



City of Smyrna

Issue Sheet

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

File Number: V23-057

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 - V23-057 - Variance Continuation for Variance Case V20-007 - Land Lot 489 - 2661 Grady Street - Ashley Camp

Ward 3 Councilmember - Travis Lindley

ISSUE AND BACKGROUND:

The applicant is requesting a variance continuation for a covered outdoor patio at 2661 Grady Street. The applicant received approval for the variance in February 2020 (Variance Case V20-007) to allow for an exterior side setback reduction from 10 feet to 7.3 feet. Since the originally approved variance has expired, the applicant is required to request another variance to extend the allowable time frame. The minimum side setback is required based upon the standards associated with the zoning stipulations recorded on the approved subdivision plat from 2011.

RECOMMENDATION / REQUESTED ACTION:

The applicant is requesting a variance to reduce the exterior side setback for 2661 Grady Street from 10 feet to 7.3 feet for the construction of a covered outdoor patio. 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 elevation submitted with the variance application.