City of Smyrna

City of Smyrna
A.Max Bacon City Hall /
Council Chambers
2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Legislation Text

File #: 2019-389, **Version:** 2

WARD: Ward 1

COMMITTEE: Community Development

$ IMPACT: N/A

Public Hearing - V19-054 - Reduce building front setback from 15 feet to 14 feet - Land Lot 809 - 2764 Bell Drive - Weekley Homes, LLC

: The applicant is requesting a variance to build a front porch on a new single-family townhome residence 4 Bell Drive. During rezoning in 2017 (zoning case Z17-016), the subject property was approved with ons for front setbacks of 15 feet for the townhome building and 10 feet for the front porches. The plans were ted and approved with foundations meeting the setback requirements listed in the zoning stipulations. ver, when the townhome building was constructed, each of the townhomes within the building were over the ed setbacks.

BACKGROUND: None.

MMENDATION/REQUESTED ACTION: The applicant is requesting to deviate from the development rds established by zoning case Z17-016 for the front building setback of 15 feet and the front porch setback eet. The applicant is requesting a variance to reduce the front building setback to 14 feet and the front porch k to 9.4 feet to construct a front porch on a new single-family residence. According to Section 1403 of the g Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and l or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created person having an interest in the property; (3) Whether strict application of the relevant provisions of the would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the m variance needed. Community Development has reviewed the request against the variance review rds and found it to be in compliance with the four (4) standards. Community Development has not received lls in opposition to the request. After a review of the standards above, Community Development believes e encroachment will not adversely affect surrounding residents; therefore, staff recommends **approval** of the ted variance.