



# City of Smyrna

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## Issue Sheet

File Number: 2021-025

Agenda Date: 3/15/2021

Version: 4

Status: Agenda Ready

In Control: City Council

File Type: Variance Request

Agenda Number: A.

**WARD / COUNCILMEMBER:** Ward 6 / Tim Gould

**\$ IMPACT:** N/A

**Agenda Title:**

**Public Hearing** - V21-006 - Reduce rear setback from 30 feet to 20 feet - Land Lot 526 -  
1335 Cliffwood Drive - Jarrett King

**ISSUE AND BACKGROUND:** The applicant is requesting to reduce the rear setback from 30 feet to 20 feet to create an addition to an existing single-family home at 1335 Cliffwood Drive. The development standards established by the City for the R-15 zoning district require a rear setback of 30 feet. At the February 24, 2021 License and Variance Board Meeting, the request was deferred to the March 15, 2021 Mayor and Council Meeting.

**RECOMMENDATION / REQUESTED ACTION:** The applicant has requested a variance to allow a rear setback reduction from 30 feet to 20 feet at 1335 Cliffwood 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 the four (4) standards. Community Development recommends **approval** of the requested variance with the following stipulations:

- 1.Approval of the requested variances shall be conditioned upon the development of the proper in substantial compliance with the site plan and elevations submitted with the variance applicator
- 2.The addition is to be utilized by family members only.
- 3.The applicant shall not lease, rent, or sublet any space in the building addition.
- 4.These conditions shall run in perpetuity with the property and as such are also applicable to an future owner.

