



City of Smyrna

City of Smyrna
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Issue Sheet

File Number: 2021-120

Agenda Date: 3/24/2021

Version: 1

Status: ATS Review

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: F.

WARD / COUNCILMEMBER: Ward 2 / Austin Wagner

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Allow six-foot wooden privacy fence in front yard on double frontage lots
- Land Lot 631 - 2940 through 2944 Lexington Trace Drive - Sharon Rivers

ISSUE AND BACKGROUND: The applicant is requesting a variance to allow a six-foot wooden privacy fence in the front yards of the following properties: 2940, 2942, and 2944 Lexington Trace Drive. The subject properties have road frontages along two sides of the property, which creates front yards on Lexington Trace Drive and Emory Road. The applicant is looking to replace the existing 6-foot wooden fence on the rear of the properties, which currently encloses the subdivision's detention facility. The existing fence has fallen into disrepair and is no longer functioning properly. Section 501 controls the location and height of fences in the Zoning Code.

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting a variance to allow a six-foot wooden privacy fence in the front yards of several double frontage lots on Lexington Trace Drive. 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. 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.