



# City of Smyrna

City of Smyrna  
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## Legislation Text

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**File #:** 2019-268, **Version:** 3

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**WARD:** 3

**COMMITTEE:** Community Development

**\$ IMPACT:** N/A

**Public Hearing** - Approval of subdivision plat for two lots with a lot width variance for each lot - 0.87 Acres - Land Lot 489 - 2646 Hughes Street - Fairbanks Construction Services, LLC

The applicant is requesting approval to divide an existing lot into two residential lots at 2646 Hughes Street. The subject property is currently comprised of one lot of record fronting on Hughes Street. The original subdivision plat is recorded with the same property platted as two lots in 1936 within the Mrs. R.N. Hughes subdivision. The lot is occupied by a single family home that will be demolished. The applicant wishes to revert to the original lot configuration to build a single family home on each lot. The applicant has submitted a proposed site plan for the development for your reference. The subject property is 38,546 sq. ft. in size and is zoned R-15 (single family residential). The proposed subdivision will result in two new lots having frontage on Hughes Street with lot widths of 78' and being a minimum of 19,251 sq. ft. in size.

The proposed reconfiguration and replatting will require the following variance for each lot:

Reduction in the minimum lot width at the setback line from 85' to 78'.

**BACKGROUND:** Planning & Zoning Board voted to approve the request by a vote of 5-0 on September 9, 2019.

**RECOMMENDATION/REQUESTED ACTION:** Community Development recommends **approval** of the proposed subdivision plat of 2646 Hughes Street with the requested variance.