



# City of Smyrna

City of Smyrna  
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## Legislation Details (With Text)

<b>File #:</b>	2021-148	<b>Version:</b>	1	<b>Name:</b>	1202 Church Street - V21-035
<b>Type:</b>	Variance Request	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	4/7/2021	<b>In control:</b>		<b>In control:</b>	License and Variance Board
<b>On agenda:</b>	4/14/2021	<b>Final action:</b>		<b>Final action:</b>	4/14/2021
<b>Title:</b>	Public Hearing - V21-035 - Allow new construction on lot of record below minimum requirements - Land Lot 487 - 1202 Church Street - Jenna Griffin				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Issue Sheet, 2. VarmemoV21-035-037.pdf, 3. Application_V21-035-037.pdf, 4. Building Plans_V21-035-037.pdf, 5. Site Plan_V21-035-037.pdf				

Date	Ver.	Action By	Action	Result
4/14/2021	1	License and Variance Board	Approved	Pass

**WARD / COUNCILMEMBER:** Ward 3 / Travis Lindley

**\$ IMPACT:** N/A

**Public Hearing** - V21-035 - Allow new construction on lot of record below minimum requirements - Land Lot 487 - 1202 Church Street - Jenna Griffin

**AND BACKGROUND:** The applicant is requesting approval to reduce the side setbacks to build a new family home at 1202 Church Street on a substandard lot. Section 1208 requires a variance to build on a lot of record below minimum requirements whereas Section 801 requires side setbacks of 10 feet in the R-15 zoning district.

**RECOMMENDATION / REQUESTED ACTION:** The applicant is requesting to deviate from the City's minimum lot and site setback requirements established for the R-15 Zoning District. According to Section 1403 of the City Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and unusual or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by a 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 them to be in compliance with the four (4) standards and believes that the variances will not adversely affect surrounding residents. Therefore, staff recommends **approval** of the requested variances with the following condition:

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