



City of Smyrna

Issue Sheet

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

File Number: V23-004

Agenda Date: 1/11/2023

In Control: .

File Type: Variance Item

Agenda Section:
Formal Business

Agenda Number: H

Department: Community Development

Agenda Title:

Public Hearing - Variance Request - Allow rear setback reduction from 30 feet to 25 feet - Land Lot 191 - 0.16 acres - 2105 Adderbury Lane - Scott Stewart

Ward 4 Councilmember - Charles Welch

ISSUE AND 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.

RECOMMENDATION / REQUESTED ACTION:

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.