



City of Smyrna

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Issue Sheet

File Number: 2019-56

Agenda Date: 2/18/2019

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Variance Request

Agenda Number: B.

WARD: 3

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing Only - Variance Request - V19-007 & 008 - Reduction of the front setback from 35' to 15' and reduction of the rear setback from 30' to 15' for the construction of a new home - 0.113 Acres - Land Lot 519 - 2475 Adams Drive - Ronald Dickinson

ISSUE: Ronald Dickinson is requesting approval to annex the existing parcel on Adams Drive. Mr. Dickinson is proposing to demolish the existing home to construct a new home. The existing home is a one-story wood frame home that was built in the mid 1900's. The new proposed home is a two-story home with traditional architecture. The existing lot is a legal non-conforming lot with respect to the requirements of the R-15 zoning district. Therefore, as part of the annexation, Mr. Dickinson is requesting front and rear setback reductions to build the new home. The subject property is 0.113 acres in size and will be zoned R-15 (single-family residential) after the annexation. Due to the existing size of the lot and the requirements of the R-15 zoning district, the following variances will be needed to construct the new home:

- 1.Reduction in the minimum front setback from 35' to 15'; and
- 2.Reduction of the minimum rear setback from 30' to 15'.

BACKGROUND: None.

RECOMMENDATION/REQUESTED ACTION: Community Development recommends **approval** of the requested variance with the following conditions:

- 1.Approval of the requested variance shall be conditioned upon the development of th property in substantial compliance with the site plan submitted with the variance application.
- 2.The applicant shall dedicat5' of right-of-way to the city along Adams Drive for the length of the property. All setbacks shall be taken from the existing right-of-way.
- 3.The property shall maintain the following minimum setbacks:

- Front - 15'
- Side - 10'
- Rear - 15'