



# City of Smyrna

City of Smyrna  
A.Max Bacon City Hall /  
Council Chambers  
2800 King Street  
Smyrna, GA 30080  
770-434-6600  
www.smyrnacity.com

## Issue Sheet

File Number: 2021-171

Agenda Date: 5/3/2021

Version: 1

Status: Agenda Ready

In Control: City Council

File Type: Variance Request

Agenda Number: F.

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

**\$ IMPACT:** N/A

### Agenda Title:

**Public Hearing** - V21-039 - Reduce the side setback from 10 feet to 3 feet for a carport and reduce the driveway setback from 5 feet to 3 feet - Land Lot 452 - 3212 Ridgecrest Road - Maria Swanson

**ISSUE AND BACKGROUND:** The applicant is requesting a variance to reduce the side setback from 10 feet to 3 feet at 3212 Ridgecrest Road to replace an existing nonconforming driveway and carport. The existing driveway and carport are currently non-conforming at three feet from the property line. Section 801 requires a side setback in the R-15 zoning district of 10 feet and a driveway setback of 5 feet.

**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. The applicant is requesting to construct a carport in the side setback, approximately three feet from the side 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 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 placing the carport in the side setback will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance 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.