



City of Smyrna

City of Smyrna
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Legislation Details (With Text)

File #: V18-029 **Version:** 1 **Name:** V18-029 - 1522 Grace Meadows Ln
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 - V18-029 - Allow encroachment into 30 ft. Undisturbed Buffer - Land Lot 383 - 0.289 acres - 1522 Grace Meadows Lane - Alejandro Barraza

Sponsors:

Indexes:

Code sections:

Attachments: 1. Varmemo18-029-030, 2. Landscape Plan, 3. Survey, 4. Application

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

WARD: 4

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Variance Request - V18-029 - Allow encroachment into 30 ft. Undisturbed Buffer - Land Lot 383 - 0.289 acres - 1522 Grace Meadows Lane - Alejandro Barraza

The applicant is requesting two variances, allowing encroachment into the City's 50 ft. undisturbed buffer as well as the 30 ft. undisturbed buffer. The applicant is proposing to grade the rear yard as it is unusable in the current state. Stream bed encroachments are controlled by Chapter 6, Article VI. The 30 ft. undisturbed buffer is a zoning condition adopted with the land was previously zoned. This request is associated with V18-030.

BACKGROUND: None.

RECOMMENDATION/REQUESTED ACTION: The applicant is requesting relief from the city's 50 ft. undisturbed buffer and the 30 ft. undisturbed buffer zoning condition, to grade and sod the rear yard. 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 no control over the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of a 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 calls in opposition to the request. After a review of the standards above, Community Development believes that the encroachment will not adversely affect the surrounding residents; therefore, staff recommends **approval** of the requested variances with the following condition.

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

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