

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

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

Date: January 17, 2024

RE: VARIANCE CASE V23-107
2760 Fraser Street – Reduce the front setback from 35 feet to 19 feet

BACKGROUND

The applicant is requesting a variance to reduce the front setback from 35 feet to 19 feet for the construction of a front porch at 2760 Fraser Street. 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 0.23-acre lot located on the west side of Fraser Street (Figure 1). The subject parcel and all adjacent properties are zoned R-15 and are occupied by single-family residences, with the exception of the property to the west, which is occupied by Cobb Park.

The applicant currently has an uncovered 6-foot x 6-foot (36 square feet) front stoop on the existing home. The applicant is proposing to replace the existing stoop with an 6-foot x 16-foot (96 square foot) covered front porch with a gable roof. This will allow the applicant to enjoy the front yard as well as enter the home in inclement weather more easily. The existing home was constructed in 1954, prior to the adoption of the current Zoning Ordinance in 1974, so the hardship is not self-created.

Community Development believes the variance requested is the minimum variance needed to construct a usable front porch in the front yard. Community Development does not foresee any negative impacts to adjacent properties should the variance be approved. Similar variance requests have been approved all along Fraser Street, including across the street at 2759 Fraser Street (V13-004) and 2749 Fraser Street (V19-060) in 2013 and 2019, respectively. 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 2760 Fraser Street from 35 feet to 19 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

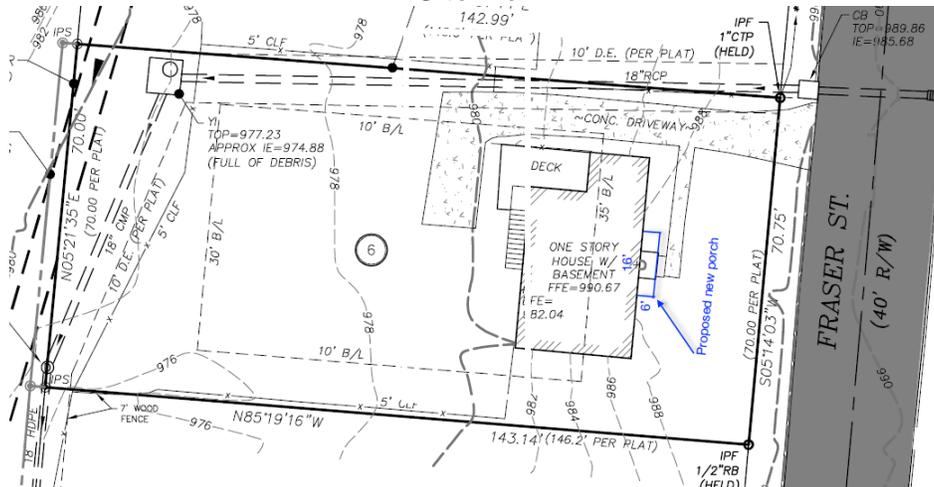
alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. After a review 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
Sample Elevation**



**Figure - 4
Subject Property**



Figure - 5
Adjacent Property to the South



Figure - 6
Adjacent Property to the North



Figure - 7
Adjacent Property across Fraser Street

