

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

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

Date: February 23, 2018

RE: VARIANCE CASE V18-012 A
3114 Dunn Street – Allow front setback reduction for single family home addition from 35 feet to 26 feet.
VARIANCE CASE V18-012 B
3114 Dunn Street – Allow side setback reduction for single family home addition from 10 feet to 6 feet.

BACKGROUND

The applicant is requesting two variances in order to remodel 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 and side setback from 10 feet to 6 feet. Section 801 controls front setbacks in residential zoning districts.

ANALYSIS

The subject parcel is located at the intersection of Dunn Street and Legion Drive (See Figure 1). The subject parcel and all adjoining parcels to the north, south, east and west are zoned R-15 and are occupied with single family homes and a recreational field.

The applicant is requesting a variance to modernize an existing 1,700 sq. ft. home built in 1936. The applicant is proposing to save much of the existing home but to also construct a front porch and carport. The front porch will require a front setback reduction from 35 feet to 26 feet, while the carport requires a side setback reduction from 10 feet to 6 feet. The subject property is 0.29 acres, or 12,632 sq. ft.; below the minimum yard area requirement of R-15 which is 15,000 sq. ft., and house size which is 2,000 sq. ft.

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 and side setback of 10 feet. The applicant is requesting a variance to reduce the front setback to 26 feet and side setback to 6 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.

Figure – 1



Figure – 2
Subject Property



Figure – 3
Subject Property



Figure – 4
Adjacent Properties



Figure – 5
Proposed Site Plan

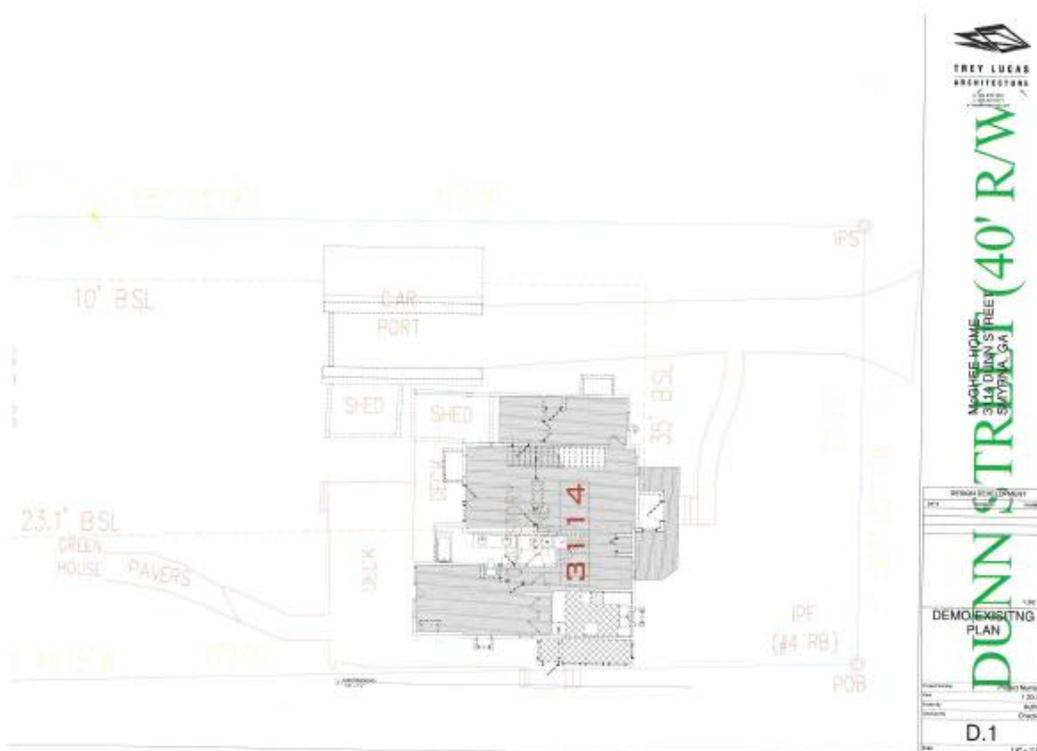


Figure – 6
Proposed Elevation

