



City of Smyrna

City of Smyrna
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Issue Sheet

File Number: 2021-149

Agenda Date: 4/14/2021

Version: 1

Status: ATS Review

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: G.

WARD / COUNCILMEMBER: Ward 3 / Travis Lindley

\$ IMPACT: N/A

Agenda Title:

Public Hearing - V21-036 & 037 - Reduce side setbacks from 10 feet to 4.9 feet - Land
Lot 487 - 1202 Church Street - Jenna Griffin

ISSUE AND BACKGROUND: The applicant is requesting approval to reduce the side setbacks to build a new single-family home at 1202 Church Street on a substandard lot. Section 1208 requires a variance to build on a lot of record below minimum requirements whereas Section 801 requires side setbacks of 10 feet in the R-15 zoning district.

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting to deviate from the City's minimum lot area and site setback requirements established for the R-15 Zoning District. 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 them to be in compliance with the four (4) standards and believes that the variances will not adversely affect surrounding residents. Therefore, staff recommends **approval** of the requested variances with the following condition:

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