



City of Smyrna

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Issue Sheet

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In Control: License and Variance Board

File Type: Variance Request

Agenda Number: C.

WARD / COUNCILMEMBER: Ward 3 / Travis Lindley

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Variance Request V20-019 - Allow five-foot fence in front yard on a corner lot- Land Lot 451 - 930 Eleanor Way - Brian & Cindy Thompson

ISSUE AND BACKGROUND: The applicant is requesting a variance to allow a five-foot wooden split rail fence with welded wire in the front yard at 930 Eleanor Way. The subject property has road frontage along two sides of the property, which creates front yards on Eleanor Way and Medlin Street. The applicant is looking to fully enclose the front yard for safety and security. Section 503-A controls the location and height of fences in the Zoning Code.

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting a variance to allow a five-foot wooden split rail fence with welded wire in the front yard on a corner lot at 930 Eleanor Way. 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 received a call regarding the request but with no 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 stipulations:

1. Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan and pictures of the fence style submitted with the variance application.
2. The fence shall be placed 25 feet from the centerlines of both Eleanor Way and Medlin S