

# **CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM**

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To: License and Variance Board

From: Rusty Martin, Community Development Director  
Caitlin Crowe, Planner I

Date: August 29, 2019

**RE: VARIANCE CASE V19-038  
2359 Barbara Lane – Reduction in Minimum Floor Area from 2,000 to 400 sq. ft.**

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## **BACKGROUND**

The applicant is requesting a variance to reduce the minimum floor area for 2359 Barbara Lane from 2,000 to 400 square feet for the construction of a treehouse. The subject property is currently a vacant wooded lot, so the treehouse structure would be considered the primary structure on the property. The minimum floor area is required based upon the standards associated with the R-15 Zoning District per Section 801 of the Zoning Code.

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## **ANALYSIS**

The subject parcel is located at the far east end of Barbara Lane (see Figure 1). The properties directly to the west are zoned R-15 and occupied with single family residences while the properties directly to the south and east are RTD and occupied by single-family townhome residences. The property to the north is zoned RM-12 and is occupied by the Wyndcliff Galleria apartment complex. The 3.58 acre subject property is zoned R-15 and is currently a wooded, vacant lot.

The applicant is planning on periodically staying on the property and is thus proposing the construction of a treehouse to do so. There will be a full kitchen and bath within the treehouse, with a loft area for sleeping. The treehouse will sit roughly 6 to 10 ft off the ground, depending on the topography, with stairs leading down for access. The current zoning ordinance does not contemplate unconventional primary residences such as treehouses. The proposed treehouse meets all R-15 zoning requirements with the exception of the minimum square footage.

Community Development supports the request to reduce the house size from 2,000 to 400 sq. ft. for the construction of a treehouse. Community Development believes there should be no negative impact to adjoining residential properties if the request is approved. Community Development agrees that it is the minimum variance needed to construct a new treehouse on the subject property.

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## **STAFF COMMENTS**

The applicant is requesting to deviate from the City's minimum floor area requirements established for the R-15 Zoning District. Community Development believes that the reduction in

square footage will not adversely affect surrounding residents, nor set a negative precedent for future homebuilding in the area. At the time of this report, a phone call was received with questions, but no opposition has been made to Community Development from neighboring properties. Community Development recommends **approval** of the requested variance.

**Figure- 1**  
**Subject Property**





**Figure- 2**  
**Subject Property**



**Figure- 3**  
**Adjoining Property on Barbara Lane**

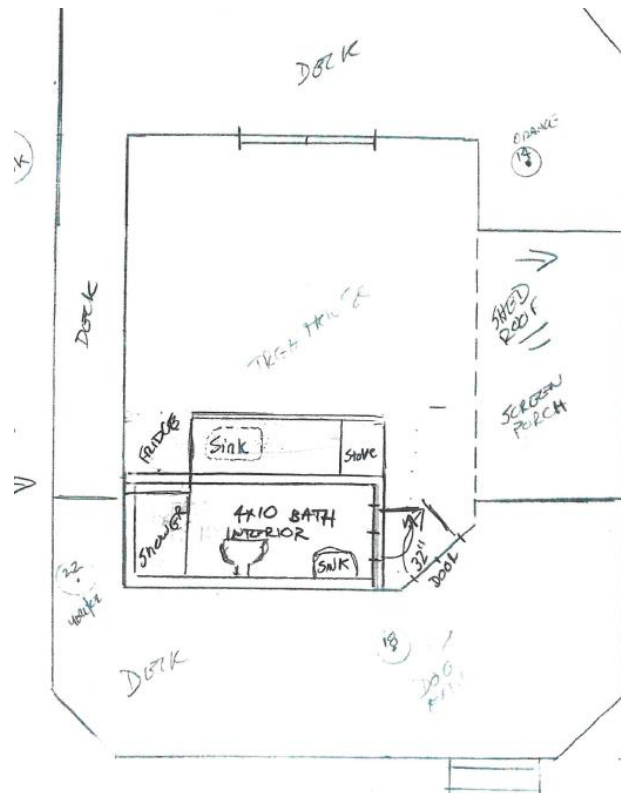




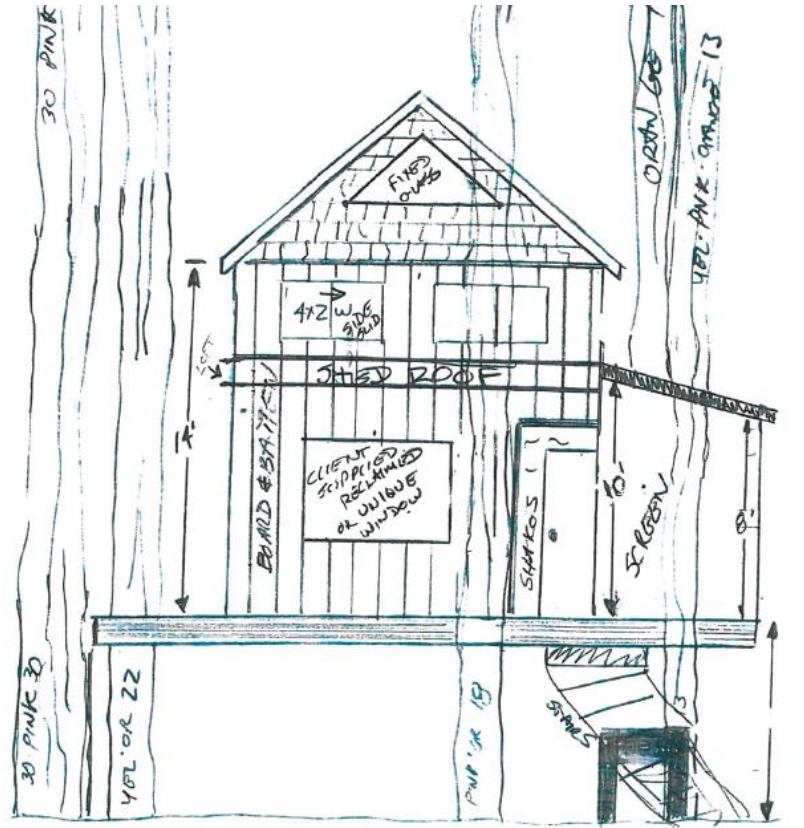
**Figure- 4**  
**Adjoining Property on Barbara Lane**



**Figure- 5**  
**Floor Plan**



**Figure- 6  
Elevations**



**Figure- 7  
Survey**

