



City of Smyrna

Issue Sheet

A Max Bacon
City Hall
2800 King Street
Smyrna, GA 30080

File Number: V24-149

Agenda Date: 9/25/2024

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:

Formal Business

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V24-080 - Reduce the streetside setback from 23.3 feet to 15.6 feet - Land Lot 453 - 961 Sharon Circle - Nick Vinson

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting several variances to renovate the existing property at 961 Sharon Circle: to reduce the front setback from 35 feet to 33.4 feet, reduce the streetside setback from 23.3 feet to 15.6 feet, and allow a 6-foot wooden fence in the front yard on a corner lot. The development standards established by the City for the R-15 zoning district require a minimum front setback of 35 feet and streetside setback of 23.3 feet. Section 503-A controls the location and height of fences in the Zoning Code.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting several variances for an addition and fence at 961 Sharon Circle: to reduce the front setback from 35 feet to 33.4 feet, reduce the streetside setback from 23.3 feet to 15.6 feet, and allow a 6-foot wooden fence in the front yard on a corner lot. According to Section 1403 of the Zoning 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 reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review of the standards above, Community Development believes that the encroachments and fence will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variances with the following condition:

1. Approval of the requested variances shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.