

MEETING OF April 4, 2016

WARD/COMMITTEE 6

ITEM NUMBER V16-006

\$ IMPACT N/A

ISSUE: Allow reduction in lot width from 85 feet to 75 feet for a proposed two lot subdivision at 3154 Dunn Street.

SUMMARY: The applicant requests a variance to reduce the minimum lot width requirement from 85 feet to 75 feet for the creation of a two lot subdivision on the subject property. The minimum lot width of 85 feet is based upon the zoning standards associated with the R-15 zoning district. The subject property is currently zoned R-15, has an area of 1.08 acres, and a lot width of 150 feet. The subject property currently consists of a single family house and accessory buildings.

BACKGROUND: The Planning & Zoning Board recommended approval of the variance and lot split at the March 14, 2016 hearing.

STAFF RECOMMENDATION: The applicant is requesting to deviate from the City's minimum lot width requirement established by the R-15 zoning district of 85 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. Community Development has reviewed the request against the variance review standards and found it to be in compliance. Community Development recommends approval of the requested variance with the following conditions:

1. Approval shall be conditioned upon substantial compliance with the site plan submitted for plat approval on 2/4/16.
2. Approval shall be conditioned upon the front elevations utilizing different building materials and colors, as well as other accents that differentiate the two homes.

REQUESTED ACTION: Mayor & Council hold a public hearing per Section 1400 of the Smyrna Code.