



City of Smyrna

City of Smyrna
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Issue Sheet

File Number: 2021-215

Agenda Date: 6/7/2021

Version: 1

Status: ATS Review

In Control: City Council

File Type: Variance Request

Agenda Number: B.

WARD / COUNCILMEMBER: Ward 3 / Travis Lindley

\$ IMPACT: N/A

Agenda Title:

Public Hearing - V21-048 - Allow second accessory structure - Land Lot 451 - 995
Mclinden Avenue - Sam Whited

ISSUE AND BACKGROUND: The applicant is seeking a variance to allow a second accessory structure at 995 Mclinden Avenue to maintain an existing shed. Additionally, the applicant is rectifying a previously approved variance and reducing the streetside setback from 23.3 feet to 15 feet for a newly constructed detached garage. The development standards established by the City for the R-15 zoning district require a minimum streetside setback of 23.3 feet and the number of accessory structures is required based upon the standards associated with Section 501 of the Zoning Code.

RECOMMENDATION / REQUESTED ACTION: The applicant is requesting to deviate from the development standards established by the City to allow for a second accessory structure and a streetside setback reduction. 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 variance will not adversely affect surrounding residents; therefore, staff recommends **approval** of the requested variance with the following condition:

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