

CITY OF SMYRNA

COMMUNITY DEVELOPMENT

MEMORANDUM

To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director
Joey Staubes, AICP, Planner II

Date: January 4, 2023

RE: **VARIANCE CASE V23-004**
2105 Adderbury Lane – Reduce the rear setback from 30 feet to 25 feet

BACKGROUND

The applicant is requesting to cover the existing porch at 2105 Adderbury Lane that requires a rear setback reduction from 30 feet to 25 feet. The rear setback is regulated by Sec. 801 that requires a 30-foot rear setback.

ANALYSIS

The subject parcel is a 0.16-acre lot located on the west side of Adderbury Lane (see Figure 1). The subject parcel and all adjacent parcels east are zoned RDA and are occupied by detached single-family homes.

The home on the subject property was constructed in 199 on the 6,888 square foot lot. The applicant is proposing to cover the existing patio at the rear of the home. Due to the location of the patio, a variance to reduce the rear setback is required.

The variance requested is the minimum variance needed to cover the exiting porch. Community Development does not believe building the addition on the subject property will negatively impact the surrounding properties as that area is already impervious. At the time of this report, Community Development has received no opposition to this request from surrounding property owners.

STAFF COMMENTS

The applicant is requesting to deviate from the rear setback requirement established by Section 801. 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 has reviewed the request against the variance review standards and found it to be in compliance with the four (4)

standards and believes that the variance 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

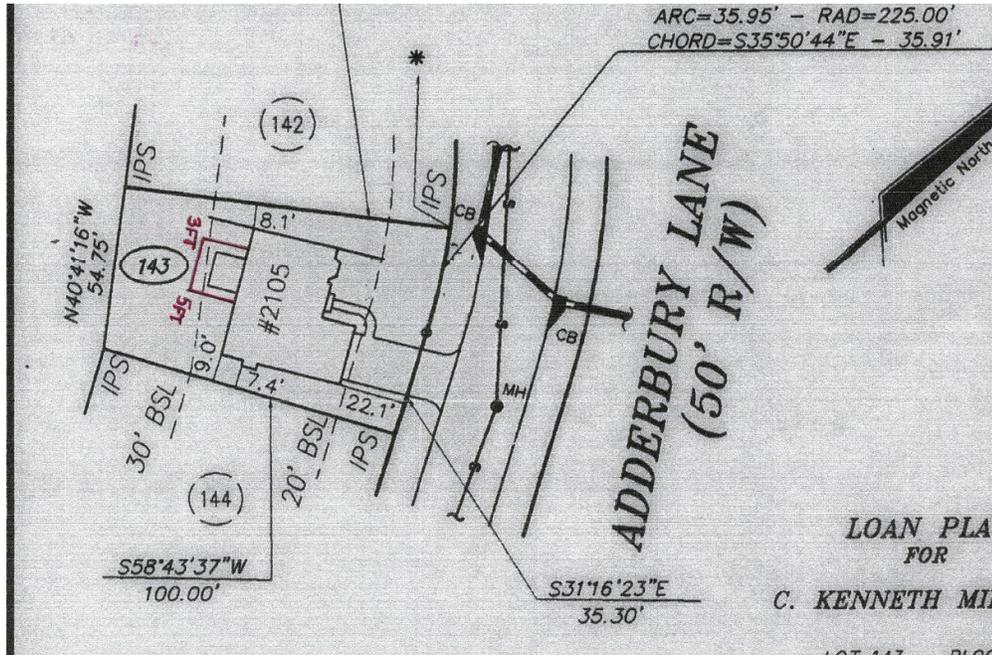


Figure – 3
Subject Property



Figure – 4
Adjacent Property



Figure – 5
Adjacent Property

