



City of Smyrna

City of Smyrna
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Legislation Text

File #: V17-034, **Version:** 1

WARD: 2

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Variance Request - V17-034 - Allow front setback reduction from 35 feet to 30 feet for construction of an attached two car garage on an existing single family residence - 0.39 acres - Land Lot 703 - 1968 Inverness Road - Frances Pollard

: The applicant is requesting a variance to reduce the front yard setback for 1968 Inverness Road from 35 ft. to 30 ft. construction of a two car garage on a single-family residence. The development standards established by the City for 5 zoning district require a minimum front yard setback of 35 ft.

BACKGROUND: None.

RECOMMENDATION/REQUESTED ACTION: The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a minimum front yard setback of 35 ft. The applicant is requesting a reduction of the front setback for 1968 Inverness Road to 30 ft. in order to construct an attached two car garage on an existing single family home. 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. Community Development has reviewed the request against the variance standards and found it to be in compliance with four (4) of the four (4) standards. Similar variances have been granted throughout the city so no negative precedent would be set. At the time of this report, Community Development has received any phone calls regarding the variance request. After a review of the standards above, Community Development finds that the encroachment will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following condition:

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

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