City of Smyrna

Issue Sheet

File Number: 2021-117

City of Smyrna
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Council Chambers
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Agenda Date: 3/24/2021 **Version:** 1 **Status:** ATS Review

In Control: License and Variance Board **File Type:** Variance Request

Agenda Number: C.

WARD / COUNCILMEMBER: Ward 5 / Susan Wilkinson

$ IMPACT: N/A

Agenda Title:
Public Hearing - V21-025 - Allow new construction on lot of record below minimum requirements - Land Lot 348 - 535 Benmac Road - BARC Holdings, LLC

ISSUE AND BACKGROUND: The applicant is requesting to build a new single-family home at 535 Benmac Road on a substandard lot. Section 1208 requires a variance to build on a lot of record below minimum requirements.

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting to deviate from the City's minimum lot area requirement established for the R-15 Zoning District. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. Community Development has reviewed the request against the variance review standards and found it to be in compliance with the four (4) standards and believes that the variance will not adversely affect surrounding residents. At the time of this report, Community Development has received no opposition to this request from surrounding property owners. Therefore, staff recommends **approval** of the requested variance with the following condition:

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