



City of Smyrna

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Legislation Text

File #: V17-018, **Version:** 1

WARD: 4

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Variance Case - V17-018 - Allow front setback reduction from 25 feet to 18 feet for construction of a new single family home - 0.94 acres - Land Lot 456 - 3303 and 3305 Woodcrest Court - Jeffrey Shea

: The applicant is proposing to combine two adjacent lots and build one single family home with a front setback reduction from 25 ft. to 18 ft. Previously, the two lots were approved for impervious setback variances for construction of two single family homes.

GROUND: 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. Staff recommends approval of the variance request with the following conditions:

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

2. The applicant will record a plat that combines the two lots into one lot.

RECOMMENDATION/REQUESTED ACTION: License and Variance Board hold a public hearing per Section 1403 of the Smyrna Code.