



City of Smyrna

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Issue Sheet

File Number: 2020-407

Agenda Date: 10/14/2020

Version: 1

Status: ATS Review

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: C.

WARD / COUNCILMEMBER: Ward 6 / Councilmember Gould

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Variance Request - V20-051 - Allow reduction of minimum lot size from 20,000 sq. ft. to 19,463 sq. ft. - 0.85 acres - Land Lot 557 - 1460 Memory Lane - CMS Custom Homes, LLC

ISSUE AND BACKGROUND:

CMS Custom Homes, LLC is seeking approval for a reduction in minimum lot size at 1460 Memory Lane for the development of two single-family detached residences at a density of 2.22 units per acre. The proposed lots will be 19,463 sq. ft. and 19,594 sq. ft. The proposed lot sizes and widths are in line with other nearby developments. Many of the adjacent properties are zoned R-20 but are below the minimum 20,000 square foot area requirement. The proposed development, if approved, will be consistent with the other non-conforming lots that were created by the original subdivision plat in the 1950's. The unique and special circumstances of the subject property are that it was originally subdivided in 1951, as were other lots in the immediate area. There are several lots that are now non-conforming as they are below the minimum lot size of the R-20 zoning district when they were annexed in 2001. The hardship is not self-created since the subject property is consistent with other non-conforming lots in the immediate area. Strict application of the relevant provisions would deny the applicant the ability to revert to the original subdivision plat. The variance proposed is the minimum variance needed and would be consistent with other lots in the immediate area with respect to lot

Community Development has reviewed the variance request against the zoning standards of the recent nearby rezonings and found the proposed development to be compatible.

RECOMMENDATION / REQUESTED ACTION: Community Development is supportive of the variance request for reduction of minimum lot size from 20,000 sq. ft. to 19,463 sq. ft. Staff feels comfortable that this will not create a future precedent due to this property previously being two recorded lots of record and tying approval of the request to the specific site plan. Therefore, Community Development recommends **approval** of the variance request for reduction of minimum lot size for the development of two single-family units at a density of 2.22 units per acre with the following condition:

1. Approval is conditioned upon substantial compliance with the site plan and elevations submitte

on September 2, 2020.