

PICTURES



Improved Garage (north façade)



Improved Garage (east façade)



Improved Garage (west façade)

Recommended Action:

Approval. Mr. James C. Taylor is requesting a variance to reduce the rear setback from 12.9 feet to 10 feet for his new garage, located at 347 Camp Street. The subject property is zoned R-3 (Single Family Residential – 3 units/acre). The properties to the north, west, and south contain single family residences and are also zoned R-3. Across Camp Street to the east is an undeveloped lot that Mr. Taylor has recently improved to contain extensive landscaping.

In May 2008, Mr. Taylor received size and setback variances for an accessory structure in order to construct a 1.5 story garage addition for storage and additional vehicle bays at the rear of the subject property (V2008-07). Subsection F.3. of Section 708.03 states that “*Accessory structures greater than 15 feet in height...must be setback from the rear property line a distance...equal to the height of the structure...*” At last year’s hearing, Mr. Taylor indicated that the height of the structure would be 21’6” and a variance was granted at that time to reduce the rear setback to 12.9 feet. However, the garage structure was actually built only 10 feet from the rear property line. In order to resolve this problem, the applicant would either have to demolish and re-build a portion of the new structure or request a variance from the setback regulations. Therefore, the applicant is requesting a variance to further reduce the rear setback from 12.9 feet to 10 feet.

The adjacent property that would be most affected by this variance lies directly to the west, 184 Stewart Avenue. Based on aerial photography, the adjacent residence is situated near the front of the property, along Stewart Avenue, and should not be affected by the location of the improved garage at 347 Camp Street. In addition, the property located directly to the south, 176 Stewart Avenue, received a variance in May of this year to reduce the side yard setback in order to expand the residence. Reducing the rear setback 2.9 additional feet should not adversely affect any nearby residents.



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

Since the improvements are less than 1,000 square feet in area and built onto a non-sprinklered structure, the Marietta Fire Department has determined that the garage is not required to be sprinklered.

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.