

MEETING OF April 9, 2014

WARD/COMMITTEE 4

ITEM NUMBER V14-012 & 013

\$ IMPACT N/A

**ISSUE:** Variance request to decrease the required parking requirement from 11 spaces to 8 spaces, and to reduce the east side setback from 10 feet to 3 feet at 1020 Concord Road.

**SUMMARY:** The applicant is proposing to add an additional 600 square feet to an existing 1,400 square foot veterinary clinic. The applicant is requesting a parking reduction of 3 spaces, and to approve an existing non-conforming setback from 10 feet to 3 feet.

**BACKGROUND:** None.

**STAFF RECOMMENDATION:** The applicant is requesting to decrease the required parking from 11 spaces to 8 spaces, and to reduce the east side setback from 10 feet to 3 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. After a review of the standards above and consideration of the City Engineer's recommendations, Community Development believes that the encroachment will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variances with the following conditions:

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.
2. All applicable requirements of the Tree Ordinance shall be complied with.

**REQUESTED ACTION:** The License and Variance Board hold a public hearing per Section 1400 of the City of Smyrna Zoning Ordinance.