

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

From: Ken Suddreth, Community Development Director
Joey Staubes, AICP, Planner II

Date: February 6, 2018

RE: VARIANCE CASE V18-009
1898 Heathridge Court – Allow front setback reduction for attached garage from 35 feet to 22 feet.

BACKGROUND

The applicant is requesting a variance to build an attached garage on an existing single family structure. Due to the orientation of the house on the property, the applicant is requesting a reduction of the front setback from 35 feet to 22 feet. Section 801 controls front setbacks in residential zoning districts.

ANALYSIS

The subject parcel is located at the intersection of Prestwick Place and Heathridge Court (See Figure 1). The subject parcel and all adjoining parcels to the north, south, east and west are zoned R-15 and all are occupied with single family homes.

The applicant is requesting a variance to allow an addition to the existing 1,100 sq. ft. home built in 1960. The single family residence on the property is angled such that it faces the corner of the property, instead of being parallel to either street. The applicant is proposing to remove the existing carport and to close in the east side of the home and to extend an attached garage to the front of the home. The applicant proposes placing the garage approximately 22 feet off the Heathridge Court property line over the existing driveway.

The placement and orientation of the house has existed since it was built so the hardship is not self created. There are limited areas in which to construct an addition on the subject property due to the current orientation. Strict application of the ordinance would deny the applicant the ability to construct the addition and create additional living area for the undersized home. The variance proposed is the minimum variance needed, as placing the addition anywhere else on the property is not feasible due to the existing placement of the house and driveway.

STAFF COMMENTS

The applicant is requesting to deviate from the development standards established by the City for the front setback of 35 feet. The applicant is requesting a variance to reduce the front setback to 22 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. Similar variances have been approved throughout the city. At the time of this report, Community Development has not received any phone calls regarding the variance request. 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 variance with the following 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.
2. Prior to issuance of building permit, the applicant will provide an as-built survey of proposed addition and meet with Building Official to discuss floor plan, framing plan, and other construction details.

Figure – 1



Figure – 2
Subject Property



Figure – 3
Subject Property



Figure – 4
Adjacent Properties



Figure – 5
Proposed Site Plan

