



City of Smyrna

City of Smyrna
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Legislation Text

File #: V17-029, **Version:** 1

WARD: 6

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Variance Request - V17-029 - Allow reduction of rear setback from 35 ft. to 28 ft. for an addition to a single family residence - 0.487 acres - Land Lot 599 - 3498 Vinings North Trail - Zachary Strayer

: The applicant is requesting a variance to reduce the rear setback from 35 feet to 28 feet at 3498 Vinings North Trail addition to a single family residence. Section 801 of the city's code of ordinance requires a rear setback of 35 feet in R-20 zoning district.

BACKGROUND: None.

RECOMMENDATION/REQUESTED ACTION: The applicant is requesting to deviate from the City's rear setback requirement of 35 feet in the R-20 zoning district, found in section 801 of the Zoning Ordinance. According to Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special 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. Community Development has reviewed the requests against the variance review standards and found them to be in compliance with the review standards. Similar variances for rear setback reductions have been granted, and Community Development believes that the requested variance will not adversely affect surrounding residents. At the time of this report, Community Development has not received any phone calls in opposition to the variance request. Therefore, Community Development recommends **approval** of the requested variance with the following condition:

Approval of the subject property for the requested variance shall be conditioned upon substantial compliance with the site plan submitted.

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