



City of Smyrna

City of Smyrna
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Legislation Details (With Text)

File #: V17-036 **Version:** 1 **Name:** V17-036 - 1014 Hillsdale St
Type: Variance Request **Status:** Agenda Ready
File created: 7/6/2017 **In control:** License and Variance Board
On agenda: 7/12/2017 **Final action:** 7/12/2017

Title: Public Hearing - Variance Request - V17-036 - Allow increase in impervious coverage from 35 percent to 50 percent - 0.26 acres - Land Lot 449 - 1014 Hillsdale Street - FairBanks Construction Services

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
7/12/2017	1	License and Variance Board	Approved	Pass

WARD: Ward 3

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Variance Request - V17-036 - Allow increase in impervious coverage from 35 percent to 50 percent - 0.26 acres - Land Lot 449 - 1014 Hillsdale Street - FairBanks Construction Services

The applicant is requesting a variance to reduce the driveway setback from 5 ft. to 1 ft. and to allow an increase in impervious coverage from 35% to 50% for 1014 Hillsdale Street. The applicant requests the variances to construct an addition to the rear of the single family home. This request is associated with V17-035.

BACKGROUND: The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district. The applicant requests encroachment into the 5 ft. driveway setback, and to allow an increase in impervious coverage. 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 not received any phone calls regarding the variance request.

RECOMMENDATION/REQUESTED ACTION: After a review of the standards above, Community Development finds that the request will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following conditions:

approval is conditioned upon substantial compliance with the site plan submitted with the application.

Issuance of a building permit is contingent upon the submittal of a stormwater management plan that meets the requirements of the City Engineer.

The requested action is to have the License and Variance Board hold a public hearing per Section 1400 of the Smyrna Code.