



City of Smyrna

City of Smyrna
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Issue Sheet

File Number: 2021-324

Agenda Date: 7/28/2021

Version: 1

Status: Agenda Ready

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: G.

WARD / COUNCILMEMBER: Ward 6 / Tim Gould

\$ IMPACT: N/A

Agenda Title:

Public Hearing - V21-073 - Reduce the front setback from 35 feet to 23 feet for a detached carport - Lot 555 - 3463 Lee Street - Ben Geer

ISSUE AND BACKGROUND: The applicant is requesting two variances to build a detached carport in the front of the home. Section 801 of the zoning ordinance requires a front setback of 35 feet and a side setback of 12 feet for R-20 lots.

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting to deviate from the development standards established by the City for the R-20 zoning district, which requires a minimum front yard setback of 35 feet and a side setback of 12 feet. 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 four (4) of the four (4) standards. After a review of the standards above, Community Development believes that the encroachment will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variances with the following condition:

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