



City of Smyrna

City of Smyrna
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Council Chambers
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Legislation Details (With Text)

File #: V19-038 **Version:** 2 **Name:** 2359 Barbara Lane - V19-038
Type: Variance Request **Status:** Passed
File created: 9/6/2019 **In control:** License and Variance Board
On agenda: 9/11/2019 **Final action:** 9/11/2019
Title: Public Hearing - Variance Request - V19-038 - Reduce minimum floor area from 2,000 sq ft to 400 sq ft - Land Lot 777 - 3.58 acres - 2359 Barbara Lane - Jeff Carter

Sponsors:

Indexes:

Code sections:

Attachments: 1. Issue Sheet, 2. VarmemoV19-038.pdf, 3. Application_V19-038.pdf, 4. Site Plan_V19-138.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|----------------------------|----------------------------|--------|
| 9/11/2019 | 2 | License and Variance Board | Approved with Condition(s) | Pass |

WARD: Ward 1

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Variance Request - V19-038 - Reduce minimum floor area from 2,000 sq ft to 400 sq ft - Land Lot 777 - 3.58 acres - 2359 Barbara Lane - Jeff Carter

The applicant is requesting a variance to reduce the minimum floor area for 2359 Barbara Lane from 2,000 to 400 square feet for the construction of a treehouse. The subject property is currently a vacant wooded lot, and the treehouse structure would be considered the primary structure on the property. The minimum floor area is determined based upon the standards associated with the R-15 Zoning District per Section 801 of the Zoning Code.

BACKGROUND: None

RECOMMENDATION/REQUESTED ACTION: The applicant is requesting to deviate from the City's minimum floor area requirements established for the R-15 Zoning District. Community Development believes that the reduction in square footage will not adversely affect surrounding residents, nor set a negative precedent for future development in the area. At the time of this report, a phone call was received with questions, but no opposition was made to Community Development from neighboring properties. Community Development recommends approval of the requested variance.