



City of Smyrna

City of Smyrna
A.Max Bacon City Hall /
Council Chambers
2800 King Street
Smyrna, GA 30080
770-434-6600
www.smyrnacity.com

Issue Sheet

File Number: 2021-367

Agenda Date: 8/25/2021

Version: 1

Status: Agenda Ready

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: B.

WARD / COUNCILMEMBER: Ward 2 / Austin Wagner

\$ IMPACT: N/A

Agenda Title:

Public Hearing - Variance Request - V21-087 - Allow additional accessory structure -
Lot 667 - 3097 Prestwick Place - Forrest Biel

ISSUE AND BACKGROUND: The applicant is requesting a variance to construct a 450 square foot pool at 3097 Prestwick Place. The property is currently occupied by an existing single-family home and a storage shed. Thus, the applicant requires a variance to allow construction of a pool as an additional accessory structure. Section 501 controls the maximum allowable number of accessory structures:

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting to deviate from the City's accessory structure ordinance to allow a second accessory structure. 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 requests against the variance review standards and found them to be in compliance with the review standards. Community Development believes that the requested variance will not adversely affect surrounding residents. Therefore, Community Development recommends **approval** of the requested variance with the following condition:

1. Approval of the subject property for the requested variance shall be conditioned upon substantial compliance with the site plan submitted with the variance application.