

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

From: Rusty Martin, Community Development Director
Caitlin Crowe, Planner I

Date: August 5, 2024

RE: VARIANCE CASE V24-064
2733 Sanford Road – Reduce the front setback from 35 feet to 28.1 feet

BACKGROUND

The applicant is requesting a variance to reduce the front setback from 35 feet to 28.1 feet for the construction of a front porch at 2733 Sanford Road. The minimum front setback is required in the R-15 zoning district per Section 801 of the Zoning Code.

ANALYSIS

The subject parcel is a 0.22-acre double frontage lot located on the east side of Sanford Road and the west side of Sanford Place (Figure 1). The subject parcel and adjacent properties to the north, south, and west are zoned R-15 and are occupied by single-family detached houses. The adjacent property to the east is zoned LC (Limited Commercial) and is occupied by the City's Cobb Park.

A building permit was issued in February 2024 for a full renovation of the existing 961 square foot home with a 256 square foot screened-in porch addition and accompanying 276 square foot deck in the rear. The applicant is proposing to add a 151 square foot front porch to the scope of the permit. When completed, the home will be 1,744 square feet with 2 bedrooms and 2 bathrooms. Since the renovations will create a 2,357 square foot home, the home will be brought further into compliance with the R-15 floor area requirement of 2,000 square feet.

The existing home currently has an uncovered concrete front porch. The applicant is proposing to replace the existing porch with a 151 square foot covered front porch to enjoy the front yard as well as enter the home in inclement weather more easily. The existing home is 0.3 feet from the front setback line, leaving no room for a roof on the existing front porch, much less any other frontward expansion. The applicant has proposed the new porch will be 28.1 feet from the front property line and will thus encroach on the front setback by 6.9 feet. No other variances are required for the renovations, as all other setbacks are met, and the property will be under the maximum impervious surface area of 35%.

Since the existing home was constructed in 1952, prior to the adoption of the current Zoning Ordinance in 1974, Community Development believes the variance requested is the minimum variance needed to construct a usable front porch in the front yard. Community Development

VARIANCE CASE V24-064

August 5, 2024

Page 2 of 5

does not foresee any negative impacts to adjacent properties should the variance be approved. Similar variance requests have been approved down the street in 2016 at 2704 Sanford Road (V16-041), in 2020 at 2800 Sanford Road (V20-071), and in 2021 at 2755 Sanford Road (V21-068). Thus, there is a precedent for variances of this type in the area. At the time of this report, Community Development has not received any calls in opposition to the request.

STAFF COMMENTS

The applicant requests a variance to reduce the front setback for 2733 Sanford Road from 35 feet to 28.1 feet for the construction of a front porch. 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 shall be conditioned upon the development of the property in substantial compliance with the site plan and elevations submitted with the variance application.

Figure – 1



Figure – 2
Site Plan

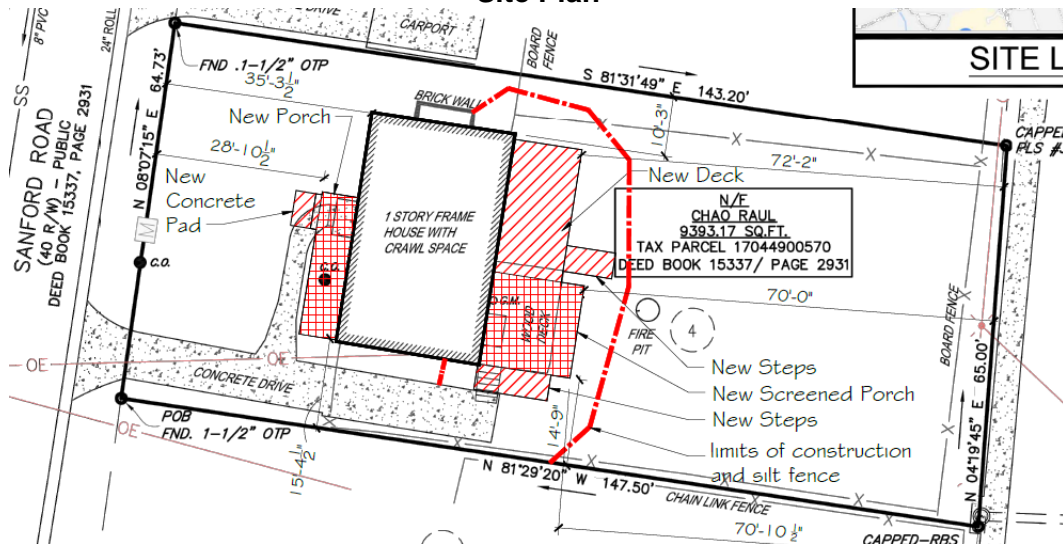
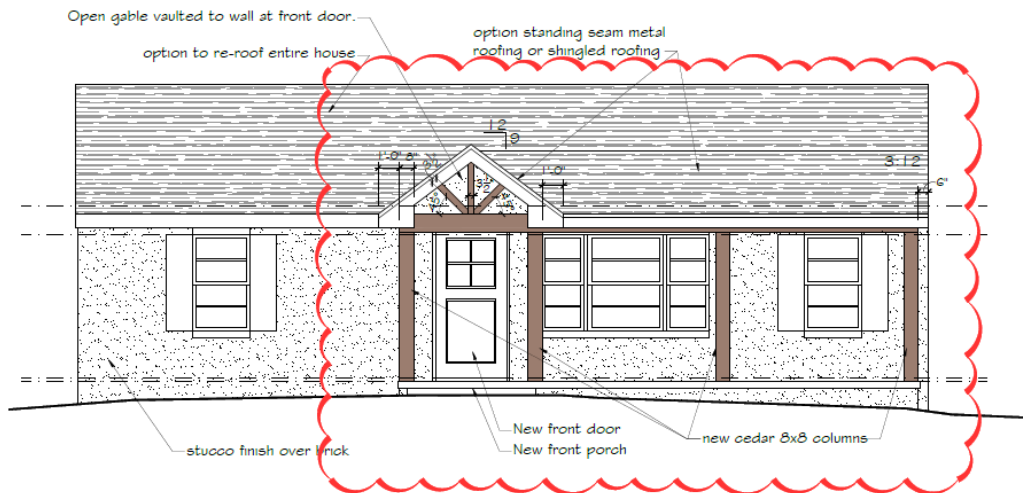


Figure – 3
Proposed Front Elevation



Front New Elevation

1
A7

SCALE : 1/4" = 1'-0"

Figure - 4
Subject Property



Figure – 5
Adjacent Property to the South



Figure - 6
Adjacent Property to the North



Figure - 7
Adjacent Property across Sanford Road

