



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 #: 2021-451, **Version:** 1

WARD / COUNCILMEMBER: Ward 3 / Councilmember Lindley

\$ IMPACT: N/A

Public Hearing - Variance Request - V21-104 - Allow 8-foot privacy fence in front yard - Land Lot 491 - 0.47 acres - 1278 Davis Rd - Andrew Louis Pepiot & Jason Bradley Phillips

ISSUE AND BACKGROUND:

Applicant is requesting a variance to allow for a gravel parking area and an 8 ft. privacy fence in a front yard at 1278 Rd for a landscape contractor office. The applicant will need a variance from Section 503-A and 901(b) of the City's Ordinance which respectively regulate fencing and paved parking surface.

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting to deviate from the City's parking requirements, which are established in Section 503-A and 901(b) of the Zoning Ordinance. According to Section 1403 of the 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 a reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. Community Development has reviewed the requests against the variance review standards and found them to be in compliance with the standards. Therefore, Community Development recommends **approval** of the requested variance with the following conditions:

Approval is conditioned upon substantial compliance with the site plan submitted with the variance application. The septic tank drainage area shall remain undisturbed and not be utilized for storage or parking.