



# City of Smyrna

City of Smyrna  
A.Max Bacon City Hall /  
Council Chambers  
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## Legislation Text

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**File #:** 2021-453, **Version:** 1

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**WARD / COUNCILMEMBER:** Ward 3 / Councilmember Lindley

**\$ IMPACT:** N/A

**Public Hearing** - Variance Request - V21-105 - Allow rear setback reduction from 20 feet to 4.7 feet - Land Lot 448 - 0.14 acres - 2660 Parks Edge Drive - Alma C. Hall

**ISSUE AND BACKGROUND:**

Applicant is seeking a variance to allow a rear setback reduction from 20 feet to 4.7 feet, and to increase the impervious area from 45% to 65% to allow for the construction of a sunroom at the rear of the subject property. Section 801 sets minimum building setbacks and maximum impervious surface area in the RDA zoning district.

**RECOMMENDATION / REQUESTED ACTION:** The applicant is requesting to deviate from the development standards established in Section 801 to reduce the rear setback and increase impervious coverage. 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 request against the variance review standards and found it to be in compliance with four (4) of the four (4) standards. After a review of the standards above, Community Development believes that the increased impervious coverage will not adversely affect surrounding residents; therefore, staff 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 applicant shall submit a water quality plan subject to approval by the City Engineer.