



City of Smyrna

City of Smyrna
A. Max Bacon City Hall /
Council Chambers
2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Legislation Details (With Text)

File #: V18-032 **Version:** 1 **Name:** V18-032 - 1515 Walker St
Type: Variance Request **Status:** Passed
File created: 4/6/2018 **In control:** License and Variance Board
On agenda: 4/11/2018 **Final action:** 4/11/2018
Title: Public Hearing - Variance Request - V18-032 - Reduction of Rear Setback from 30 feet to 26 feet for an addition to a single family residence - Land Lot 593 - 0.11 acres - 1515 Walker Street - Tanner Gard

Sponsors:

Indexes:

Code sections:

Attachments: 1. Varmemo - V18-032-034, 2. Survey, 3. Application

Date	Ver.	Action By	Action	Result
4/11/2018	1	License and Variance Board	Approved with Condition(s)	Pass

WARD: 3

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Variance Request - V18-032 - Reduction of Rear Setback from 30 feet to 26 feet for an addition to a single family residence - Land Lot 593 - 0.11 acres - 1515 Walker Street - Tanner Gard

: The applicant is requesting a variance to reduce the rear yard setback for 1515 Walker Street to 26 feet, and side setback reduction to 8 feet for an addition to a single-family residence. The development standards established by the City of Smyrna R-15 zoning district require a minimum front yard setback of 35 feet and a driveway setback of 5 feet. The applicant is requesting an increase in impervious coverage from 35% to 54.3%. The existing house is non-conforming at 53.7% impervious coverage. This request is associated with V18-032 -V18-034.

BACKGROUND: None.

RECOMMENDATION/REQUESTED ACTION: The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a minimum rear yard setback of 30 feet, side setback of 10 feet and impervious coverage maximum of 35%. The applicant requests variances to maintain the existing non-conforming deck and marginally increase the non-conforming impervious coverage to remove a deck and build an addition in its place. 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. At the time of this report, Community Development has

received any phone calls regarding the variance request. After a review of the standards above, Community Development staff concludes that the encroachment will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variances with the following condition:

Approval of the requested variance shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

REQUESTED ACTION: The License and Variance Board hold a public hearing per Section 1400 of the Smyrna Code.