residential Development – Single Family). Across Camp Street are more single family residences, zoned R-4, as well as a small landscaped park area, which is also owned by Mr. Taylor. The subject property is currently being used as rental property for Mr. Taylor, who resides nearby at 347 Camp Street.



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

Mr. Taylor is requesting a variance to reduce the minimum lot size for the property at 327 Camp Street from 10,000 square feet to 9,551 square feet. In May 2008, Mr. Taylor received size and setback variances for an accessory structure in order to allow construction of a 1.5 story garage addition for storage and additional vehicle bays on the property to the rear 347 Camp Street. However, it appears that during the course of construction, a portion of the driveway servicing the new addition was inadvertently built onto the property at 327 Camp Street. In an attempt to correct that mistake, Mr. Taylor transferred the portion of 327 Camp Street that has been encroached upon over to 347 Camp Street. But that transfer has caused the subject property to fall below the size required by the zoning district, or 10,000 square feet. Reducing the lot size by 50 square feet should not negatively impact the surrounding properties or neighborhood, as the area is dominated by small parcels that also do not appear to meet that required by the zoning district.

Staff recommends approval of this variance, as granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.