



City of Smyrna

2800 King Street
Smyrna, GA 30080
www.smyrnacity.com

Issue Sheet

File Number: V19-038

Agenda Date: 9/11/2019

Version: 2

Status: Agenda Ready

In Control: License and Variance Board

File Type: Variance Request

WARD: Ward 1

COMMITTEE: Community Development

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Variance Request - V19-038 - Reduce minimum floor area from 2,000 sq ft to 400 sq ft - Land Lot 777 - 3.58 acres - 2359 Barbara Lane - Jeff Carter

ISSUE: 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.

BACKGROUND: None

RECOMMENDATION/REQUESTED ACTION: 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 varian