



City of Smyrna

2800 King Street
Smyrna, GA 30080
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Issue Sheet

File Number: V18-047

Agenda Date: 6/27/2018

Version: 1

Status: Agenda Ready

In Control: License and Variance Board

File Type: Variance Request

WARD: 3

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Variance Request - V18-047 - Allow six foot chain link fence in front yard - 0.77 acres - Land Lot 381 - 642 Concord Road - City of Smyrna

ISSUE: The applicant is requesting a variance to allow a six foot chain link fence in the front yard at 642 Concord Road. The new fence would replace an existing non-conforming fence in the same area. The property is occupied by Fire Station 2 and is currently being redeveloped. The subject property has road frontage on the north and south sides of the property. In order to screen the detention pond at the south end of the property, the fence is proposed along the property line adjacent to Smyrna Hill Drive. The proposed fence is replacing an existing fence at the same location. Section 501 controls the location of fences in the Code of Ordinances.

BACKGROUND: None.

RECOMMENDATION/REQUESTED ACTION: The applicant is requesting a variance to allow a six foot chain link fence in the front yard adjacent to Smyrna Hill Drive at 642 Concord Road. 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 not received any calls in opposition to the request. After a review of the standards above Community Development believes that the variance will not adversely affect surrounding properties; therefore, staff recommends **approval** of the requested variance.

REQUESTED ACTION: The License and Variance Board hold a public hearing per Section 1400 of the Smyrna Code.