

CITY OF SMYRNA COMMUNITY DEVELOPMENT MEMORANDUM

To: License and Variance Board

From: Rusty Martin, AICP, Community Development Director
Caitlin Crowe, Planner I

Date: March 11, 2021

RE: VARIANCE CASE V21-027
908 Sharon Circle – Increase accessory building size from 25% to 69%

BACKGROUND

The applicant is seeking a variance to increase the accessory building size from 25% to 69% of the primary dwelling to allow for the construction of a new detached garage at 908 Sharon Circle. The maximum accessory structure size is required based upon the standards associated with Section 501 of the Zoning Code.

ANALYSIS

The subject parcel is a 0.31-acre lot located on the north side of Sharon Circle (see Figure 1). The subject parcel and all adjoining parcels are zoned R-15 and are all occupied by single-family detached residences with the exception of the property to the north, which is occupied by Brown Elementary School.

The applicant is proposing to build a 900 square foot detached two-car garage in the rear of the property to store their vehicles and tools. The proposed garage will have two doors, varied in size, and cement siding with a shingle roof. To access the new structure, the applicant will be using the existing driveway off Sharon Circle and extending it to the new structure. Per the applicant, the driveway will be five feet from the side property line, so no additional variance is required.

The existing one-story home is 1,300 square feet, which means that the proposed garage exceeds the allowable accessory structure size by 44% based off the primary structure's square footage. However, the minimum house size of R-15 is 2,000 square feet. This means that if the house was the size required per R-15 standards, the variance would only be an increase of 5%. An increase of 5% has been approved in the past in other variances, so no negative precedent would be set. Additionally, the property currently does not have any covered parking since the driveway currently extends into the side setback. Strict application of the ordinance would make it difficult for the applicants to place any covered parking on the property due to the placement of the existing house and driveway without obtaining a variance.

Due to the size of the existing house, Community Development believes the hardship is not self-created and is the minimum variance needed to build a functioning two-car garage and storage

area in the rear of the property. Community Development has not received any calls in opposition to the request.

STAFF COMMENTS

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. 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. At the time of this report, Community Development has not received any calls in opposition to the request. 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.

Figure – 1



**Figure – 2
Proposed Site Plan**



**Figure – 3
Garage Elevation**

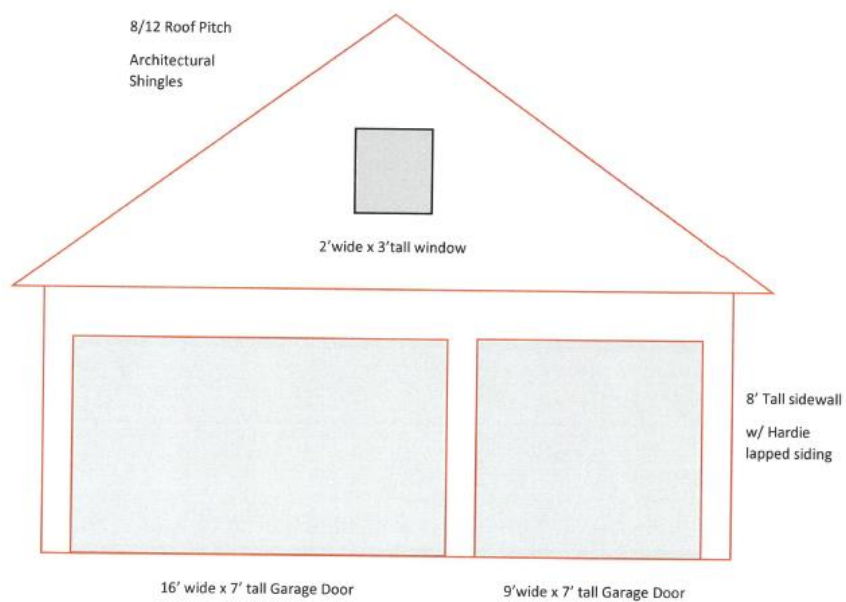


Figure – 4
Subject Property



Figure – 5
Location of Proposed Detached Garage



Figure – 6
Adjoining Property across Sharon Circle



Figure – 7
Adjacent Property to the West

