

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: Planning & Zoning Board

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

Date: July 3, 2017

RE: VARIANCE CASE V17-037
3360 & 3380 Pinetree Drive – Lot 6 – Reduction of lot width from 100 feet to 77 feet
VARIANCE CASE V17-038
3360 & 33880 Pinetree Drive - Lot 8 - Reduction of lot width from 100 feet to 65 feet

BACKGROUND

The applicant is subdividing the properties consisting of 3360 and 3380 Pinetree Drive into 13 single family detached lots in the R-20 zoning district. The R-20 zoning district requires a minimum lot width, measured from the minimum front setback, of 100 feet, per section 801 of the zoning code. The proposed subdivision has two lots around the cul-de-sac, Lots 6 and 8, that have lot widths below 100 feet.

ANALYSIS

The subject parcels are located on the west side of Pinetree Drive (See Figure 1) consisting of 3360 and 3380 Pinetree Drive. The subject parcels are zoned R-20 as well as the adjacent properties to the north, south, east, and west. All are occupied with single family detached homes. 3360 Pinetree Drive is 3.772 acres and 3380 Pinetree is 3.238 acres which combined are 7.01 acres. The applicant is proposing to subdivide the subject parcels to develop 13 lots for single family detached homes under the R-20 zoning district requirements. Eleven of the 13 lots meet all the setback, lot width, and area requirements of R-20, however two lots (6 & 8) have lot widths below 100 feet (77 ft. and 65 ft. respectively). The two lots meet all other zoning requirements except minimum lot width.

The subdivision is proposed for the development of 13 detached single family homes. A new road is proposed, with houses on either side that terminates to a cul-de-sac. This configuration provides the best opportunity for tree retention within the rear setbacks of the new homes that will provide a buffer to the existing homes. The two lots requiring a lot width reduction have an irregular geometry as they are adjacent to the cul-de-sac, and are triangular in shape. Due to the triangular shape, the proposed lots are below the minimum lot width at the minimum front setback.

VARIANCE CASE V17-037 & 038

July 10, 2017

Page 2 of 4

Community Development believes the lot width reduction will not have adverse impact on adjacent properties. Should the lot width reductions be approved, the two lots will maintain the minimum lot area requirement, as well as all setback requirements. The city has granted lot width reductions previously, thus approval would not set any negative precedent. The lot width reduction is unique to the two subject lots, as they are unique in geometry based on their proximity to the cul-de-sac. While strict application of the ordinance would not deprive reasonable use of the property, conformance with the ordinance will yield lot geometry that is less favorable than what is proposed. The variances requested are the minimum variances required to develop the subject properties.

STAFF COMMENTS

The applicant is requesting to deviate from the development standards established by the City for residential zoning, which requires a minimum lot width of 100 feet. The applicant requests a reduction of lot width for two lots consisting of 3360 and 3380 Pinetree Drive. 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. 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 waiver 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
Aerial View of Subject Property



Figure – 2
Survey

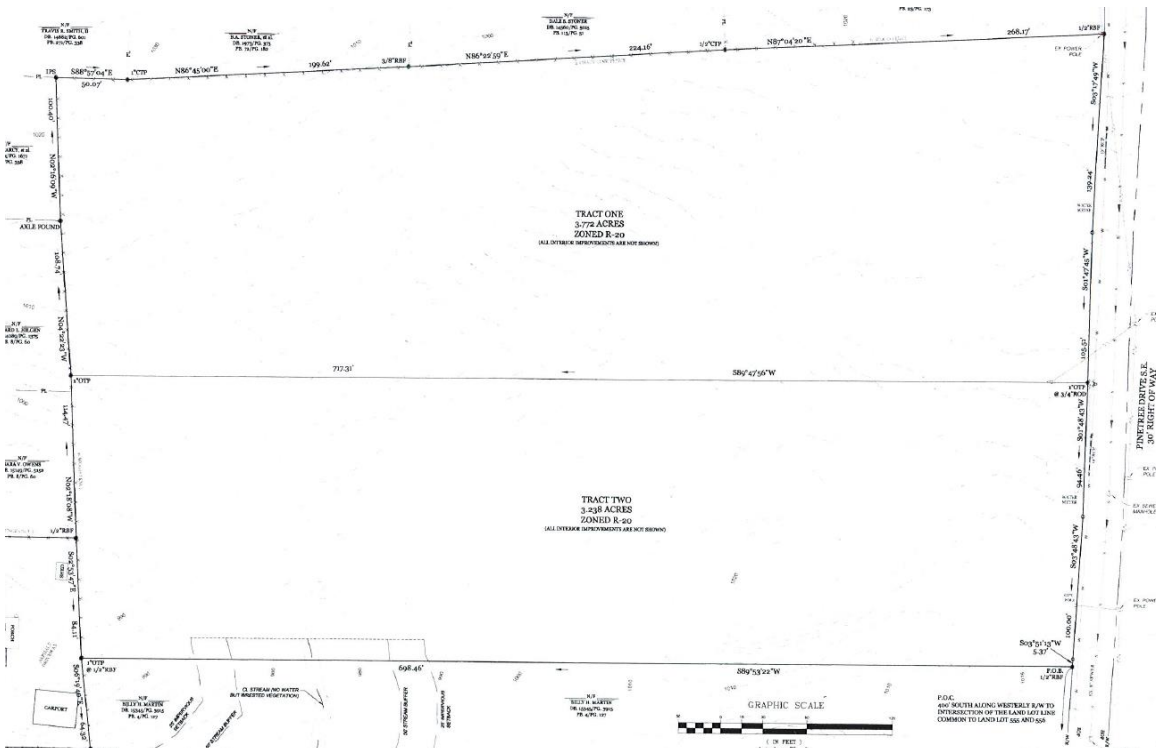


Figure – 3
Site Plan

