



City of Smyrna

2800 King Street
Smyrna, GA 30080
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Issue Sheet

File Number: 2019-389

Agenda Date: 10/23/2019

Version: 1

Status: Agenda Ready

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: G.

WARD: Ward 1

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - V19-052 - Reduce building front setback from 15 feet to 14.3 feet - Land Lot 809 - 2764 Bell Drive - Weekley Homes, LLC

ISSUE: The applicant is requesting a variance to build a front porch on a new single-family townhome residence at 2764 Bell Drive. During rezoning in 2017 (zoning case Z17-016), the subject property was approved with conditions for front setbacks of 15 feet for the townhome building and 10 feet for the front porches. The plans were submitted and approved with foundations meeting the setback requirements listed in the zoning stipulations. However, when the townhome building was constructed, each of the townhomes within the building were over the required setbacks.

BACKGROUND: None.

RECOMMENDATION/REQUESTED ACTION: The applicant is requesting to deviate from the development standards established by zoning case Z17-016 for the front building setback of 15 feet and the front porch setback of 10 feet. The applicant is requesting a variance to reduce the front building setback to 14.3 feet and the front porch setback to 9.4 feet to construct a front porch on a new single-family residence. 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 the four (4) standards. Community Development has not received any calls in opposition to the 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.