



City of Smyrna

Issue Sheet

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

File Number:

Agenda Date: 12/13/2023

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: {{item.number}}

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V23-073 - Reduce the front setback from 35 feet to 28 feet - Land Lot 704 - 2009 Glenroy Drive - Carlos Guzman

Ward 2 Councilmember - Latonia P. Hines

ISSUE AND BACKGROUND:

The applicant is requesting a variance to reduce the front setback from 35 feet to 28 feet for an addition at 2009 Glenroy Drive. The existing home is currently non-conforming with a 7-foot encroachment into the front setback. Section 801 requires a front setback of 35 feet in the R-15 zoning district and Section 1102 sets the requirements for extending non-conforming uses.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district, which requires a front setback of 35 feet. The applicant is requesting to construct the garage in the front setback, 28 feet from the front property line. 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 placing the garage in the front setback will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variance with the following condition:

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