CITY OF SMYRNA
COMMUNITY DEVELOPMENT
MEMORANDUM

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To: License and Variance Board

From: Ken Suddreth, Community Development Director
        Joey Staubes, AICP - Planner II

Date: March 16, 2017

CC: Mayor and Council

RE: **VARIANCE CASE V17-018**
        3303 Woodcrest Court – Reduction of front setback from 25 ft. to 18 ft. for construction of new single family home

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BACKGROUND

The applicant is proposing to combine two adjacent lots and build one single family home with a front setback reduction from 25 ft. to 18 ft. Previously, the two lots were approved for impervious setback variances for the construction of two single family homes.

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ANALYSIS

The subject property at 3303 Woodcrest Court is a vacant lot zoned RAD. The surrounding properties are all single family residential homes, with the exception of the property to the south being multi-family apartments. The properties to the north, east and west are zoned RAD, and the property to the south is zoned RM-12. The subject property consists of Lots 35 and 36; combined the lots total 0.96 acres.

The subject property is within the Reed Place Subdivision, zoned RAD and approved in 1995. The approved front setback for the subdivision is 25 ft. Due to the majority of the lot being encumbered by stream buffers and an impervious setback, the applicant is requesting to reduce the front setback to 18 ft. The reduction will allow the applicant to stay outside of the stream buffers and impervious setback. Shifting the home placement forward also allows the applicant to avoid some of the topographical challenges on the lot. The applicant has received approval to build the home from the HOA.

The subject property is unique in that the majority of the lot is encumbered by stream buffers and the impervious setback. Also, the majority of the lot has severe topographical challenges. The hardship is not self created as the physical conditions of the lot have existed since it was platted in 1996. Strict application of the front setback requirement would significantly reduce the size of home the applicant can construct.

STAFF COMMENTS

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. Staff recommends **approval** of the variance request 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 and elevation submitted with the variance application.
2. The applicant will record a plat that combines the two lots into one lot.
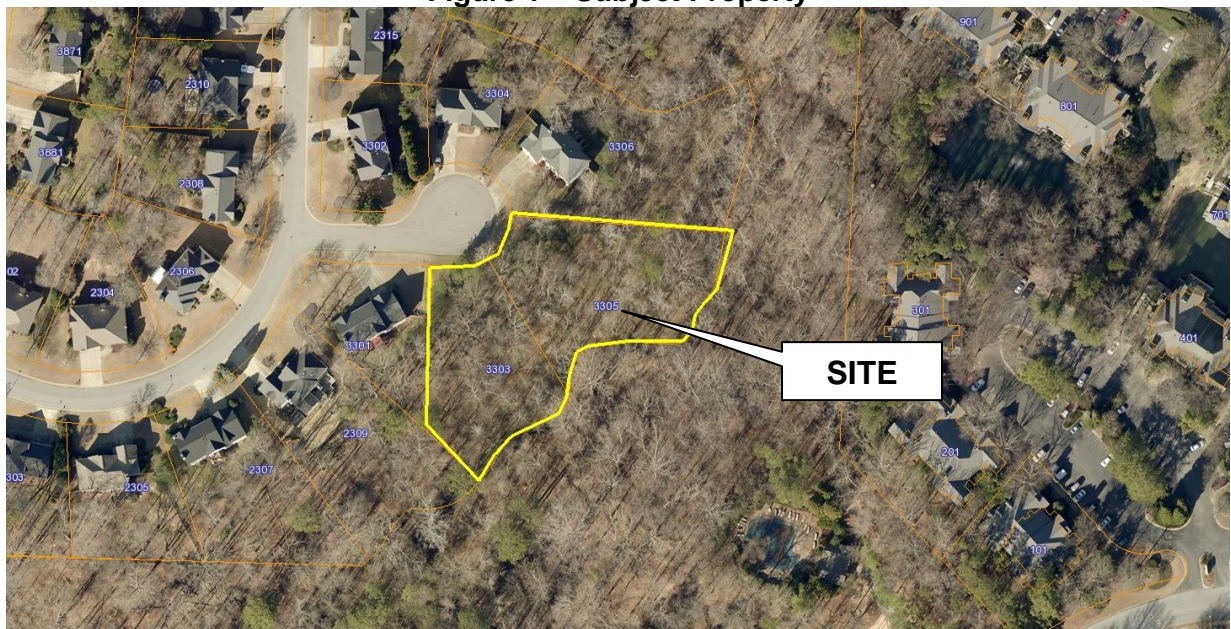
Figure 1 – Subject Property

