



City of Smyrna

City of Smyrna
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Issue Sheet

File Number: 2021-119

Agenda Date: 3/24/2021

Version: 1

Status: ATS Review

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: E.

WARD / COUNCILMEMBER: Ward 3 / Travis Lindley

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Allow six-foot wooden privacy fence in front yard on a corner lot - Land
Lot 482 - 2625 Lynnhaven Lane - Ron Hunter

ISSUE AND BACKGROUND: The applicant is requesting a variance to allow a six-foot wooden privacy fence in the front yard at 2625 Lynnhaven Lane. The subject property has road frontage along three sides of the property, which creates front yards on both Basset Court and Lynnhaven Lane. The applicant is looking to partially enclose the backyard for safety and security. Section 501 controls the location and height of fences in the Zoning Code.

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting a variance to allow a six-foot wooden privacy fence in the front yard on a corner lot at 2625 Lynnhaven Lane. 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. Community Development has not received any calls in opposition to the request. After a review of the standards above Community Development believes that the variance will not adversely affect surrounding properties; therefore, staff recommends **approval** of the requested variance with the following condition:

1.Approval of the subject property for the requested variance shall be conditioned upon substantial compliance with the site plan submitted.

2.If the City of Smyrna must work within the right-of-way, the property owner may be required to move the fence at their own expense.