

City of Smyrna

*2800 King Street
Smyrna, Georgia 30080*



Meeting Minutes

Wednesday, May 23, 2018

10:00 AM

Council Chambers

License and Variance Board

1. Roll Call

Present: 3 - Roy Acree, Tammi Saddler Jones and Scott Stokes

Also Present: 3 - Terri Graham, Lisa Ochoa and Joey Staubes

2. Call to Order

The meeting of the License and Variance Board was called to order by Boardmember Tammi Saddler Jones at 10:00am.

3. Business**A. Public Hearing - Variance Request - V18-042 - Allow rear setback reduction from 30 feet to 10 feet for addition to a single family residence - Land Lot 702 - 0.273 acres - 1961 Lochlomand Lane - Derek Phillips**

Boardmember Tammi Saddler Jones called the applicant, Mr. Derek Phillips to come forward to explain the variance request. Mr. Phillips advised that he would like to increase the size of his home. He noted that the lot has an odd diagonal setback and the purpose of his request was to add a bedroom and convert an existing master bedroom into a bathroom. The Board had no questions for the applicant. There were no questions from the Board for the applicant.

Ms. Saddler Jones called Mr. Joey Staubes, Planner II from Community Development to come forward. Mr. Staubes advised that the applicant was requesting to reduce the rear setback from 30 feet to 10 feet in order to construct an addition at the rear of the single family home. He noted that the subject property was zoned R-15 and was non-conforming as the minimum lot size for R-15 is 15,000 square feet and the subject property is approximately 12,000 square feet. Mr. Staubes advised the hardships the property had – the rear property line angled in towards the home on the northeast side and as a result, the rear corner of the home on that side encroached the rear setback by 8 feet. Staff noted that if approved, the addition would be adjacent to the rear yards of adjoining properties and would have no negative impact on them, therefore Staff recommended approval with one condition:

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan submitted with the variance application.

Boardmember Roy Acree noted that he was looking at the site plans and stated that it looked like the home was already non-compliant and that it would not be possible for anyone who owned the home to add to it without encroaching into any of the setbacks. Mr. Staubes advised that he was correct.

Ms. Saddler Jones asked the applicant if he accepted the condition as stated, he advised that he did.

The Public Hearing was announced. No one came forward.

After no further discussion, Ms. Saddler Jones called for a motion.

A motion was made by Boardmember Scott Stokes to approve Variance V18-042 to

allow rear setback reduction from 30 feet to 10 feet for addition to a single family residence in Land Lot 702 on 0.273 acres located at 1961 Lochlomand Lane by applicant Derek Phillips; seconded by Boardmember Roy Acree.
The motion to approve carried by the following vote:

Aye: 3 - Roy Acree, Tammi Saddler Jones and Scott Stokes

B. Public Hearing - Variance Request - V18-043 - Allow accessory structure in side yard - Land Lot 554 - 0.314 acres - 3640 Lee Street - Lisay Freeman and John Lee Clemmer

Boardmember Tammi Saddler Jones called the applicants, Lisay Freeman and John Lee Clemmer to come forward. Mr. Clemmer came forward to explain the variance request. He advised that he would like to place an 8 X 10 shed on the corner lot behind the home and noted his hardships – there was a steep hill and it hindered him from building the shed there and noted that there was no room on either side. There were no questions from the Board for the applicant.

Ms. Saddler Jones called Mr. Staubes to come forward. Mr. Staubes advised that the applicant was requesting a variance to allow an accessory structure in the side yard. He stated that the subject property was a corner lot, and the existing home was positioned diagonally on the lot. Due to the position of the home and slope of the rear yard, there was limited useable area in the rear yard to place the 8 foot by 10 foot accessory structure. Mr. Staubes advised that if approved, the applicant proposed to place the accessory structure to the side of the house and to screen the accessory structure with a 6 foot wooden privacy fence – the accessory structure would not be visible from the road. Staff noted that they had not received any comments or complaints from adjacent properties and recommended approval with one condition:

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan submitted with the variance application.

There were no questions from the Board for the staff.

Ms. Saddler Jones asked the applicant if he accepted the condition as stated, he advised that he did.

The Public Hearing was announced. No one came forward.

After no further discussion, Ms. Saddler Jones called for a motion.

A motion was made by Boardmember Roy Acree to approve Variance Request V18-043 to allow accessory structure in side yard in Land Lot 554 on 0.314 acres located at 3640 Lee Street by applicants Lisay Freeman and John Lee Clemmer; seconded by Boardmember Scott Stokes.

The motion to approve carried by the following vote:

Aye: 3 - Roy Acree, Tammi Saddler Jones and Scott Stokes

4. Approval of Minutes:

Approval of the May 9, 2018 License and Variance Board Meeting Minutes

A motion was made by Boardmember Scott Stokes to approve the May 9, 2018 License and Variance Board Meeting Minutes; seconded by Boardmember Roy Acree. The motion to approve carried by the following vote:

Aye: 3 - Roy Acree, Tammi Saddler Jones and Scott Stokes

5. **Adjournment**

Boardmember Tammi Saddler Jones adjourned the meeting of the License and Variance Board at 10:09am.