Figure 2 – Subject Property

Figure 3 – Adjacent Property to East

Figure 4 – Adjacent Property to West

Figure 5 – Site Plan

Figure 6 – Front Elevation

RM-1 (METAL ROOF)
RS-1 (SHINGLE ROOF)
SHT-1 (SOLID WOOD SHUTTERS)
WS-1 (CEDAR SHAKE PANEL)
SVE-1 (STONE VENEER)
ED-1 (STAINED WOOD DOOR)
STN-1 (STAINED CEDAR COLUMNS)
ECT-1 (EXTERIOR CEMENTITOUS TRIM)
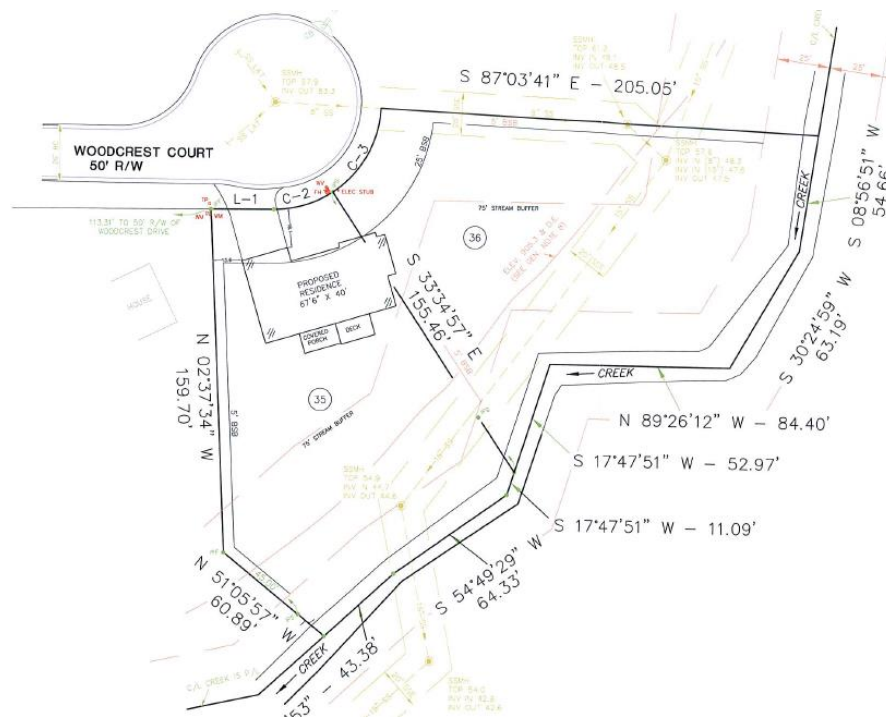CLS-1 (CEMENTITIOUS LAPPED SIDING)
ST-1 (FLAGSTONE)
CBB-1(CEMENTITOUS BOARD + BATTEN SIDING)
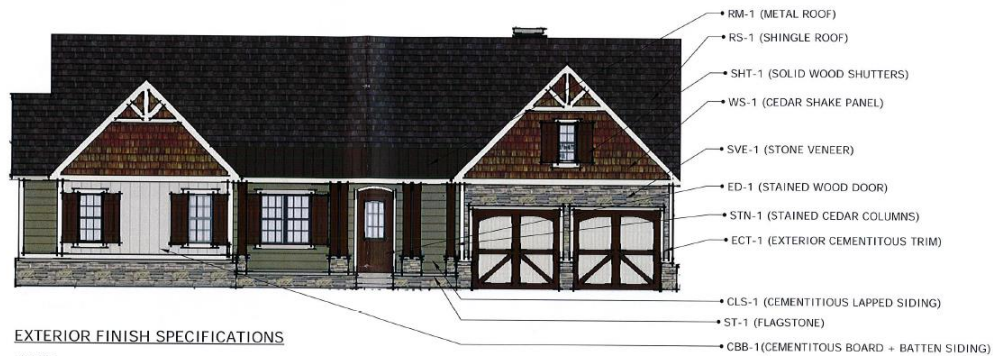
EXTERIOR FINISH SPECIFICATIONS

ROOF:
RS-1 - 30 YEAR ARCHITECTURAL SHINGLE ROOF - COLOR TBD (DARK BROWN/BLACK)
RM-1 - STANDING SEAM OR V-GROOVE METAL ROOF - COLOR TBD (DARK BROWN)

DOORS:
ED-1 - 3'-6" W WOOD DOOR WITH HALF LIGHT - STAINED STN-1 (DARK BROWN)

EXTERIOR CLADDING:
WS-1 - STAINED CEDAR SHAKE - COLOR STAIN TBD (NATURAL)
SVE-1 - COMPOSIT STONE VENNER - COLOR TBD (WARM NEUTRALS)
CLS-1 - CEMENTITIOUS LAPPED SIDING PAINTED EPT-1
CBB-1 - CEMENTITIOUS BOARD + BATTEN SIDING PAINTED EPT-2
ECT-1 - CEMENTITIOUS TRIM PAINTED EPT-3
ST-1 - FLAGSTONE - COLOR TBD (WARM TONES)
SHT-1 - WOOD BOARD + BATTEN SHUTTERS STAINED STN-1 (DARK BROWN)

PAINTS + STAINS:
EPT-1 - COLOR TO MATCH BENJAMIN MOORE HC-101 HAMPSHIRE GREY
EPT-2 - COLOR TO MATCH SHERWIN WILLIAMS SW 6148 WOOL SKEIN
EPT-3 - COLOR TO MATCH SHERWIN WILLIAMS SW 6154 NARCE
STN-1 - COLOR TO MATCH SHERWIN WILLIAMS SW 3524 CHESTNUT