



# City of Smyrna

City of Smyrna  
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## Issue Sheet

File Number: 2021-292

Agenda Date: 7/14/2021

Version: 1

Status: Agenda Ready

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: N.

**WARD / COUNCILMEMBER:** Ward 3 / Travis Lindley

**\$ IMPACT:** N/A

### Agenda Title:

**Public Hearing** - V21-067 - Reduce the side setback from 10 feet to 6.6 feet for an addition - Lot 449 - 2755 Sanford Road - Sonya Williams

**ISSUE AND BACKGROUND:** The applicant is requesting a variance to reduce the side setback from 10 feet to 6.6 feet and reduce the front setback from 35 feet to 28.33 feet at 2755 Sanford Road for an addition. The existing home is currently non-conforming at roughly 8 feet from the side property line and 24.33 feet from the front property line. Section 801 requires a side setback of 10 feet and a front setback of 35 feet in the R-15 zoning district.

**RECOMMENDATION / REQUESTED ACTION:** The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a side setback of 10 feet and front setback of 35 feet. The applicant is requesting to construct an addition in the side setback, 6.6 feet from the side property line and a front porch, 28.33 feet from the front property line. 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 requests 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 placing the addition in the side and front setbacks will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variances with the following condition:

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