



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 - V23-0763 - Reduce the front setback from 35 feet to 23.7 feet -
Land Lot 522 - 2995 Reed Street - Bradley Hall

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is seeking two variances to allow for the construction of a front porch and rear addition to the existing non-conforming single-family home located at 2995 Reed Street. To continue the house at its current alignment on the lot, the applicant is requesting a variance to reduce the front setback from 35 feet to 23.7 feet as well as the side setback from 10 feet to 8.11 feet. Section 801 of the Zoning Ordinance requires a minimum 10-foot side setback and 35-foot front setback for homes 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 for a front and side setback reduction. 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 will not adversely affect surrounding residents; therefore, Community Development 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.