



# City of Smyrna

City of Smyrna  
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## Legislation Details (With Text)

**File #:** 2021-169      **Version:** 1      **Name:** 2740 Morris Circle - V21-038  
**Type:** Variance Request      **Status:** Passed  
**File created:** 4/22/2021      **In control:** City Council  
**On agenda:** 5/3/2021      **Final action:** 5/3/2021  
**Title:** Public Hearing - V21-038 - Allow new construction on lot of record below minimum lot size requirements - Land Lot 560 - 2740 Morris Circle - Brookhaven Home Designs

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Issue Sheet 2021-169 - 2740 Morris Circle Variance.pdf, 2. VarmemoV21-038.pdf, 3. Application\_V21-038.pdf, 4. Floor Plans\_V21-038.pdf, 5. Front Elevation\_V21-038.pdf, 6. Site Plan\_V21-038.pdf

Date	Ver.	Action By	Action	Result
5/3/2021	1	City Council	Approved Item	Pass

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

**\$ IMPACT:** N/A

**Public Hearing** - V21-038 - Allow new construction on lot of record below minimum lot size requirements - Land Lot 560 - 2740 Morris Circle - Brookhaven Home Designs

**AND BACKGROUND:** The applicant is requesting to build a new single-family home at 2740 Morris Circle substandard lot. Section 1208 requires a variance to build on a lot of record below minimum lot size requirements.

**RECOMMENDATION / REQUESTED ACTION:** The applicant is requesting to deviate from the City's minimum lot requirement established for the R-15 Zoning District. According to Section 1403 of the Zoning Ordinance, cases 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 prevent 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 determined it to be in compliance with the four (4) standards and believes that the variance will not adversely affect neighboring residents. Therefore, staff recommends **approval** of the requested variance with the following conditions:

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