



# City of Smyrna

## Issue Sheet

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

File Number: V23-048

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**Agenda Date:** 8/9/2023

**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 - V23-052 - Reduce the side setback from 10 feet to 6.6 feet - Land Lot 594 - 2879 Anderson Circle - Edward Heck

***Ward 2 Councilmember - Latonia P. Hines***

**ISSUE AND BACKGROUND:**

The applicant is requesting a variance to reduce the side setback from 10 feet to 6.6 feet to allow for the construction of an addition on a single-family residence at 2879 Anderson Circle. The development standards established by the City for the R-15 zoning district require a minimum side setback of 10 feet per Section 801.

**RECOMMENDATION / REQUESTED ACTION:**

The applicant is requesting to deviate from the development standards established by the City for the R-15 zoning district which requires a minimum side setback of 10 feet. 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.