



# City of Smyrna

City of Smyrna  
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## Legislation Details (With Text)

**File #:** V17-009      **Version:** 1      **Name:** 2135 Frank Ln - V17-009  
**Type:** Variance Request      **Status:** Agenda Ready  
**File created:** 2/3/2017      **In control:** License and Variance Board  
**On agenda:** 2/8/2017      **Final action:** 2/8/2017  
**Title:** Public Hearing - Variance Request - V17-009 - Allow six foot chain link fence in front yard - 2.10 acres - Land Lot 301 - 2135 Frank Lane - Smyrna-Oakdale Moose Lodge/Billy James

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. V17-009 - Staff Memo, 2. Application, 3. Site Plan

Date	Ver.	Action By	Action	Result
2/8/2017	1	License and Variance Board	Approved	Pass

**WARD:** 5

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Public Hearing** - Variance Request - V17-009 - Allow six foot chain link fence in front yard - 2.10 acres - Land Lot 301 - 2135 Frank Lane - Smyrna-Oakdale Moose Lodge/Billy James

The applicant is requesting a variance to allow replacement of an existing six foot chain link fence in the front yard at 2135 Frank Lane with a new six foot chain link fence. The maximum height for a fence in the front yard is required based upon the standards associated with Section 501.10 of the Zoning Code.

**BACKGROUND:** None.

**RECOMMENDATION/REQUESTED ACTION:** The applicant is requesting to deviate from the City's maximum allowable fence height (Section 501.10 of the Zoning Ordinance) at 2135 Frank Lane. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-inflicted by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the Ordinance 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. Community Development does believe there are sufficient privacy and safety concerns that justify approval of the request. Additionally, several variances have been granted for similar requests throughout the City. At the time of this report Community Development has not received any opposition to the request. Therefore, Staff recommends **approval** of the requested variance with the following conditions:

1. A gate opening of a minimum 20 feet with KNOX BOX is required to ensure Fire Dept access

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