



City of Smyrna

Issue Sheet

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

File Number: V24-113

Agenda Date: 7/24/2024

In Control: .

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: {{item.number}}

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V24-058 - Allow reduction of the side setback from 10 feet to 5.6 feet - 0.36 acres - Land Lot 667 – 1837 Lochlomond Lane – Aleksandra Leshner

Ward 2 Councilmember - Latonia P. Hines

ISSUE AND BACKGROUND:

The applicant is requesting a variance to reduce the side setback from 10 feet to 5.6 feet at 1837 Lochlomond Lane to screen an existing deck. Section 801 governs the setbacks for the R-15 zoning district.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting relief from the City's 10 ft. side setback requirements to enclose an existing deck. 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 encroachment will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variance with the following condition:

1. Approval of the requested variance is conditioned upon substantial compliance with the site plan submitted with the variance application.