



City of Smyrna

Legislation Text

City of Smyrna
A.Max Bacon City Hall /
Council Chambers
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Smyrna, GA 30080
770-434-6600
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File #: V18-029, **Version:** 1

WARD: 4

COMMITTEE: Community Development

\$ IMPACT: N/A

Public Hearing - Variance Request - V18-029 - Allow encroachment into 30 ft. Undisturbed Buffer - Land Lot 383 - 0.289 acres - 1522 Grace Meadows Lane - Alejandro Barraza

: The applicant is requesting two variances, allowing encroachment into the City's 50 ft. undisturbed buffer as well as undisturbed buffer. The applicant is proposing to grade the rear yard as it is unusable in the current state. Stream are controlled by Chapter 6, Article VI. The 30 ft. undisturbed buffer is a zoning condition adopted with then land was ded. This request is associated with V18-030.

BACKGROUND: None.

RECOMMENDATION/REQUESTED ACTION: The applicant is requesting relief from the city's 50 ft. undisturbed buffer ft. undisturbed buffer zoning condition, to grade and sod the rear yard. According to Section 1403 of the Zoning nce, variances must be reviewed under the following standards: (1) Whether there are unique and special or dinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having rest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of able use of the property; and (4) Whether the variance proposed is the minimum variance needed. Community pment has reviewed the request against the variance review standards and found it to be in compliance with four (4) our (4) standards. At the time of this report, Community Development has not received any calls in opposition to the t. After a review of the standards above, Community Development believes that the encroachment will not adversely urrounding residents; therefore, staff recommends **approval** of the requested variances with the following condition.

proval is conditioned upon substantial compliance with the site plan submitted with the variance tion.

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