



City of Smyrna

Issue Sheet

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

File Number:

Agenda Date: 1/24/2024

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 - V23-107 - Reduce the front setback from 35 feet to 19 feet - Land Lot 449 - 2760 Fraser Street - Robert Harrison

Ward 2 Councilmember - Latonia P. Hines

ISSUE AND 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.

RECOMMENDATION / REQUESTED ACTION:

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.