



# City of Smyrna

City of Smyrna  
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## Issue Sheet

File Number: 2021-285

Agenda Date: 7/14/2021

Version: 1

Status: Agenda Ready

In Control: License and Variance Board

File Type: Variance Request

Agenda Number: G.

**WARD / COUNCILMEMBER:** Ward 6 / Tim Gould

**\$ IMPACT:** N/A

### Agenda Title:

**Public Hearing** - V21-058 - Reduce side setback from 12 feet to 7 feet for a detached garage - Lot 556 - 3393 Pretty Branch Drive - Bradley Craig Anderson

**ISSUE AND BACKGROUND:** The applicant is seeking three variances to construct a detached 2-car garage in the rear of the 3393 Pretty Branch Drive: reduce the side setback from 12 feet to 7 feet, increase the accessory building height from 15 feet to 18.8 feet, and increase the accessory building size from 25% to 41% of the primary dwelling. The maximum accessory structure size and height is required based upon the standards associated with Section 501 of the Zoning Code whereas the 12-foot setback is associated with Section 801 of the Zoning Code.

**RECOMMENDATION / REQUESTED ACTION:** The applicant is requesting to deviate from the development standards established by the City for the maximum accessory structure size of 25% of the main structure, the maximum accessory structure height of 15 feet, and the side setback of 12 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. Community Development has reviewed the request against the variance review standards and found it to be in compliance with four (4) of the four (4) standards. After a review of the standards above, Community Development believes that the variances will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variances with the following condition:

1.Approval is conditioned upon substantial compliance with the site plan and elevations submitted with the variance application.