



City of Smyrna

Issue Sheet

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

File Number: V23-055

Agenda Date: 8/23/2023

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 - V23-055 - Reduce the front setback from 35 feet to 21 feet - Land Lot 688 - 2000 Oakdale Court - Vanessa Cummings

Ward 7 Councilmember - Kathy Young

ISSUE AND BACKGROUND:

The applicant is requesting a variance to reduce the front setback from 35 feet to 21 feet to allow for the construction of an addition on a single-family residence at 2000 Oakdale Court. The applicant is also requesting a variance to allow for a 6-foot wooden fence in the front yard along Oakdale Road. The development standards established by the City for the R-15 zoning district require a minimum front setback of 35 feet. Section 503-A controls the location and height of fences in the Zoning Code.

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 front setback of 35 feet and Section 503-A, which requires a four-foot fence in the front yard. 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 encroachments will not adversely affect surrounding residents; therefore, staff recommends approval of the requested variance with the following conditions:

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.
2. The existing driveway entrance along Oakdale Road shall be removed. There shall be no vehicular access to the property along Oakdale Road.
3. The fence shall be erected at least 5 feet from the edge of the sidewalk along Oakdale Road.
4. Approval from the Cobb/Douglas Health Department shall be required prior to permit issuance.



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