



City of Smyrna

Issue Sheet

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

File Number: V25-032

Agenda Date: 2/12/2025

In Control: License and Variance Board

File Type: Variance Item

Agenda Section:
Formal Business

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - V25-013 - Allow new construction on lot of record below minimum requirements - Land Lot 486 - 1068 McLinden Ave - PLR Properties, Inc

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting to build a new single-family home on a substandard lot at 1068 McLinden Avenue. Section 1208 requires a variance to build on a lot of record below minimum lot size requirements.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting to deviate from the City's minimum lot area requirement established for the R-15 zoning district. 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. Community Development believes that the requested variance will not adversely affect surrounding properties. Therefore, staff recommend approval of the requested variance with the following conditions:

1. Approval of the requested variance shall be conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.
2. An as-built survey shall be submitted prior to foundation pour due to the proximity to the setbacks.
3. The chain link fence along Hollis Street cannot be replaced in its current location without first obtaining an additional variance.