



# City of Smyrna

City of Smyrna  
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## Legislation Text

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**File #:** V17-051, **Version:** 1

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**WARD:** 5

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Public Hearing** - Variance Request - V17-051 - Allow front setback reduction from 35 feet to 30 feet for an addition to an existing single family residence - 0.27 acres - Land Lot 417 - 861 Wayland Ct - Dana Williams

: The applicant is requesting a variance to reduce the front setback from 35 feet to 30 feet at 861 Wayland for an addition to an existing single family residence. The existing structure is non-conforming being 31 feet from the front property line instead of 35 feet, and the applicant wishes to maintain the existing building line. Section 801 of the city's code of ordinance requires a front setback of 35 feet in the R-15 zoning district.

**BACKGROUND:** None

**RECOMMENDATION/REQUESTED ACTION:** The applicant is requesting to deviate from the City's front setback requirement of 35 feet in the R-15 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 the circumstances 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 ordinance 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 review standards and found them to be in compliance with the review standards. Similar variances for other properties have been granted, and Community Development believes that the requested variance will not adversely affect the surrounding residents. At the time of this report, Community Development has not received any phone calls or correspondence 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 Smyrna Code.